



TOWN COUNCIL WORK SESSION & MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

AGENDA
TOWN COUNCIL WORK SESSION & MEETING 2022-18
Tuesday, September 27, 2022, at 6:00 PM

A. CALL TO ORDER REGULAR MEETING

- 1. Roll Call**
- 2. Pledge of Allegiance**
- 3. Agenda Review by Town Manager**
- 4. Consent Calendar**

The Consent Calendar is intended to allow the Town Council to spend time and energy on the important items and not routine actions. A Council Member may request an item on this calendar to be "pulled" off the Consent Calendar and considered separately as a regular agenda item. Items remaining on the Consent Calendar will be approved by Town Council with one vote.

- a. 9.13.22 Minutes
- b. August 2022 Payables
- c. Financial Statement August 2022

5. Approval of Agenda

6. Public Comment

The purpose of the Public Comment is for members of the public to speak to the Town Council on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minutes for those attending in person or an appropriate time as deemed by the Mayor. The Town Council is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address.

7. Council Member Comments

8. Reports

Council approval may be sought for administrative actions in association with staff reports.

- a. Town Attorney

- b. Town Staff
- c. Town Management
- d. Commission Members Liaisons
- e. Mayor

B. TOWN COUNCIL

1. **Resolution 2022-40R: A Resolution of the Town Council of the Town of Severance, Colorado, Approving a Preliminary Subdivision Plat for Certain Real Property Located within the Tailholt Subdivision Third Filing.**
 - Quasi-Judicial
 - Staff Presentation: Abdul Barzak, Town Planner
2. **Resolution 2022-42R: A Resolution of the Town Council of the Town of Severance, Colorado, Finding Substantial Compliance of an Annexation Petition for Certain Property Located in Weld County, Colorado and Setting a Public Hearing on the Petition in Accordance with the Municipal Annexation Act of 1965.**
 - Legislative
 - Staff Presentation: Abdul Barzak, Town Planner
3. **PUBLIC HEARING**
Ordinance 2022-19: An Ordinance of the Town Council of the Town of Severance, Colorado, Annexing The Property Known as The Moody Annexation to the Town of Severance, Colorado; and approving the associated Annexation Agreement
 - Legislative
 - Staff Presentation: Abdul Barzak, Town Planner
4. **Ordinance 2022-21: Repealing and Reenacting In Its Entirety Chapter 10, "Offenses," of the Town of Severance Municipal Code**
 - Legislative
 - Staff Presentation: Keith Martin, Town Attorney, Mary Lynn Macsalka, Town Attorney
5. **Ordinance 2022-22: An ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 2 of the Severance Municipal Code pertaining to the disposal of surplus town personal property**
 - Legislative
 - Staff Presentation: Nicholas Wharton, Town Manager
6. **Resolution 2022-41R: A Resolution of the Town Council of the Town of Severance, Colorado, Supporting Town of Severance Ballot Issue 2K, "Use Tax on a Motor and Other Vehicles Purchased at Retail for Which Registration is Required"**
 - Legislative
 - Staff Presentation: Nicholas Wharton, Town Manager
7. **Capitol Improvement Projects Budget Discussion**
 - Discussion
 - Staff Presentation: Nancy Mueller, Finance Director

C. COUNCIL MEMBER PETITIONS

Council Members may ask for items to be added to future agendas.

D. ADJOURN

Town Council MEETING

Tuesday, September 27, 2022, 6:00 PM (MDT)

Registration URL

https://us02web.zoom.us/webinar/register/WN_2IAIq6fPQ3yI0LAxhfwNuw



TOWN COUNCIL WORK SESSION & MEETING
Zoom Webinar and Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

MINUTES
WORK SESSION & MEETING 2022-17
Tuesday, September 13, 2022, at 6:00 PM

Present:

Mayor:	Matthew Fries
Mayor Pro-tem:	Stephen Gagliardi
Council Members:	Frank Baszler
	Dennis 'Zeke' Kane
	Michelle Duda
	Dan Meyers
	David Bruen

Absent:

Audience: Laura & Mike Young, Jen Ridenouer, Steve Winter, Nikki Kujala, Garret Votruba, & Tam & Bob Mulineaux

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Abdul Barzak, Town Planner
Nancy Mueller CPA, Finance Director
Keith Martin, Town Attorney
Jim Gerdeman, Chief of Police
Leah Vanarsdall, Town Clerk

A CALL TO ORDER WORK SESSION

The Goal of the Work Session is to have the Town Council receive information on topics of Town business from the Town Manager, Town Attorney and Town Staff in order to exchange ideas and opinions regarding these topics.

1. Pledge of Allegiance

2. Weld RE-4 Together 2022 Bond Campaign

• Staff Presentation:

Bobby Werner and Tara - Windsor Recreation District Presented.

B CALL TO ORDER REGULAR MEETING

1. Roll Call

2. Agenda Review by Town Manager

3 Consent Calendar

The Consent Calendar is intended to allow the Town Council to spend time and energy on the important items and not routine actions. A Council Member may request an item on this calendar to be "pulled" off the Consent Calendar and considered separately as a regular agenda item. Items remaining on the Consent Calendar will be approved by Town Council with one vote.

a. 8.23.22 Minutes

MOTION WAS MADE BY Council Member Kane, seconded by Council Member Baszler to Approve 8.23.22 Minutes . All Council Members present voting Yes,

MOTION PASSED

4. Approval of Agenda

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Approve Approval of Agenda. All Council Members present voting Yes,

MOTION PASSED

5 Public Comment

The purpose of the Public Comment is for members of the public to speak to the Town Council on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minutes for those attending in person or an appropriate time as deemed by the Mayor. The Town Council is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address.

Open: 6:54 pm Closed: 6:55 pm
Todd Beams - 1695 Colo Pkwy, Eaton

6 Communications

Council approval may be sought for administrative actions in association with staff reports.

a. Town Attorney

b. Town Staff

c. Town Management

Clearview Library has requested a Council Member for their strategic planning meetings - Mayor Pro-tem Gagliardi has volunteered to be part of those meetings.

d. Council Members

e. Mayor

C. PROCLAMATION

1. Suicide Prevention Month - September 2022

Recognition of Suicide Month Proclamation was read into the record by Mayor Fires.
Severance Days Car Show (organized by Phillip Hunter) raised \$2600.00 & those proceeds were donated to the Damillion Jaize Legacy Foundation.

D TOWN COUNCIL

1. Dalton's Run Extension

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

MOTION WAS MADE BY Council Member Duda, seconded by Council Member Meyers to Approve Dalton's Run Extension to December 22, 2023.

YEAS: Fries, Duda, Kane, Meyers, Bruen 5

NAYS: Gagliardi, Baszler 2

MOTION PASSED

2. PUBLIC HEARING Open: 7:32 pm

Ordinance 2022-19: An Ordinance of the Town Council of the Town of Severance, Colorado, Annexing The Property Known as The Moody Annexation to the Town of Severance, Colorado; and approving the associated Annexation Agreement

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Duda to Approve the Town requested continuance to September 27, 2022, of **Ordinance 2022-19: An Ordinance of the Town Council of the Town of Severance, Colorado, Annexing The Property Known as The Moody Annexation to the Town of Severance, Colorado; and approving the associated Annexation Agreement**. All Council Members present voting Yes,

MOTION PASSED

3. Agreement for Outside Agencies to Hire Severance Police Department

- Legislative
- Staff Presentation: Jim Gerdeman, Chief of Police

MOTION WAS MADE BY Council Member Duda, seconded by Council Member Baszler to Approve the Agreement for Outside Agencies to Hire Severance Police Department. All Council Members present voting Yes,

MOTION PASSED

4. Resolution 2022-38R: A resolution of the Town Council of the Town of Severance, Colorado, amending the Town of Severance Town Council policy regarding electronic participation for Town Council meetings

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Duda, seconded by Council Member Bruen to Approve **Resolution 2022-38R: A resolution of the Town Council of the Town of Severance, Colorado, amending the Town of Severance Town Council policy regarding electronic participation for Town Council meetings**. All Council Members present voting Yes,

MOTION PASSED

E COUNCIL MEMBER PETITIONS

Council Members may ask for items to be added to future agendas.

None

F ADJOURN 7:53 pm

Report Criteria:

Summary report.
Invoices with totals above \$0 included.
Only paid invoices included.
[Report].Amount Paid = {<->} 0

Vendor Name	Invoice Number	Description	Amount Paid	Voided
AAA Auto Parts, Inc.	303902	Supplies-Walker Mower Battery	62.99	
AAA Auto Parts, Inc.	303903	Credit Memo - core deposit - Inv# 5024-303902	9.00-	
AAA Auto Parts, Inc.	307575	Supplies - Tk #225	87.99	
AAA Auto Parts, Inc.	307734	Supplies - Dump trailer - #791	32.99	
AAA Auto Parts, Inc.	307400	One year battery warranty - PW Explorer	281.98	
AAA Auto Parts, Inc.	307605	Unit #212 battery	199.99	
AAA Auto Parts, Inc.	310118	Loader #337 supplies	278.97	
AAA Auto Parts, Inc.	310349	Shop supplies	103.34	
Ablao Law, LLC	1131	Municipal Judge - August 2022	645.00	
Agfinity, Inc	H71146	Grub repair and seed	675.50	
Air Comfort, Inc.	C005465	PD - Quarterly HVAC maintenance billing	249.00	
Allegra Marketing Print Mail	42013	Forms-employee vacation request & abandoned vehicle notices	778.00	
Allegra Marketing Print Mail	40816	5 Pt Summons Wrap Around Books	1,235.23	
Allegra Marketing Print Mail	42033	Severance days booth map	116.61	
Aloha Apparel, LLC	1086	Town board apparel	544.77	
Amazon Capital Services	13CP-PYDF-3G7R	Bands and buckles for hanging street signs	425.52	
Amazon Capital Services	1QRR-441C-37GK CM	Town Hall supplies	72.17-	
Ascent Broadband, LLC	032401	PW Internet Service	330.00	
Ayres Associates Inc.	201336	Land Use Advisory Committee	4,858.68	
Banka Built Welding, LLC	1253	Ballfield bleacher repair	650.00	
Bruce John Bormann	4800	Severance Days ad	400.00	
Bruen Media Group LLC	13655	2022 Severance Days	2,049.00	
Bunting Disposal, Inc.	142290-0922	Trash Service-Acct	85.00	
Caselle, Inc.	118759	Caselle Software Support	2,018.00	
CDPHE	WC231129469	Annual fee 07/01/22 thru 06/30/23 for Permit COR410385	350.00	
CDPHE	FGD20220929	Drinking Water Fee July 2022 to June 2023 - PWSID	490.00	
CEBT	INV 0050054	Group AAJ2 Health & Life Insurance	50,857.47	
Chase Wright Music	AUG2022	Severance Days concert	2,750.00	
Chase Wright Music	AUG202022	Meal buy-out	210.00	
Christian Brothers Automotive-Wi	RO #2526646	2004 Chevy Silverado - Unit# 212 - Diagnostic electrical, replace doo	1,024.83	
Christian Brothers Automotive-Wi	RO #2526531	2015 Ford Police Interceptor - Unit# 002 - replace alternator, tow, dia	1,253.62	
Christian Brothers Automotive-Wi	RO #2526110	2014 Ford F150 - CD - oil change	102.46	
Christian Brothers Automotive-Wi	RO #2525762	2013 Ford Police Interceptor - Unit #009 - wiper and electrical testing	502.84	
City of Loveland	9623576	Use of NCLETC facilities - 10.25.21	800.00	
City of Loveland	9914609	NCLETC - July 2022 Police Training	800.00	
CivicPlus	233239	Municode Supplement pages	3,404.00	
Colorado Civil Group Inc.	0042.0000.00-66	General Services	560.00	
Colorado Civil Group Inc.	0042.0000.09-05	General Engineering Water Fund	7,525.50	
Colorado Civil Group Inc.	0042.0000.10-13	Capital Improvement Projects	920.50	
Colorado Civil Group Inc.	0042.0000.11-13	Pending Projects	202.00	
Colorado Civil Group Inc.	0042.0000.21-14	Design Criteria - Const. Standard	1,257.00	
Colorado Civil Group Inc.	0042.0001.08-21	Engineering services - Cust# 276	2,482.50	
Colorado Civil Group Inc.	0042.0021.00-06	Engineering services - Cust# 274	210.00	
Colorado Civil Group Inc.	0042.0022.00-03	Engineering services - Cust# 275	186.00	
Colorado Civil Group Inc.	0042.0506 02-13	Elevated Water Tank	4,708.00	
Colorado Civil Group Inc.	0042.0507 00-33	Sanitary Sewer System Master Plan	237.00	
Colorado Civil Group Inc.	0042.0510 00-08	Traffic Signal - E Harmony Rd & WCR 19 Improv	1,861.00	
Colorado Civil Group Inc.	0042.0511.00-07	Traffic Signal - 392/23	3,542.50	
Colorado Civil Group Inc.	0042.0001.10-06	Engineering services - Cust# 246	2,824.00	
Colorado Civil Group Inc.	0042.0002.07-18	Engineering services - Cust# 183	24.79	
Colorado Civil Group Inc.	0042.0006.02-11	Engineering services - Cust# 80	62.00	

Vendor Name	Invoice Number	Description	Amount Paid	Voided
Colorado Civil Group Inc.	0042.0011.02-28	Engineering services - Cust# 194	2,756.00	
Colorado Civil Group Inc.	0042.0014.02-10	Engineering services - Cust# 233	1,584.00	
Colorado Civil Group Inc.	0042.0016.02-01A	Engineering services - Cust# 281	1,674.00	
Connell Resources, Inc.	2221014-02	Severance 2022 Asphalt Overlay	65,659.45	
Connell Resources, Inc.	221014-04	Severance 2022 Asphalt Overlay	95,254.32	
Cooper Logan	AUG2022	Severance Days 2022 - Live Music	525.00	
D&D Concrete, LLC	2958	Partial driveway replacement due to water service break	3,500.00	
Dana Kepner Company, Inc.	6228680-00	Water Supplies - meter keys	160.00	
Dept Public Health Environment	E220302	Monthly testing	463.00	
Dept Public Health Environment	E220345	Monthly testing	316.50	
Direct Discharge Consulting, LLC	1881	JULY ORC Services	1,500.00	
Dooley Enterprises, Inc.	63496	Ammunition	481.04	
Drexel, Barrell & Co.	25020	Project Management - Harmony and WCR 19 intersection design	23,011.85	
Drexel, Barrell & Co.	25149	Project Management - Harmony and WCR 19 intersection design	20,197.50	
Dyekman Trophies, Inc.	960429	Name badge - Council member	12.00	
Dyekman Trophies, Inc.	960554	Pic Plate	15.00	
Eaton Grove Nursery Ltd	11128620	Tree City USA-Supplies	1,045.65	
Eaton Grove Nursery Ltd	11128626	Trees for Tree City USA	1,352.85	
Employers Council Services, Inc.	0000427790	Investigation attorney	1,365.00	
Extraction Oil & Gas, Inc.	2022 REFUND	Deposit balance refund	4,551.25	
Fluence USA	ASI-006419	WWTP parts	7,508.00	
Freedom Mailing Services Inc	43353	Postcard Bill Processing	1,071.56	
Front Range Compliance Services	6073	PW substance testing and policy	933.75	
Front Range Compliance Services	6106	Consulting services - vehicle maintenance tracking	112.50	
Front Range Concrete, LLC	261	Haymaker & Sloans Lake Ct - sidewalk heaved/ADA Ramp	2,120.00	
Frontier Business Products	808723	PD - 96081 Copy Machine	42.94	
Frontier Business Products	805532	TH Color Copies	383.75	
Frontier Business Products	807637	Freight for toner	9.00	
Goodyear Tire & Rubber Co.	175-1138602	Stem tires - Unit# 239	1,004.35	
Goodyear Tire & Rubber Co.	175-1138674	Bad Boy mower tires - Unit# 553	263.93	
Hayashi & Macsalka, LLC	258	Legal Fees - Cust# 246	258.00	
Hayashi & Macsalka, LLC	259	Legal Fees - Cust# 274	107.50	
Hayashi & Macsalka, LLC	260	Legal Fees - Cust# 281	468.00	
Hayashi & Macsalka, LLC	261	Legal Fees - PROG-WATER2-NISP	1,638.00	
Hayashi & Macsalka, LLC	262	Legal Fees - Cust# 265	215.00	
Hayashi & Macsalka, LLC	263	Legal Fees - Cust# 233	688.00	
Hayashi & Macsalka, LLC	264	Legal Fees - Cust# 273	1,333.00	
Hayashi & Macsalka, LLC	265	Legal Fees - travel time	445.00	
Hayashi & Macsalka, LLC	266	Legal Fees - P-2103 Trails/Tap and MMOF	10,900.50	
Horrocks Engineers, Inc.	70827	Engineering/Project Management&Coordination - SH392&WCR23 in	1,863.50	
Horrocks Engineers, Inc.	71301	Engineering/Project Management&Coordination - SH392&WCR23 in	37,540.00	
Hospitality Supply, Inc.	76230	Household & Multi-Fold Paper Towels - PW bldg	115.46	
Ideal Fencing, LLC	18721	Repair guardrail 3k end anchor CR23 & CR 76	1,150.00	
iHeartMedia	8818937180	Annual Partnership - radio ads for Severance Days	3,250.00	
iHeartMedia	8818963612	Radio Ads for Severance Days	880.00	
JDHQ Hotels LLC	33758	Rm 827 & 8282 Chase Wright	310.00	
JR Engineering, LLC	80365	Engineering services - 246	1,171.25	
JR Engineering, LLC	80366	Engineering services - SH392 & WCR 23	552.50	
La Salle Oil Co.	170322	Fuel	1,913.33	
La Salle Oil Co.	170635	Fuel	2,526.50	
LightGig Communications, LLC	421043	Severance Town Hall Service	120.00	
Lumin8 Transportation Technologi	2659	Timing plan Severance, Harmony signal	285.00	
MAC Equipment, Inc.	405277	Battery chainsaws	1,711.98	
MAC Equipment, Inc.	405200	Walker Mowers - parts	37.24	
Maxey Companies Inc.	224019	Dump battery for DOT inspection	83.43	
Mobile Wrench Enterprises, LLC	136593	DOT inspection - Unit #222 - 2009 Ford F-350	287.38	
Mobile Wrench Enterprises, LLC	136596	DOT inspection - Unit# 223 - 2008 Ford F250 - spare plow truck	155.25	

Vendor Name	Invoice Number	Description	Amount Paid	Voided
Mobile Wrench Enterprises, LLC	136620	DOT inspection - Unit #210 - 2006 Chevy Silverado - seasonals truck	155.25	
Mobile Wrench Enterprises, LLC	136621	DOT inspection - Unit #219 - 2008 Ford F-250	155.25	
Mobile Wrench Enterprises, LLC	136598	DOT inspection - Unit #236 - 2002 Freightliner	155.25	
Mobile Wrench Enterprises, LLC	136652	DOT inspection - Unit #221 - 2007 Chevy Silverado	155.25	
Mobile Wrench Enterprises, LLC	136656	DOT inspection & PM - Unit #230 - 2018 International	1,128.66	
Mobile Wrench Enterprises, LLC	136670	DOT inspection & PM - Unit #239 - 1999 International	1,151.11	
Mobile Wrench Enterprises, LLC	136622	DOT inspection - Unit #791 - Dump Trailer	155.25	
Mobile Wrench Enterprises, LLC	136623	DOT inspection/battery - Unit# 212 - 2004 Chevy Truck	250.25	
Mobile Wrench Enterprises, LLC	136624	DOT inspection - Unit #211 - 2003 Chevy Silverado - Water Truck	155.25	
Mobile Wrench Enterprises, LLC	136625	DOT inspection - Unit #224 - 2011 Ford F-250	155.25	
Mobile Wrench Enterprises, LLC	136628	DOT inspection - Unit #225 - 2011 Ford F-350	264.50	
Mobile Wrench Enterprises, LLC	136739	DOT inspection & full service - Unit #234 - International	2,062.62	
Music Ventures, LLC	2009-00002-0000	KFKA billing package	500.00	
National Pen Company LLC	112742336	Stylus pens	266.40	
Next Step Communications, LLC	9269	6TB Hard Drive to police station setup	465.00	
North Weld County Water	338600-JULY2022	Water Utility	17,216.96	
North Weld County Water	6546000-JULY2022	Water Utility	75,818.69	
North Weld County Water	3654000-JULY2022	11850 CR 74 - Fire Meter	24.90	
Northern Engineering Services Inc	1136-001/00083	Engineering- BHS Solar annexation - Cust 265	1,905.00	
OJ Watson Company Inc	0159763-IN	International Unit 234 contract and parts	22,289.92	
Onix IT, Inc.	7432	Monthly IT Support	4,340.00	
Onix IT, Inc.	7412	Azure Subscription	308.83	
Pinnacle Investigations LLC	347	Pre-employment background investigations	400.00	
PIONEER	S35-T35W1-8556	Community Park - walking trail breeze	286.98	
PIONEER	S35-T35W1-8570	Community Park - 1-1/2 local river rock	244.14	
Pirtek NoCo	NC-T00006793	Green tractor with mower deck repair	483.48	
Pirtek NoCo	NC-T00007024	Loader hydraulics	781.56	
Pitney Bowes Global Financial	1021339108	Red Ink Ctg 1 Box #793-5	84.99	
Poudre Valley REA	74118001 0822	2880 Branding Iron Power	70.50	
Poudre Valley REA	135 0822	629 Shoreview Pkwy Lift Station	4,198.32	
Poulsen Ace Hardware, Inc.	697202	Supplies	44.85	
PURCHASE POWER	8000-	Acct # Postage	553.94	
PURCHASE POWER	072422	Acct # -postage	553.61	
Reliable Communication Assistant	9	Court Interpreter 02/02 - 08/03/22	360.00	
Republic Services, Inc	0642-000228966	Trash Services - wastewater plant - Acct#	51.32	
SAFEbuilt Colorado, Inc.	0088029-IN	Building Inspections	28,908.60	
SBS Services Group LLC	5378161	Town hall - routine janitorial	520.00	
SBS Services Group LLC	5378399	PD - routine janitorial	250.00	
Severance Chamber of Commerce	37	Annual membership	100.00	
Shovelin Stone	AUG2022	Severance Days Concert	2,000.00	
Spot On Sound Productions	2189	Drums, Guitar and delivery for Severance days	847.50	
Staples Business Credit	7359451768 ORDER#	TH paper & supplies	89.47	
Terracon Consultants Inc.	TH14458	Severance Elevated Water Tank	800.00	
Terracon Consultants Inc.	TH12848	Geotechnical field exploration & engineering report-TH bldg	5,900.00	
Timber Line Electric & Control Cor	7021	Master Meter #2	530.00	
Tool & Anchor Supply Inc	1019032-IN	Public Works supplies	764.96	
Town of Windsor	015265-000 0722	Wastewater Treatment	13,256.79	
Traffic Signal Controls Inc	5336	Sign	24.00	
TransUnion Risk and Alternative D	5453941-202207-1	Background Checks	75.00	
Triple S Party Rental	PETE-TOWN-A01	Severance Days Tents, Stage & Chair Rental	852.90	
Tri-State Towing, LLC	14001	Tow Truck - WCR 76.5 & WCR 23 Winch Out	600.00	
Tri-Tech Security, Inc.	33266	PD Bldg fire alarm monitoring	84.00	
Uline	152680891	PW supplies	1,069.54	
UMB Staff Credit Cards	7258 0722		692.47	
UMB Staff Credit Cards	0151 0722		6,588.36	
UNUM Life Insurance Co America	070122	Monthly Disability Insurance	3,487.96	
Upper Case Printing Ink	18635	Utility Postcards	610.00	

Vendor Name	Invoice Number	Description	Amount Paid	Voided
USA Blue Book	070301	Water supplies	305.83	
Utility Notification Center	222071419	RTL Transmissions	319.80	
Utility Refunds	4456.02	UTILITY REFUND-4456.02-1014 MT OXFORD AVENUE	58.82	
Utility Refunds	2869.06	UTILITY REFUND-2869.06-816 CLIFFROSE WAY	148.49	
Utility Refunds	4692.03	UTILITY REFUND-4692.03-1741 BRIGHT SHORE WAY	17.56	
Utility Refunds	3654.03	UTILITY REFUND-3654.03-1764 AVERY PLAZA STREET	33.52	
Utility Refunds	4299.02	UTILITY REFUND-4299.02-403 HARROW STREET	68.98	
Utility Refunds	3332.02	UTILITY REFUND-3332.02-307 WINDFLOWER WAY	38.26	
Utility Refunds	3923.02	UTILITY REFUND-3923.02-841 SUNLIGHT PEAK DRIVE	71.08	
Utility Refunds	3283.04	UTILITY REFUND-3283.04-1212 BALDRIDGE DRIVE	120.59	
Utility Refunds	4538.02	UTILITY REFUND-4538.02-190 HAYMAKER LANE	73.03	
Utility Refunds	5199.02	UTILITY REFUND-5199.02-1007 MUNTJAC STREET	59.64	
Utility Refunds	5215.03	UTILITY REFUND-5215.03-1206 MUSKOX STREET	41.54	
Utility Refunds	3921.02	UTILITY REFUND-3921.02-847 SUNLIGHT PEAK DRIVE	94.88	
Utility Refunds	5737.01	UTILITY REFUND-5737.01-1138 IBEX DRIVE	.61	
Utility Refunds	5740.01	UTILITY REFUND-5740.01-1147 IBEX DRIVE	2.22	
Utility Refunds	5742.01	UTILITY REFUND-5742.01-1151 IBEX DRIVE	1.27	
Utility Refunds	4501.02	UTILITY REFUND-4501.02-973 MT ANDREW DRIVE	128.73	
Utility Refunds	3126.04	UTILITY REFUND-3126.04-912 CLIFFROSE WAY	312.00	
Utility Refunds	5042.02	UTILITY REFUND-5042.02-944 SCOTCH PINE DRIVE	136.65	
Utility Refunds	5448.02	UTILITY REFUND-5448.02-1061 LONG MEADOWS STREET	36.72	
Utility Refunds	4095.02	UTILITY REFUND-4095.02-270 MT HARVARD AVENUE	76.16	
Utility Refunds	1650.01	UTILITY REFUND-1650.01-508 BROADVIEW DRIVE	70.98	
Utility Refunds	5320.02	UTILITY REFUND-5320.02-1412 COUES DEER DRIVE	95.26	
Utility Refunds	4547.03	UTILITY REFUND-4547.03-478 MT BELFORD DRIVE	3.71	
Utility Refunds	4492.02	UTILITY REFUND-4492.02-340 TORREYS DRIVE	80.61	
Utility Refunds	3040.05	UTILITY REFUND-3040.05-1304 CLIFFROSE CT	24.60	
Utility Refunds	1600.02	UTILITY REFUND-1600.02-418 LAKEVIEW DRIVE	2.17	
Utility Refunds	3862.02	UTILITY REFUND-3862.02-1513 CIRQUE VALLEY LANE	33.52	
Utility Refunds	3800.02	UTILITY REFUND-3800.02-381 MT BROSS AVENUE	74.37	
Vector Disease Control Internation	PI-A00011308	2022 Mosquito Control Services	3,658.50	
Verizon Wireless	9912476800	Cell Phone Service - PD	1,634.26	
Verizon Wireless	9911454672	Cell Phone Service - TH & PW	1,090.15	
Waste Management of Colorado, I	4889723-2534-1	Trash Service - PW	137.09	
Waste Management of Colorado, I	4897551-2534-6	Roll Off Trash Service	321.19	
WEX BANK	82737926	Offsite Fuel	851.87	
Windsor Ace Hardware	161407/4	Tree City supplies	31.41	
Windsor Ace Hardware	161286/4	Severance Days supplies	131.65	
Windsor Ace Hardware	161317/4	Bluespruce dock	62.96	
Windsor Ace Hardware	161055/4	Supplies	81.54	
Xcel Energy	789731066	302039930	9,694.90	
Xcel Energy	790108329	Street Lights	3,327.78	
Grand Totals:			642,855.14	

Report Criteria:

Summary report.

Invoices with totals above \$0 included.

Only paid invoices included.

[Report].Amount Paid = {<-} 0

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
AUGUST 31, 2022

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	312
01-101000	BANK OF CO- CHECKING ***1469	1,322,755
01-101500	BANK OF CO CREDIT CARD ***1481	49,101
01-102100	COLOTRUST	28,082,698
01-102180	UMB SAFEKEEPING	22,200,923
01-106000	XPRESS DEPOSIT ACCOUNT	26,077
01-107700	CASH CLEARING - FIRE REVIEW FE	(5,494)
	TOTAL COMBINED CASH	51,676,372
01-100000	CASH ALLOCATED TO OTHER FUNDS	(51,676,372)

TOTAL UNALLOCATED CASH

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	18,334,279
11	ALLOCATION TO CONSERVATION TRUST FUND	82,897
12	ALLOCATION TO TRANSPORTATION FUND	3,265,827
13	ALLOCATION TO PARKS FUND	164,839
14	ALLOCATION TO PUBLIC FACILITIES FUND	1,098,591
15	ALLOCATION TO PUBLIC SAFETY FUND	214,735
51	ALLOCATION TO WATER FUND	15,645,603
52	ALLOCATION TO WASTEWATER FUND	11,528,214
53	ALLOCATION TO STORMWATER FUND	1,295,476
75	ALLOCATION TO CAPITAL PROJECTS	45,911
	TOTAL ALLOCATIONS TO OTHER FUNDS	51,676,372
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(51,676,372)

ZERO PROOF IF ALLOCATIONS BALANCE

TOWN OF SEVERANCE

BALANCE SHEET

AUGUST 31, 2022

GENERAL FUND

ASSETS

10-100000	CASH - COMBINED FUND	18,334,279	
10-105000	TAXES RECEIVABLE	23,481	
10-105300	CASH W/ WELD COUNTY TREASURER	33,502	
10-115000	ACCOUNTS RECEIVABLE	1,456	
10-115010	FUEL INVENTORY	4,519	
10-115300	CONTRACT RECEIVABLE	2,144	
10-120000	DEVELOPER RECEIVABLES	12,726	
10-131000	DUE FROM OTHER GOVERNMENTS	159,692	
	TOTAL ASSETS		18,571,798

LIABILITIES AND EQUITYLIABILITIES

10-202000	ACCOUNTS PAYABLE	59,610	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS	50,791	
10-203500	CUSTOMER DEPOSITS-RENTALS	1,475	
10-211100	FICA/MEDICARE TAX PAYABLE	298	
10-211200	FEDERAL WITHHOLDING TAXES	2,059	
10-211300	STATE WITHHOLDING TAXES	438	
10-211400	COLORADO UNEMPLOYMENT PAYABLE	751	
10-211500	RETIREMENT PAYABLE	621	
10-211800	DEFERRED PROPERTY TAXES	23,481	
10-222000	DEFERRED REVENUE	1,635,022	
	TOTAL LIABILITIES		1,774,546

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-290000	FUND BALANCE	14,228,472	
	REVENUE OVER EXPENDITURES - YTD	2,568,780	
	BALANCE - CURRENT DATE	16,797,252	
	TOTAL FUND EQUITY		16,797,252
	TOTAL LIABILITIES AND EQUITY		18,571,798

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
<u>TAXES</u>					
10-31-1000 GENERAL PROPERTY TAX	16,236	1,788,606	1,799,151	10,545	99.4
10-31-3000 SALES TAX	159,692	1,045,455	1,680,000	634,545	62.2
10-31-4000 USE TAX BUILDING MATERIALS	60,496	898,316	(	898,316)	.0
10-31-8100 SEVERANCE TAX (OIL & GAS)	404,945	404,945	5,000	(399,945)	8098.9
10-31-8200 FRANCHISE	26,104	150,764	160,000	9,236	94.2
10-31-9000 INTEREST / DELINQUENT TAX	677	1,140	300	(840)	380.1
TOTAL TAXES	668,150	4,289,227	3,644,451	(644,776)	117.7
<u>LICENSES & PERMITS</u>					
10-32-1000 BUS.LICENSE	175	1,735	4,000	2,265	43.4
10-32-1100 LIQUOR LICENSE	200	400	300	(100)	133.3
10-32-2000 HOME BASED BUSINESS FEES	250	750	1,500	750	50.0
10-32-2100 BUILDING PERMIT & LICENSE	43,865	523,610	550,000	26,390	95.2
10-32-2600 ANIMAL LICENSES	155	1,215	750	(465)	162.0
10-32-3100 ADMIN. SERVICE DEVELOPMENT FEE	1,200	41,100	59,400	18,300	69.2
10-32-3400 ADMINISTRATION FEES	13,293	156,380	(	156,380)	.0
10-32-4100 ROW/HUNT/SIGN/DEVELOP. PERMITS	250	4,550	7,500	2,950	60.7
10-32-4150 SOLICITOR LICENSES	6,250	12,750	(	12,750)	.0
TOTAL LICENSES & PERMITS	65,638	742,491	623,450	(119,041)	119.1
<u>INTERGOVERNMENTAL</u>					
10-33-4000 STATE GRANTS		57,895	(	57,895)	.0
10-33-5000 HIGHWAY USERS	25,280	137,743	259,905	122,162	53.0
10-33-5050 MINERAL LEASE	87,606	87,606	35,000	(52,606)	250.3
10-33-5100 MOTOR VEHICLE FEES	4,921	33,179	52,000	18,821	63.8
10-33-5200 COUNTY ROAD & BRIDGE		66,955	115,000	48,045	58.2
10-33-5300 SPECIFIC OWNERSHIP TAX	11,837	71,406	65,000	(6,406)	109.9
10-33-5600 CIGARETTE TAX	144	2,065	3,000	935	68.8
10-33-6000 SHARED REVENUE WINDSOR		221,639	100,000	(121,639)	221.6
TOTAL INTERGOVERNMENTAL	129,789	678,489	629,905	(48,584)	107.7
<u>CHARGES FOR SERVICES</u>					
10-34-1100 COURT COSTS	480	1,583	2,000	417	79.2
10-34-1200 POLICE REVENUE	123	42,087	45,000	2,913	93.5
10-34-1400 MAPS, PLANS, COPIES	(58)	2,151	150	(2,001)	1434.2
TOTAL CHARGES FOR SERVICES	545	45,822	47,150	1,328	97.2

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES & FORFEITS</u>					
10-35-1000 MUNICIPAL COURT FINES	7,815	36,597	50,000	13,403	73.2
10-35-1100 SURCHARGE	400	1,720	2,000	280	86.0
10-35-1300 RESTITUTION - TOWN		33	100	67	33.0
TOTAL FINES & FORFEITS	8,215	38,350	52,100	13,750	73.6
<u>MISCELLANEOUS</u>					
10-36-1000 RETURN CHECK CHARGES		1,860	1,000	(860)	186.0
10-36-1600 SPECIAL ASSESSMENTS			3,981	3,981	.0
10-36-2000 OTHER MISCELLANEOUS REVENUE	1,273	14,140	3,000	(11,140)	471.3
10-36-3000 RENT	3,455	27,540	41,200	13,660	66.8
10-36-3500 INTEREST AND DIVIDENDS	22,668	58,108	50,000	(8,108)	116.2
10-36-3550 CHANGE IN MARKET VALUE	(110,410)	(302,727)		302,727	.0
10-36-4500 MATERIALS AND LABOR	1,386	6,930	8,000	1,070	86.6
10-36-5000 SPECIAL EVENT REVENUE	2,125	67,773	25,000	(42,773)	271.1
10-36-5100 SPECIAL EVENT REVENUE-IN-KIND	13,131	13,131		(13,131)	.0
10-36-6500 REIMBURSEMENTS/REFUNDS		7,444		(7,444)	.0
10-36-8050 OIL AND GAS ROYALTIES	1,429	9,020	10,000	980	90.2
10-36-9900 OTHER REVENUES		523,309		(523,309)	.0
TOTAL MISCELLANEOUS	(64,943)	426,528	142,181	(284,346)	300.0
TOTAL FUND REVENUE	807,394	6,220,905	5,139,237	(1,081,668)	121.1

EXPENDITURES

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LEGISLATIVE</u>					
10-41-1100 REGULAR STAFF WAGES	5,754	45,331	73,500	28,169	61.7
10-41-1104 RETIREMENT 457	170	1,357	2,205	848	61.5
10-41-1105 BOARD OF TRUSTEE FEES	1,350	6,950	15,000	8,050	46.3
10-41-1130 FICA/MEDICARE	541	3,979	5,586	1,607	71.2
10-41-1140 WORKERS COMPENSATION		1,440	200	(1,240)	719.9
10-41-1150 UNEMPLOYMENT	11	90	221	131	40.9
10-41-1160 HEALTH INSURANCE	948	7,582	11,340	3,758	66.9
10-41-1161 DISABILITY INSURANCE	125	1,004	1,380	376	72.7
10-41-1162 INSURANCE DEDUCTIBLE REIMBURSE		1,000	1,000		100.0
10-41-2100 LEGAL FEES	8,385	80,738	115,000	34,262	70.2
10-41-3150 TELEPHONE	78	553		(553)	.0
10-41-3180 MILEAGE			1,000	1,000	.0
10-41-3210 INSURANCE AND BONDS		23,322	28,000	4,678	83.3
10-41-3330 PUBLISHING/RECORDING	24	748	2,600	1,852	28.8
10-41-3350 ORDINANCE CODIFICATION	3,404	4,399	3,500	(899)	125.7
10-41-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		691	2,700	2,009	25.6
10-41-3820 CONTINUING EDUCATION	33	4,574	11,000	6,426	41.6
10-41-3825 MEETING/MEALS	795	5,048	10,000	4,952	50.5
10-41-3990 MISCELLANEOUS	2,301	2,513	500	(2,013)	502.6
10-41-4320 COMPUTER REPLACE./AUDIO VISUAL		3,502	5,000	1,499	70.0
10-41-4330 COMPUTER SUPPORT AND MAINT		15,715	18,500	2,786	84.9
10-41-4810 UNIFORMS		991	2,000	1,009	49.6
10-41-4990 SUPPLIES	134	2,008	1,000	(1,008)	200.8
10-41-5500 TOWN COUNCIL DISCRETIONARY	15	24,155	144,843	120,688	16.7
10-41-5550 LAND USE ADVISORY COMMITTEE	2,320	10,283	30,000	19,717	34.3
10-41-5560 TREE BOARD		915	2,000	1,085	45.8
10-41-8200 ALLOCATION TO WATER FUND	(2,160)	(19,218)	(25,896)	(6,678)	(74.2)
10-41-8300 ALLOCATION TO WASTEWATER FUND	(2,057)	(18,301)	(24,663)	(6,362)	(74.2)
10-41-8400 ALLOCATION TO STORMWATER FUND	(686)	(6,106)	(8,221)	(2,115)	(74.3)
TOTAL LEGISLATIVE	21,485	205,262	429,295	224,033	47.8
<u>ELECTIONS</u>					
10-42-3320 PRINTING			10,000	10,000	.0
10-42-3330 PUBLISHING			500	500	.0
10-42-3980 ELECTION JUDGES			2,000	2,000	.0
10-42-3990 JUDGE'S MEALS			500	500	.0
10-42-4340 POSTAGE			4,000	4,000	.0
10-42-4990 SUPPLIES	(51)		500	500	.0
TOTAL ELECTIONS	(51)		17,500	17,500	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>JUDICIAL</u>					
10-43-1100 REGULAR STAFF WAGES	1,841	14,526	21,850	7,324	66.5
10-43-1102 OVERTIME			250	250	.0
10-43-1104 RETIREMENT 457	55	433	656	223	66.0
10-43-1130 FICA/MEDICARE	118	940	1,672	732	56.2
10-43-1140 WORKERS COMPENSATION		720	25	(695)	2879.3
10-43-1150 UNEMPLOYMENT	4	31	66	35	46.3
10-43-1160 HEALTH INSURANCE	688	4,819	8,244	3,425	58.5
10-43-1161 DISABILITY INSURANCE	39	316	480	164	65.8
10-43-1162 INSURANCE DEDUCTIBLE REIMBURSE			500	500	.0
10-43-2100 LEGAL FEES		4,876	13,000	8,124	37.5
10-43-2110 MUNICIPAL JUDGE	645	4,445	6,600	2,155	67.4
10-43-3150 TELEPHONE	14	109		(109)	.0
10-43-3830 TRANSLATOR/JUROR FEES	360	360	1,500	1,140	24.0
10-43-4310 COURT SUPPLIES		588	200	(388)	293.9
TOTAL JUDICIAL	3,764	32,162	55,043	22,881	58.4

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-44-1100 REGULAR STAFF WAGES	16,991	135,583	179,003	43,420	75.7
10-44-1101 PART-TIME STAFF WAGES			7,500	7,500	.0
10-44-1102 OVERTIME		151	3,000	2,849	5.0
10-44-1104 RETIREMENT	587	4,681	6,373	1,692	73.5
10-44-1130 FICA/MEDICARE	1,213	9,733	14,267	4,534	68.2
10-44-1140 WORKERS COMPENSATION		4,232	250	3,982	1692.7
10-44-1150 UNEMPLOYMENT	34	272	537	265	50.6
10-44-1160 HEALTH & LIFE INSURANCE	3,532	28,258	34,044	5,786	83.0
10-44-1161 DISABILITY INSURANCE	300	2,403	2,922	519	82.2
10-44-1162 INSURANCE DEDUCTIBLE REIMBURSE			2,450	2,450	.0
10-44-2100 LEGAL FEES		342	5,000	4,658	6.8
10-44-2150 HR SERVICES	20	20		20	.0
10-44-3110 UTILITIES	2,030	6,381	11,000	4,619	58.0
10-44-3150 TELEPHONE	312	2,496	6,000	3,504	41.6
10-44-3175 BUILDING REPAIRS & MAINTENANCE	55	8,681	20,000	11,319	43.4
10-44-3177 VEHICLE REPAIRS & MAINTENANCE		63	800	737	7.9
10-44-3210 INSURANCE AND BONDS		26,510	33,000	6,490	80.3
10-44-3220 CIRSA DEDUCTIBLES			1,500	1,500	.0
10-44-3330 PUBLISHING			20,000	20,000	.0
10-44-3350 BAD DEBTS		976		976	.0
10-44-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	115	510	6,000	5,490	8.5
10-44-3820 CONTINUING EDUCATION	346	5,860	7,500	1,640	78.1
10-44-3825 MEALS/MISCELLANEOUS	182	1,309	2,000	691	65.5
10-44-3990 MISCELLANEOUS SERVICES/COPIER	490	3,066	3,500	434	87.6
10-44-3992 SPECIAL EVENT EXPENDITURE	34,249	121,727	155,000	33,273	78.5
10-44-4000 ADVERTISING	398	398	3,000	2,602	13.3
10-44-4310 OFFICE SUPPLIES	(2,302)	3,245	6,000	2,755	54.1
10-44-4320 COMPUTER REPLACE./AUDIO VISUAL		10,560	40,000	29,440	26.4
10-44-4330 COMPUTER SUPPORT AND MAINT	2,063	26,050	33,575	7,525	77.6
10-44-4340 POSTAGE	1,193	2,703	3,000	297	90.1
10-44-4390 OTHER OFFICE EXPENSE	913	1,386	3,000	1,614	46.2
10-44-4520 VEHICLE FUEL	584	2,912	5,000	2,088	58.2
10-44-4810 UNIFORMS		972	1,100	128	88.4
10-44-4990 MISCELLANEOUS SUPPLIES		1,159	3,000	1,841	38.6
10-44-8000 LEASE PAYMENT		442	1,000	558	44.2
10-44-8200 ALLOCATION TO WATER FUND	(5,698)	(37,178)	(53,354)	(16,176)	(69.7)
10-44-8300 ALLOCATION TO WASTEWATER FUND	(5,425)	(35,400)	(50,813)	(15,413)	(69.7)
10-44-8400 ALLOCATION TO STORMWATER FUND	(1,811)	(11,816)	(16,938)	(5,122)	(69.8)
TOTAL ADMINISTRATION	50,373	328,687	499,216	170,529	65.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
10-45-1100 REGULAR STAFF WAGES	14,569	116,549	173,158	56,609	67.3
10-45-1102 OVERTIME			100	100	.0
10-45-1104 RETIREMENT 457	437	3,496	5,195	1,699	67.3
10-45-1130 FICA/MEDICARE	1,102	8,819	13,247	4,428	66.6
10-45-1140 WORKERS COMPENSATION		3,095	215	(2,880)	1439.7
10-45-1150 UNEMPLOYMENT	29	233	519	286	44.9
10-45-1160 HEALTH & LIFE INSURANCE	2,512	19,933	36,191	16,258	55.1
10-45-1161 DISABILITY INSURANCE	273	2,181	2,994	813	72.8
10-45-1162 INSURANCE DEDUCTIBLE REIMBURSE		1,400	2,150	750	65.1
10-45-2200 AUDIT & ACCOUNTING FEES		20,750	20,000	(750)	103.8
10-45-3150 TELEPHONE	60	471		(471)	.0
10-45-3315 WELD COUNTY TREASURER FEE	169	17,894	21,000	3,107	85.2
10-45-3340 BANK CHARGES		1,000	2,000	1,000	50.0
10-45-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			1,000	1,000	.0
10-45-3820 CONTINUING EDUCATION	856	3,386	6,000	2,614	56.4
10-45-4310 OFFICE SUPPLIES	13	721	1,500	779	48.1
10-45-4330 COMPUTER SUPPORT AND MAINT			6,500	6,500	.0
10-45-4810 UNIFORMS		504	700	196	72.0
10-45-8200 ALLOCATION TO WATER FUND	(1,772)	(18,009)	(26,322)	(8,313)	(68.4)
10-45-8300 ALLOCATION TO WASTEWATER FUND	(1,688)	(17,149)	(25,069)	(7,920)	(68.4)
10-45-8400 ALLOCATION TO STORMWATER FUND	(563)	(5,724)	(8,356)	(2,632)	(68.5)
TOTAL FINANCE	15,995	159,550	232,722	73,172	68.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-51-1100 REGULAR STAFF WAGES	75,697	538,077	900,523	362,446	59.8
10-51-1102 OVERTIME	2,278	28,481	40,000	11,519	71.2
10-51-1104 RETIREMENT	183	1,924	3,903	1,979	49.3
10-51-1130 FICA/MEDICARE	1,438	11,144	21,124	9,980	52.8
10-51-1140 WORKERS COMPENSATION		17,292	23,750	6,458	72.8
10-51-1150 UNEMPLOYMENT	156	1,131	2,702	1,571	41.9
10-51-1155 POLICE PENSION	5,438	40,954	69,338	28,384	59.1
10-51-1160 HEALTH INSURANCE	16,090	126,807	214,464	87,657	59.1
10-51-1161 DISABILITY INSURANCE	3,067	23,809	28,943	5,134	82.3
10-51-1162 INSURANCE DEDUCTIBLE REIMBURSE		1,000	12,500	11,500	8.0
10-51-2100 LEGAL FEES			1,000	1,000	.0
10-51-2300 MEDICAL		525	2,000	1,475	26.3
10-51-2310 PSYCHOLOGICAL			1,500	1,500	.0
10-51-2900 CONTRACT POLICE SERVICES		750		(750)	.0
10-51-2990 OTHER PROFESSIONAL FEES	559	26,121	40,000	13,879	65.3
10-51-3110 UTILITIES	(121)	3,127	5,000	1,873	62.5
10-51-3150 TELEPHONE/PAGERS	1,571	11,803	20,000	8,197	59.0
10-51-3170 REPAIRS & MAINTENANCE		1,456	3,000	1,544	48.5
10-51-3175 BUILDING REPAIRS & MAINTENANCE	279	1,719		(1,719)	.0
10-51-3177 VEHICLE REPAIRS & MAINTENANCE	1,781	24,262	37,000	12,738	65.6
10-51-3180 MILEAGE		51	500	449	10.2
10-51-3210 INSURANCE AND BONDS		34,465	42,000	7,535	82.1
10-51-3220 CIRSA DEDUCTIBLES			10,000	10,000	.0
10-51-3320 PRINTING/FORMS	821	3,734	5,000	1,266	74.7
10-51-3610 DISPATCH COMMUNICATIONS		4,186	25,000	20,814	16.7
10-51-3630 MENTAL HEALTH CO-RESP. PROGRAM			30,000	30,000	.0
10-51-3640 DRUG TASK FORCE		1,000	1,000		100.0
10-51-3650 DOG TAGS/IMPOUND FEES			1,000	1,000	.0
10-51-3690 MOSQUITO CONTROL	3,659	18,293	30,000	11,708	61.0
10-51-3740 RADIO MAINTENANCE		890	2,500	1,610	35.6
10-51-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		775	2,500	1,725	31.0
10-51-3820 CONTINUING EDUCATION & TRAIN	2,420	8,071	13,000	4,929	62.1
10-51-3825 MEALS/MISCELLANEOUS		464	1,000	536	46.4
10-51-3840 CONFINEMENT FEES			2,000	2,000	.0
10-51-3850 LAB TESTING FEES		176	2,500	2,324	7.1
10-51-3950 TOWING			1,000	1,000	.0
10-51-3990 MISCELLANEOUS SERVICES		553	2,000	1,447	27.7
10-51-4300 OFFICE FURNITURE			1,000	1,000	.0
10-51-4310 OFFICE SUPPLIES	362	2,196	3,000	804	73.2
10-51-4330 COMPUTER SUPPORT AND MAINT	2,528	21,783	46,775	24,992	46.6
10-51-4340 POSTAGE		19	200	181	9.4
10-51-4520 VEHICLE FUEL	2,950	23,115	35,000	11,885	66.0
10-51-4720 EQUIPMENT FOR PATROL		1,776	5,000	3,224	35.5
10-51-4730 EQUIPMENT FOR TRAINING	481	1,265	5,000	3,735	25.3
10-51-4740 EQUIPMENT FOR INVEST./EVIDENCE		912	5,000	4,088	18.2
10-51-4810 UNIFORMS	100	17,542	15,000	(2,542)	116.9
10-51-4990 MISCELLANEOUS SUPPLIES	132	3,390	5,000	1,610	67.8
10-51-5001 TORNADO SIRENS			2,500	2,500	.0
10-51-7000 CAPITAL OUTLAY		293,059	288,825	(4,234)	101.5
10-51-7550 VEHICLES		159,179	159,260	81	100.0
10-51-7990 OTHER SMALL EQUIPMENT		1,994	3,000	1,006	66.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL PUBLIC SAFETY	121,870	1,459,270	2,172,307	713,037	67.2
<u>STREETS / MAINTENANCE</u>					
10-61-1100 REGULAR STAFF WAGES	9,671	77,024	133,094	56,070	57.9
10-61-1101 PART-TIME STAFF WAGES			30,000	30,000	.0
10-61-1102 OVERTIME	120	1,613	5,000	3,387	32.3
10-61-1104 RETIREMENT	294	2,259	3,993	1,734	56.6
10-61-1130 FICA/MEDICARE	689	5,551	11,712	6,161	47.4
10-61-1140 WORKERS COMPENSATION		3,455	3,600	145	96.0
10-61-1150 UNEMPLOYMENT	20	157	399	242	39.3
10-61-1160 HEALTH & LIFE INSURANCE	2,462	21,938	37,140	15,202	59.1
10-61-1161 DISABILITY INSURANCE	203	1,638	2,514	876	65.2
10-61-1162 INSURANCE DEDUCTIBLE REIMBURSE			2,400	2,400	.0
10-61-2990 OTHER PROFESSIONAL FEES			500	500	.0
10-61-3150 TELEPHONE	71	777	1,500	723	51.8
10-61-3161 STREET LIGHTING	6,363	48,779	80,000	31,221	61.0
10-61-3170 REPAIRS & MAINTENANCE		2,120		(2,120)	.0
10-61-3172 REPAIRS & MAINTENANCE - STREET	1,150	28,728	175,000	146,273	16.4
10-61-3173 REPAIRS & MAINTENANCE - EQUIPM	1,423	26,876	41,000	14,124	65.6
10-61-3175 BUILDING REPAIRS & MAINTENANCE	111	800		(800)	.0
10-61-3177 VEHICLE REPAIRS & MAINTENANCE	2,381	7,067	12,000	4,933	58.9
10-61-3820 CONTINUING EDUCATION	550	1,218	2,000	782	60.9
10-61-3990 MISCELLANEOUS SERVICES	600	600		(600)	.0
10-61-4311 STREET SUPPLIES	82	2,078	5,000	2,922	41.6
10-61-4330 COMPUTER SUPPORT & MAINTENANCE	343	3,249	4,438	1,189	73.2
10-61-4520 VEHICLE FUEL	775	6,859	14,000	7,141	49.0
10-61-4810 UNIFORMS		264	900	636	29.3
10-61-4990 MISCELLANEOUS SUPPLIES		1,841	2,500	659	73.6
10-61-5000 STREET SIGNS	274	10,335	15,000	4,665	68.9
10-61-5001 SNOW AND ICE REMOVAL		37,720	40,000	2,280	94.3
TOTAL STREETS / MAINTENANCE	27,581	292,944	623,690	330,746	47.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS OVERHEAD</u>					
10-64-1100 REGULAR STAFF WAGES	658	8,990	17,767	8,777	50.6
10-64-1102 OVERTIME		329	500	171	65.8
10-64-1104 RETIREMENT	20	275	533	258	51.6
10-64-1130 FICA/MEDICARE	46	655	1,359	704	48.2
10-64-1140 WORKERS COMPENSATION		432	300	(132)	144.0
10-64-1150 UNEMPLOYMENT	1	19	53	34	35.2
10-64-1160 HEALTH & LIFE INSURANCE	309	2,848	4,830	1,982	59.0
10-64-1161 DISABILITY INSURANCE	22	219	348	129	63.0
10-64-1162 INSURANCE DEDUCTIBLE REIMBURSE			300	300	.0
10-64-3110 UTILITIES	1,905	15,832	24,000	8,168	66.0
10-64-3150 TELEPHONES & INTERNET	66	531	6,800	6,269	7.8
10-64-3175 BUILDING REPAIRS & MAINTENANCE	488	6,554	14,000	7,446	46.8
10-64-3177 VEHICLE REPAIRS & MAINTENANCE		172	1,000	828	17.2
10-64-3210 INSURANCE AND BONDS		31,584	38,000	6,417	83.1
10-64-3820 CONTINUING EDUCATION	90	351	1,000	649	35.1
10-64-3825 MEALS, MEETINGS AND TRAVEL	150	477	500	23	95.4
10-64-3990 MISCELLANEOUS SERVICES	124	2,026	2,500	474	81.0
10-64-4310 OFFICE SUPPLIES	25	428	1,000	572	42.8
10-64-4330 COMPUTER SUPPORT & MAINTENANCE	343	3,249	4,438	1,189	73.2
10-64-4520 VEHICLE FUEL	42	757	1,350	593	56.1
10-64-4810 UNIFORMS		265	450	185	58.9
10-64-4990 MISC SUPPLIES	103	3,317	4,000	683	82.9
10-64-7990 OTHER SMALL EQUIPMENT			1,000	1,000	.0
TOTAL PUBLIC WORKS OVERHEAD	4,391	79,307	126,028	46,721	62.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS / GREEN SPACE</u>					
10-65-1100 REGULAR STAFF WAGES	8,356	62,774	158,830	96,056	39.5
10-65-1101 PART-TIME STAFF WAGES	5,145	19,669	30,000	10,331	65.6
10-65-1102 OVERTIME	120	1,284	5,500	4,216	23.3
10-65-1104 RETIREMENT	254	1,825	4,765	2,940	38.3
10-65-1130 FICA/MEDICARE	991	6,029	14,446	8,417	41.7
10-65-1140 WORKERS COMPENSATION		4,319	4,500	181	96.0
10-65-1150 UNEMPLOYMENT	27	167	476	309	35.0
10-65-1160 HEALTH & LIFE INSURANCE	2,010	17,942	50,368	32,426	35.6
10-65-1161 DISABILITY INSURANCE	167	1,307	3,030	1,723	43.1
10-65-1162 INSURANCE DEDUCTIBLE REIMBURSE			3,000	3,000	.0
10-65-2990 OTHER PROFESSIONAL FEES	15	775	300	(475)	258.2
10-65-3110 UTILITIES	1,668	13,702	19,000	5,298	72.1
10-65-3150 TELEPHONE/PAGERS	128	1,234	1,800	566	68.5
10-65-3172 TREE & LANDSCAPE MAINTENANCE		1,933	4,000	2,067	48.3
10-65-3173 REPAIR & MAINTENANCE EQUIPMENT	1,456	9,977	15,500	5,523	64.4
10-65-3175 BUILDING REPAIRS & MAINTENANCE	111	800		(800)	.0
10-65-3176 GROUNDS MAINTENANCE	4,125	11,211	12,000	789	93.4
10-65-3177 VEHICLE REPAIRS & MAINTENANCE	2,154	5,316	8,500	3,184	62.6
10-65-3210 INSURANCE AND BONDS		1,078	1,000	(78)	107.8
10-65-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		267		(267)	.0
10-65-3820 CONTINUING EDUCATION		657	3,000	2,343	21.9
10-65-4330 COMPUTER SUPPORT & MAINTENANCE	343	3,249	4,438	1,189	73.2
10-65-4520 VEHICLE FUEL	692	5,844	10,000	4,156	58.4
10-65-4810 UNIFORMS		344	1,050	706	32.7
10-65-4990 SUPPLIES	1,482	11,106	18,000	6,894	61.7
10-65-4995 EQUIPMENT		1,439	10,000	8,561	14.4
10-65-6000 TREE CITY USA	2,482	9,053	19,200	10,147	47.2
10-65-7000 CAPITAL OUTLAY		3,242	10,115	6,873	32.1
TOTAL PARKS / GREEN SPACE	31,724	196,541	412,818	216,277	47.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-70-1100 REGULAR STAFF WAGES	13,251	110,890	227,305	116,415	48.8
10-70-1104 RETIREMENT	475	3,944	7,488	3,544	52.7
10-70-1130 FICA/MEDICARE	993	8,332	17,389	9,057	47.9
10-70-1140 WORKERS COMPENSATION		5,111	610	(4,501)	837.9
10-70-1150 UNEMPLOYMENT	27	222	682	460	32.5
10-70-1160 HEALTH & LIFE INSURANCE	2,462	20,644	35,033	14,389	58.9
10-70-1161 DISABILITY INSURANCE	280	2,243	3,540	1,297	63.4
10-70-1162 INSURANCE DEDUCTIBLE REIMBURSE			3,050	3,050	.0
10-70-2500 ENGINEERING	425	22,085	40,000	17,915	55.2
10-70-2600 PLANNING SERVICES	733	15,452	40,000	24,548	38.6
10-70-2980 BUILDING INSPECTIONS & LICENSE	28,909	307,191	550,000	242,809	55.9
10-70-2990 OTHER PROFESSIONAL FEES		375	2,500	2,125	15.0
10-70-3110 UTILITIES	(863)	2,184	5,000	2,816	43.7
10-70-3150 TELEPHONE	86	838	2,800	1,962	29.9
10-70-3173 R & M VEHICLES EQUIPMENT		3,664	3,800	136	96.4
10-70-3175 BUILDING REPAIRS & MAINTENANCE		84	2,000	1,916	4.2
10-70-3330 PUBLISHING/COMMUNICATIONS			5,000	5,000	.0
10-70-3810 DUES & MEMBERSHIPS		3,490	2,800	(690)	124.6
10-70-3820 CONTINUING EDUCATION	480	579	3,000	2,421	19.3
10-70-3825 MEALS/MISCELLANEOUS/TRAVEL			200	200	.0
10-70-4099 DEVELOPER EXP.TO BE REIMBURSED	(15,493)	3,247		(3,247)	.0
10-70-4310 OFFICE SUPPLIES	105	951	1,000	49	95.1
10-70-4320 COMPUTER REPLACE./AUDIO VISUAL		260		(260)	.0
10-70-4330 COMPUTER SUPPORT	2,056	23,391	32,625	9,234	71.7
10-70-4520 VEHICLE FUEL	211	2,103	3,500	1,397	60.1
10-70-4810 UNIFORMS		419	600	181	69.8
10-70-4987 ECONOMIC DEVELOPMENT	2,196	6,854	20,000	13,146	34.3
10-70-4989 TRAIL DEVELOPMENT		10,000	10,000		100.0
TOTAL COMMUNITY DEVELOPMENT	36,331	554,552	1,019,922	465,370	54.4
<u>TRANSFERS TO OTHER FUNDS</u>					
10-90-9011 TRANSFERS TO OTHER FUNDS		343,850		(343,850)	.0
TOTAL TRANSFERS TO OTHER FUNDS		343,850		(343,850)	.0
TOTAL FUND EXPENDITURES	313,464	3,652,125	5,588,541	1,936,416	65.4
NET REVENUE OVER EXPENDITURES	493,931	2,568,780	(449,304)	(3,018,084)	571.7

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

CONSERVATION TRUST FUND

<u>ASSETS</u>			
11-100000	CASH - COMBINED FUND	82,897	
	TOTAL ASSETS		82,897
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	52,486	
	REVENUE OVER EXPENDITURES - YTD	30,411	
	BALANCE - CURRENT DATE	82,897	
	TOTAL FUND EQUITY		82,897
	TOTAL LIABILITIES AND EQUITY		82,897

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>INTERGOVERNMENTAL</u>					
11-33-5900	COLORADO LOTTERY		51,733		(51,733)	.0
	TOTAL INTERGOVERNMENTAL		51,733		(51,733)	.0
	<u>MISCELLANEOUS</u>					
11-36-3500	INTEREST AND DIVIDENDS	114	280		(280)	.0
11-36-3550	CHANGE IN MARKET VALUE	(558)	(1,459)		1,459	.0
	TOTAL MISCELLANEOUS	(444)	(1,179)		1,179	.0
	TOTAL FUND REVENUE	(444)	50,554		(50,554)	.0
EXPENDITURES						
	<u>TRANSFERS TO OTHER FUNDS</u>					
11-90-9010	TRANSFERS TO OTHER FUNDS		20,144		(20,144)	.0
	TOTAL TRANSFERS TO OTHER FUNDS		20,144		(20,144)	.0
	TOTAL FUND EXPENDITURES		20,144		(20,144)	.0
	NET REVENUE OVER EXPENDITURES	(444)	30,411		(30,411)	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

TRANSPORTATION FUND

<u>ASSETS</u>			
12-100000	CASH - COMBINED FUND	3,265,827	
	TOTAL ASSETS		3,265,827
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
12-290000	FUND BALANCE	3,615,070	
	REVENUE OVER EXPENDITURES - YTD	(349,243)	
	BALANCE - CURRENT DATE	3,265,827	
	TOTAL FUND EQUITY		3,265,827
	TOTAL LIABILITIES AND EQUITY		3,265,827

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
12-34-3000	ROAD INFRASTRUCTURE FEE	27,695	382,526		(382,526)	.0
	TOTAL IMPACT FEES	27,695	382,526		(382,526)	.0
	<u>MISCELLANEOUS</u>					
12-36-3500	INTEREST AND DIVIDENDS	4,535	13,387		(13,387)	.0
12-36-3550	CHANGE IN MARKET VALUE	(21,708)	(69,744)		69,744	.0
	TOTAL MISCELLANEOUS	(17,173)	(56,357)		56,357	.0
	TOTAL FUND REVENUE	10,522	326,169		(326,169)	.0
EXPENDITURES						
	<u>STREETS CAPITAL OUTLAY</u>					
12-61-7400	OVERLAYS AND CHIPSEALS	95,254	544,584	600,000	55,416	90.8
12-61-7800	MASTER PLAN		1,054		(1,054)	.0
	TOTAL STREETS CAPITAL OUTLAY	95,254	545,638	600,000	54,362	90.9
	<u>CR 74 IMPROVEMENTS PROJECT</u>					
12-83-2100	LEGAL FEES		312		(312)	.0
12-83-2400	ENGINEERING	59,601	129,463	100,000	(29,463)	129.5
12-83-7500	CONSTRUCTION			2,282,000	2,282,000	.0
	TOTAL CR 74 IMPROVEMENTS PROJECT	59,601	129,775	2,382,000	2,252,225	5.5
	TOTAL FUND EXPENDITURES	154,855	675,412	2,982,000	2,306,588	22.7
	NET REVENUE OVER EXPENDITURES	(144,333)	(349,243)	(2,982,000)	(2,632,757)	(11.7)

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

PARKS FUND

<u>ASSETS</u>			
13-100000	CASH - COMBINED FUND	164,839	
	TOTAL ASSETS		164,839
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	327,892	
	REVENUE OVER EXPENDITURES - YTD	(163,052)	
	BALANCE - CURRENT DATE	164,839	
	TOTAL FUND EQUITY		164,839
	TOTAL LIABILITIES AND EQUITY		164,839

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

PARKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
13-34-7400	PARKS FEES	4,960	193,280		(193,280)	.0
	TOTAL IMPACT FEES	4,960	193,280		(193,280)	.0
	<u>MISCELLANEOUS</u>					
13-36-3500	INTEREST AND DIVIDENDS	319	980		(980)	.0
13-36-3550	CHANGE IN MARKET VALUE	(1,518)	(5,104)		5,104	.0
	TOTAL MISCELLANEOUS	(1,199)	(4,124)		4,124	.0
	TOTAL FUND REVENUE	3,761	189,156		(189,156)	.0
EXPENDITURES						
	<u>TRANSFERS TO OTHER FUNDS</u>					
13-90-9010	TRANSFERS TO OTHER FUNDS		352,208		(352,208)	.0
	TOTAL TRANSFERS TO OTHER FUNDS		352,208		(352,208)	.0
	TOTAL FUND EXPENDITURES		352,208		(352,208)	.0
	NET REVENUE OVER EXPENDITURES	3,761	(163,052)		163,052	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

PUBLIC FACILITIES FUND

<u>ASSETS</u>			
14-100000	CASH – COMBINED FUND	1,098,591	
	TOTAL ASSETS		1,098,591
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
14-290000	FUND BALANCE	972,341	
	REVENUE OVER EXPENDITURES - YTD	126,249	
	BALANCE - CURRENT DATE	1,098,591	
	TOTAL FUND EQUITY		1,098,591
	TOTAL LIABILITIES AND EQUITY		1,098,591

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
14-32-3000	PUBLIC FACILITIES IMPACT FEE	4,000	137,000		(137,000)	.0
	TOTAL IMPACT FEES	4,000	137,000		(137,000)	.0
	<u>MISCELLANEOUS</u>					
14-36-3500	INTEREST AND DIVIDENDS	1,260	2,554		(2,554)	.0
14-36-3550	CHANGE IN MARKET VALUE	(6,282)	(13,305)		13,305	.0
	TOTAL MISCELLANEOUS	(5,023)	(10,751)		10,751	.0
	TOTAL FUND REVENUE	(1,023)	126,249		(126,249)	.0
	NET REVENUE OVER EXPENDITURES	(1,023)	126,249		(126,249)	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

PUBLIC SAFETY FUND

<u>ASSETS</u>			
15-100000	CASH – COMBINED FUND	214,735	
	TOTAL ASSETS		214,735
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
15-290000	FUND BALANCE	148,858	
	REVENUE OVER EXPENDITURES - YTD	65,877	
	BALANCE - CURRENT DATE	214,735	
	TOTAL FUND EQUITY		214,735
	TOTAL LIABILITIES AND EQUITY		214,735

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

		PUBLIC SAFETY FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>IMPACT FEES</u>						
15-32-3000	PUBLIC SAFETY IMPACT FEE	2,000	69,000		(69,000)	.0
	TOTAL IMPACT FEES	2,000	69,000		(69,000)	.0
<u>MISCELLANEOUS</u>						
15-36-3500	INTEREST AND DIVIDENDS	274	742		(742)	.0
15-36-3550	CHANGE IN MARKET VALUE	(1,328)	(3,864)		3,864	.0
	TOTAL MISCELLANEOUS	(1,054)	(3,123)		3,123	.0
	TOTAL FUND REVENUE	946	65,877		(65,877)	.0
	NET REVENUE OVER EXPENDITURES	946	65,877		(65,877)	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

WATER FUND

ASSETS

51-100000	CASH - COMBINED FUND	15,645,603	
51-115000	ACCOUNTS RECEIVABLE	231,806	
51-115005	PARTS INVENTORY	41,546	
51-162100	ACCUMULATED DEPRECIATION	(1,159,994)	
51-163000	WATER SYSTEM	7,769,490	
51-164000	EQUIPMENT	170,739	
51-165000	CONSTRUCTION IN PROGRESS	1,015,365	
51-166000	WATER RIGHTS	34,176,374	
51-167000	PURCHASE CAPACITY	3,398,850	
51-168000	BUILDINGS	163,907	
51-168500	NISP PROJECT	4,370,069	
	TOTAL ASSETS		65,823,755

LIABILITIES AND EQUITY

LIABILITIES

51-202000	ACCOUNTS PAYABLE	101,061	
51-212000	ACCRUED COMPENSATED ABSENCES	12,657	
51-222000	HYDRANT METER DEPOSITS	10,500	
	TOTAL LIABILITIES		124,218

FUND EQUITY

51-273000	CONTRIBUTED CAPITAL - DEVELOPM	6,848,000	
	UNAPPROPRIATED FUND BALANCE:		
51-290000	RETAINED EARNINGS	59,440,057	
	REVENUE OVER EXPENDITURES - YTD	(588,521)	
	BALANCE - CURRENT DATE	58,851,537	
	TOTAL FUND EQUITY		65,699,537
	TOTAL LIABILITIES AND EQUITY		65,823,755

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>CHARGES FOR SERVICES</u>					
51-34-1000	WATER SALES- WATER BILLS	226,006	1,263,729	1,634,927	371,198	77.3
	TOTAL CHARGES FOR SERVICES	226,006	1,263,729	1,634,927	371,198	77.3
	<u>MISCELLANEOUS</u>					
51-36-2000	WATER PIT/METER SET FEE	2,977	86,836		(86,836)	.0
51-36-3500	INTEREST AND DIVIDENDS	22,157	72,350		(72,350)	.0
51-36-3550	CHANGE IN MARKET VALUE	(104,548)	(376,924)		376,924	.0
51-36-6500	WATER ACQUISITION FEE	66,875	666,250		(666,250)	.0
51-36-9900	OTHER REVENUES		1,676		(1,676)	.0
	TOTAL MISCELLANEOUS	(12,539)	450,188		(450,188)	.0
	<u>LOCAL PLANT INVESTMENT FEES</u>					
51-37-7150	LOCAL PLANT INVESTMENT FEE	36,600	1,134,600		(1,134,600)	.0
	TOTAL LOCAL PLANT INVESTMENT FEES	36,600	1,134,600		(1,134,600)	.0
	TOTAL FUND REVENUE	250,067	2,848,516	1,634,927	(1,213,589)	174.2
EXPENDITURES						
	<u>ADMINISTRATION</u>					
51-81-1100	REGULAR STAFF WAGES	1,118	8,947	19,383	10,436	46.2
51-81-1102	OVERTIME			200	200	.0
51-81-1104	RETIREMENT	34	268	581	313	46.2
51-81-1130	FICA/MEDICARE	86	684	1,483	799	46.2
51-81-1140	WORKERS COMPENSATION		432	40	(392)	1079.8
51-81-1150	UNEMPLOYMENT	2	18	58	40	30.9
51-81-1160	HEALTH & LIFE INSURANCE	379	3,033	4,536	1,503	66.9
51-81-1161	DISABILITY INSURANCE	34	276	408	132	67.6
51-81-3162	CC FEES	822	11,337	11,500	163	98.6
51-81-4330	COMPUTER SUPPORT AND MAINT	343	3,249	4,438	1,189	73.2
51-81-4345	MAILING SERVICE	1,086	5,115	7,500	2,385	68.2
	TOTAL ADMINISTRATION	3,904	33,360	50,127	16,767	66.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER OPERATIONS</u>					
51-82-1100 REGULAR STAFF WAGES	15,788	117,763	195,620	77,857	60.2
51-82-1102 OVERTIME		3,667	3,000	(667)	122.3
51-82-1104 RETIREMENT	551	4,256	6,537	2,281	65.1
51-82-1130 FICA/MEDICARE	1,138	8,833	14,965	6,132	59.0
51-82-1140 WORKERS COMPENSATION		4,103	4,125	22	99.5
51-82-1150 UNEMPLOYMENT	32	242	587	345	41.3
51-82-1160 HEALTH & LIFE INSURANCE	3,904	27,283	45,088	17,805	60.5
51-82-1161 DISABILITY INSURANCE	340	2,443	3,578	1,135	68.3
51-82-1162 INSURANCE DEDUCTIBLE REIMBURSE		200	2,750	2,550	7.3
51-82-2100 LEGAL FEES	449	12,317	23,500	11,183	52.4
51-82-2400 ENGINEERING			2,000	2,000	.0
51-82-2410 WATER SYSTEM IMPROVE. PERMIT			500	500	.0
51-82-2900 OTHER PROFESSIONAL FEES	750	6,704	25,000	18,296	26.8
51-82-3110 UTILITIES	1,116	9,129	22,000	12,871	41.5
51-82-3150 TELEPHONE	138	1,265	2,200	935	57.5
51-82-3173 REPAIRS & MAINTENANCE - EQUIPM	2,052	15,284	22,000	6,716	69.5
51-82-3177 VEHICLE REPAIRS & MAINTENANCE	1,219	3,251	6,000	2,749	54.2
51-82-3178 SYSTEM REPAIR & MAINTENANCE	(394)	3,637	30,000	26,363	12.1
51-82-3200 SAMPLING/TESTING			7,500	7,500	.0
51-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		450	1,500	1,050	30.0
51-82-3820 CONTINUING EDUCATION		939	2,450	1,511	38.3
51-82-3825 MEETING/MEALS/TRAVEL		40		(40)	.0
51-82-3990 OTHER SERVICES	3,500	3,500	15,000	11,500	23.3
51-82-4120 WATER SYSTEM SUPPLIES			15,000	15,000	.0
51-82-4130 METER SET SUPPLIES	8,159	71,801		(71,801)	.0
51-82-4520 VEHICLE FUEL	1,537	8,615	13,000	4,385	66.3
51-82-4810 UNIFORMS		70	350	280	20.0
51-82-4990 MISCELLANEOUS SUPPLIES	1,138	5,950	10,000	4,050	59.5
51-82-4995 WATER TREATMENT & DISTRIBUTION	95,826	503,980	1,000,000	496,020	50.4
51-82-4996 AUGMENTATION PUMPING FEE			1,500	1,500	.0
51-82-4997 WATER SHARE ASSESSMENTS		16,285	120,000	103,715	13.6
51-82-8000 LEASE PAYMENT			6,148	6,148	.0
51-82-8200 ADMIN OVERHEAD ALLOCATION	9,630	74,405	105,572	31,167	70.5
TOTAL WATER OPERATIONS	146,872	906,415	1,707,470	801,055	53.1
<u>WATER CAPITAL</u>					
51-83-2100 LEGAL FEES		1,569		(1,569)	.0
51-83-2400 ENGINEERING	(2,870)	14,410	161,653	147,244	8.9
51-83-7500 CONSTRUCTION	111	800	5,950,000	5,949,200	.0
51-83-7545 BUILDING/STRUCTURE			400,000	400,000	.0
51-83-7550 VEHICLES			7,500	7,500	.0
51-83-7562 WATER AQUISITION		3,192		(3,192)	.0
51-83-7565 SYSTEM IMPROVEMENTS	2,870	13,507	289,708	276,202	4.7
51-83-7750 ROW			94,500	94,500	.0
TOTAL WATER CAPITAL	111	33,476	6,903,361	6,869,885	.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>LOCAL PLANT INVESTMENT EXPENSE</u>					
51-84-2100	LEGAL FEES	1,268	1,268		(1,268)	.0
51-84-7530	PROFESSIONAL SERVICES		30,921	15,738	(15,183)	196.5
51-84-7540	NORTHERN INTEGRATED SUPPLY	(1,053)	950,000	1,000,000	50,000	95.0
	TOTAL LOCAL PLANT INVESTMENT EXPENS	215	982,189	1,015,738	33,550	96.7
	<u>OTHER PLANT INVESTMENT EXPENSE</u>					
51-85-2100	LEGAL FEES	39	78		(78)	.0
51-85-4996	OTHER PLANT INVESTMENT EXPENSE	(39)	1,481,211	2,200,000	718,789	67.3
	TOTAL OTHER PLANT INVESTMENT EXPEN		1,481,289	2,200,000	718,711	67.3
	<u>TRANSFERS TO OTHER FUNDS</u>					
51-90-9010	TRANSFERS TO OTHER FUNDS		310		(310)	.0
	TOTAL TRANSFERS TO OTHER FUNDS		310		(310)	.0
	TOTAL FUND EXPENDITURES	151,102	3,437,037	11,876,696	8,439,659	28.9
	NET REVENUE OVER EXPENDITURES	98,965	(588,521)	(10,241,769)	(9,653,248)	(5.8)

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

WASTEWATER FUND

ASSETS

52-100000	CASH - COMBINED FUND	11,528,214	
52-115000	ACCOUNTS RECEIVABLE	101,806	
52-115002	MISCELLANEOUS RECEIVABLE	246,255	
52-162100	ACCUMULATED DEPRECIATION	(2,927,732)	
52-163000	SEWER SYSTEM	14,642,898	
52-164000	EQUIPMENT	162,088	
52-165000	CONSTRUCTION IN PROGRESS	617,710	
52-168000	BUILDINGS	69,807	
	TOTAL ASSETS		24,441,046

LIABILITIES AND EQUITY

LIABILITIES

52-202000	ACCOUNTS PAYABLE	21,216	
52-212000	ACCRUED COMPENSATED ABSENCES	12,213	
	TOTAL LIABILITIES		33,429

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
52-290000	RETAINED EARNINGS	23,594,252	
	REVENUE OVER EXPENDITURES - YTD	813,365	
	BALANCE - CURRENT DATE	24,407,617	
	TOTAL FUND EQUITY		24,407,617
	TOTAL LIABILITIES AND EQUITY		24,441,046

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>CHARGES FOR SERVICES</u>					
52-34-1000	WASTEWATER TREATMENT FEES	97,062	765,569	1,050,261	284,692	72.9
	TOTAL CHARGES FOR SERVICES	97,062	765,569	1,050,261	284,692	72.9
	<u>MISCELLANEOUS</u>					
52-36-3500	INTEREST AND DIVIDENDS	15,289	44,244		(44,244)	.0
52-36-3550	CHANGE IN MARKET VALUE	(73,372)	(230,498)		230,498	.0
	TOTAL MISCELLANEOUS	(58,083)	(186,255)		186,255	.0
	<u>WASTEWATER PLANT INVEST. FEE</u>					
52-38-7100	WASTEWATER PLANT INVEST. FEE	19,500	773,588		(773,588)	.0
	TOTAL WASTEWATER PLANT INVEST. FEE	19,500	773,588		(773,588)	.0
	TOTAL FUND REVENUE	58,479	1,352,902	1,050,261	(302,641)	128.8
EXPENDITURES						
	<u>WASTEWATER ADMINISTRATION</u>					
52-81-1100	REGULAR STAFF WAGES	1,118	8,947	12,115	3,168	73.9
52-81-1102	OVERTIME			125	125	.0
52-81-1104	RETIREMENT	34	268	363	95	74.0
52-81-1130	FICA/MEDICARE	86	684	927	243	73.8
52-81-1140	WORKERS COMPENSATION		432	25	(407)	1727.6
52-81-1150	UNEMPLOYMENT	2	18	36	18	49.8
52-81-1160	HEALTH & LIFE INSURANCE	237	1,896	2,835	939	66.9
52-81-1161	DISABILITY INSURANCE	22	172	255	83	67.6
52-81-1162	INSURANCE DEDUCTIBLE REIMBURSE			250	250	.0
52-81-3162	CC FEES	822	11,337	13,000	1,663	87.2
52-81-4330	COMPUTER SUPPORT AND MAINT	343	3,249	4,438	1,189	73.2
52-81-4345	MAILING SERVICE	14	4,050	6,800	2,750	59.6
52-81-5500	BAD DEBTS		92		(92)	.0
	TOTAL WASTEWATER ADMINISTRATION	2,677	31,146	41,169	10,023	75.7

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER OPERATIONS</u>					
52-82-1100 REGULAR STAFF WAGES	15,788	117,763	195,620	77,858	60.2
52-82-1102 OVERTIME		3,667	3,000	(667)	122.2
52-82-1104 RETIREMENT	551	4,255	6,537	2,282	65.1
52-82-1130 FICA/MEDICARE	1,138	8,832	14,965	6,133	59.0
52-82-1140 WORKERS COMPENSATION		3,887	4,125	238	94.2
52-82-1150 UNEMPLOYMENT	32	242	587	345	41.3
52-82-1160 HEALTH & LIFE INSURANCE	3,904	27,283	45,088	17,805	60.5
52-82-1161 DISABILITY INSURANCE	340	2,443	3,578	1,135	68.3
52-82-1162 INSURANCE DEDUCTIBLE REIMBURSE		200	2,750	2,550	7.3
52-82-2400 ENGINEERING			5,000	5,000	.0
52-82-2410 DISCHARGE PERMIT FEES		490	1,400	910	35.0
52-82-2900 OTHER PROFESSIONAL FEES	750	7,680	50,000	42,320	15.4
52-82-3110 UTILITIES	4,320	27,781	45,000	17,219	61.7
52-82-3150 TELEPHONE	133	1,232	2,000	768	61.6
52-82-3173 REPAIRS & MAINTENANCE - EQUIPM	1,955	15,958	23,000	7,042	69.4
52-82-3177 VEHICLE REPAIRS & MAINTENANCE	120	390	2,000	1,610	19.5
52-82-3178 SYSTEM REPAIR & MAINTENANCE	8,056	30,461	50,000	19,539	60.9
52-82-3200 SAMPLING/TESTING	317	4,129	10,500	6,372	39.3
52-82-3290 OTHER TREATMENT COSTS	14,181	107,896	175,000	67,104	61.7
52-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		1,000		(1,000)	.0
52-82-3820 CONTINUING EDUCATION		81	2,000	1,919	4.1
52-82-3990 OTHER SERVICES			5,000	5,000	.0
52-82-4120 SYSTEM SUPPLIES		5,299	20,000	14,701	26.5
52-82-4520 VEHICLE FUEL	1,537	8,497	12,000	3,503	70.8
52-82-4810 UNIFORMS		254	350	96	72.5
52-82-4990 MISCELLANEOUS SUPPLIES	733	2,601	15,000	12,399	17.3
52-82-8200 ADMIN OVERHEAD ALLOCATION	9,170	70,850	100,545	29,695	70.5
TOTAL WASTEWATER OPERATIONS	63,023	453,171	795,045	341,874	57.0
<u>WASTEWATER CAPITAL</u>					
52-83-7500 CONSTRUCTION	111	800		(800)	.0
52-83-7550 VEHICLES			7,500	7,500	.0
52-83-7575 COLLECTION LINES		48,750	57,000	8,250	85.5
TOTAL WASTEWATER CAPITAL	111	49,550	64,500	14,950	76.8
<u>WASTEWATER INVESTMENT EXPENSE</u>					
52-84-2100 LEGAL FEES	2,031	2,031	4,000	1,970	50.8
52-84-7530 PROFESSIONAL SERVICES		3,634	67,064	63,430	5.4
52-84-7570 WINDSOR/SEV. SEWER PROJECT	(2,031)		500,000	500,000	.0
TOTAL WASTEWATER INVESTMENT EXPEN		5,665	571,064	565,400	1.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>TRANSFERS TO OTHER FUNDS</u>					
52-90-9010 TRANSFERS TO OTHER FUNDS		7		(7)	.0
TOTAL TRANSFERS TO OTHER FUNDS		7		(7)	.0
 TOTAL FUND EXPENDITURES	 65,812	 539,538	 1,471,778	 932,240	 36.7
 NET REVENUE OVER EXPENDITURES	 (7,334)	 813,365	 (421,517)	 (1,234,882)	 193.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

STORMWATER FUND

ASSETS

53-100000	CASH - COMBINED FUND	1,295,476	
53-115000	ACCOUNTS RECEIVABLE	16,672	
53-162100	ACCUMULATED DEPRECIATION	(464,442)	
53-163000	STORM DRAINAGE SYSTEM	6,542,918	
53-164000	VEHICLES & EQUIPMENT	6,032	
53-165000	CONSTRUCTION IN PROGRESS	1,844,110	
	TOTAL ASSETS		9,240,766

LIABILITIES AND EQUITY

LIABILITIES

53-202000	ACCOUNTS PAYABLE	157	
53-212000	ACCRUED COMPENSATED ABSENCES	5,329	
	TOTAL LIABILITIES		5,486

FUND EQUITY

53-273000	CONTRIBUTED CAPITAL	4,113,680	
	UNAPPROPRIATED FUND BALANCE:		
53-290000	RETAINED EARNINGS	5,108,156	
	REVENUE OVER EXPENDITURES - YTD	13,444	
	BALANCE - CURRENT DATE	5,121,600	
	TOTAL FUND EQUITY		9,235,280
	TOTAL LIABILITIES AND EQUITY		9,240,766

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>STORMWATER SYSTEM INVEST. FEE</u>					
53-32-3000	STORMWATER / DRAINAGE FEE	4,000	137,000		(137,000)	.0
	TOTAL STORMWATER SYSTEM INVEST. FEE	4,000	137,000		(137,000)	.0
	<u>CHARGES FOR SERVICES</u>					
53-34-1000	STORMWATER FEES	15,603	123,195	158,750	35,555	77.6
	TOTAL CHARGES FOR SERVICES	15,603	123,195	158,750	35,555	77.6
	<u>MISCELLANEOUS</u>					
53-36-3500	INTEREST AND DIVIDENDS	1,730	5,110		(5,110)	.0
53-36-3550	CHANGE IN MARKET VALUE	(8,281)	(26,624)		26,624	.0
	TOTAL MISCELLANEOUS	(6,550)	(21,514)		21,514	.0
	<u>TRANSFERS FROM OTHER FUNDS</u>					
53-39-1000	TRANSFERS FROM OTHER FUNDS		2,134		(2,134)	.0
	TOTAL TRANSFERS FROM OTHER FUNDS		2,134		(2,134)	.0
	TOTAL FUND REVENUE	13,053	240,815	158,750	(82,065)	151.7
EXPENDITURES						
	<u>ADMINISTRATION</u>					
53-81-1100	REGULAR STAFF WAGES	746	5,965	7,269	1,304	82.1
53-81-1102	OVERTIME			75	75	.0
53-81-1104	RETIREMENT	22	179	218	39	82.1
53-81-1130	FICA/MEDICARE	57	456	556	100	82.1
53-81-1140	WORKERS COMPENSATION		288	15	(273)	1919.5
53-81-1150	UNEMPLOYMENT	1	12	22	10	53.8
53-81-1160	HEALTH & LIFE INSURANCE	142	1,137	1,701	564	66.9
53-81-1161	DISABILITY INSURANCE	13	103	153	50	67.6
53-81-1162	INSURANCE DEDUCTIBLE REIMBURSE			150	150	.0
53-81-4330	COMPUTER SUPPORT AND MAINT	343	3,249	4,800	1,551	67.7
53-81-5500	BAD DEBTS		2		(2)	.0
	TOTAL ADMINISTRATION	1,324	11,392	14,959	3,568	76.2

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

STORMWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STORMWATER OPERATIONS</u>					
53-82-1100 REGULAR STAFF WAGES	2,085	24,137	58,114	33,977	41.5
53-82-1102 OVERTIME		658	1,000	342	65.8
53-82-1104 RETIREMENT	63	735	1,743	1,008	42.2
53-82-1130 FICA/MEDICARE	154	1,798	4,446	2,648	40.4
53-82-1140 WORKERS COMPENSATION		1,152	1,275	123	90.3
53-82-1150 UNEMPLOYMENT	4	49	174	125	28.2
53-82-1160 HEALTH & LIFE INSURANCE	829	7,366	13,598	6,232	54.2
53-82-1161 DISABILITY INSURANCE	77	699	1,050	351	66.6
53-82-1162 INSURANCE DEDUCTIBLE REIMBURSE		200	850	650	23.5
53-82-3110 UTILITIES		142		(142)	.0
53-82-3150 TELEPHONE	24	229	750	521	30.5
53-82-3173 REPAIRS & MAINTENANCE - EQUIPM		8,495	14,000	5,505	60.7
53-82-3177 VEHICLE REPAIRS & MAINTENANCE	78	198	1,500	1,302	13.2
53-82-3178 SYSTEM REPAIR & MAINTENANCE			5,000	5,000	.0
53-82-3990 OTHER SERVICES		350	5,000	4,650	7.0
53-82-4330 COMPUTER SUPPORT & MAINTENANCE			4,437	4,437	.0
53-82-4520 VEHICLE FUEL	42	1,256	2,000	744	62.8
53-82-4810 UNIFORMS		10		(10)	.0
53-82-8200 ADMIN OVERHEAD ALLOCATION	3,060	23,646	33,515	9,869	70.6
TOTAL STORMWATER OPERATIONS	6,415	71,120	148,452	77,332	47.9
<u>STORMWATER CAPITAL</u>					
53-83-1100 REGULAR STAFF WAGES			16,377	16,377	.0
53-83-1104 RETIREMENT 457			491	491	.0
53-83-1130 FICA/MEDICARE			1,252	1,252	.0
53-83-1140 WORKERS COMPENSATION			110	110	.0
53-83-1150 UNEMPLOYMENT			49	49	.0
53-83-1160 HEALTH & LIFE INSURANCE			2,268	2,268	.0
53-83-1161 DISABILITY INSURANCE			276	276	.0
53-83-1162 INSURANCE DEDUCTIBLE REIMBURSE			200	200	.0
53-83-2100 LEGAL FEES		39		(39)	.0
53-83-2400 ENGINEERING		24,611	103,798	79,188	23.7
53-83-7500 CONSTRUCTION	42	120,210	921,476	801,266	13.1
53-83-7750 ROW			55,000	55,000	.0
TOTAL STORMWATER CAPITAL	42	144,860	1,101,297	956,437	13.2
TOTAL FUND EXPENDITURES	7,781	227,371	1,264,708	1,037,337	18.0
NET REVENUE OVER EXPENDITURES	5,271	13,444	(1,105,958)	(1,119,402)	1.2

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

CAPITAL PROJECTS

ASSETS

75-100000	CASH – COMBINED FUND	45,911	
	TOTAL ASSETS		45,911

LIABILITIES AND EQUITY

LIABILITIES

75-202000	ACCOUNTS PAYABLE	28,144	
75-205000	RETAINAGE PAYABLE	43,155	
	TOTAL LIABILITIES		71,300

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
75-290000	FUND BALANCE	2,600	
	REVENUE OVER EXPENDITURES - YTD	(27,988)	
	BALANCE - CURRENT DATE	(25,388)	
	TOTAL FUND EQUITY		(25,388)
	TOTAL LIABILITIES AND EQUITY		45,911

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2022

		CAPITAL PROJECTS				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>TRANSFERS FROM OTHER FUNDS</u>						
75-39-1000	TRANSFERS FROM OTHER FUNDS		714,384		(714,384)	.0
	TOTAL TRANSFERS FROM OTHER FUNDS		714,384		(714,384)	.0
	TOTAL FUND REVENUE		714,384		(714,384)	.0
EXPENDITURES						
<u>OVERHEAD</u>						
75-64-7000	CAPITAL OUTLAY	27,696	40,150	351,521	311,371	11.4
	TOTAL OVERHEAD	27,696	40,150	351,521	311,371	11.4
<u>CAPITAL OUTLAY</u>						
75-65-2100	LEGAL FEES	449	1,092		(1,092)	.0
75-65-2400	ENGINEERING		23,802	10,642	(13,160)	223.7
75-65-7500	CONSTRUCTION		658,828	1,288,548	629,720	51.1
75-65-7750	ROW		18,500		(18,500)	.0
	TOTAL CAPITAL OUTLAY	449	702,222	1,299,190	596,968	54.1
<u>CAPITAL</u>						
75-83-1100	REGULAR STAFF WAGES			24,564	24,564	.0
75-83-1104	RETIREMENT 457			736	736	.0
75-83-1130	FICA/MEDICARE			1,879	1,879	.0
75-83-1140	WORKERS COMPENSATION			165	165	.0
75-83-1150	UNEMPLOYMENT			73	73	.0
75-83-1160	HEALTH & LIFE INSURANCE			3,402	3,402	.0
75-83-1161	DISABILITY INSURANCE			414	414	.0
75-83-1162	INSURANCE DEDUCTIBLE REIMBURSE			300	300	.0
	TOTAL CAPITAL			31,533	31,533	.0
	TOTAL FUND EXPENDITURES	28,144	742,372	1,682,244	939,872	44.1
	NET REVENUE OVER EXPENDITURES	(28,144)	(27,988)	(1,682,244)	(1,654,256)	(1.7)

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

GENERAL FIXED ASSET GROUP

ASSETS

80-160000	CONSTRUCTION IN PROGRESS	8,627,468	
80-161000	LAND	1,974,417	
80-162000	BUILDINGS	1,485,416	
80-163000	IMPROVEMENTS OTHER THAN BUILDI	25,733,637	
80-164000	MACHINERY AND EQUIPMENT	899,455	
80-165000	VEHICLES	751,003	
80-169999	ACCUMULATED DEPRECIATION	(5,391,643)	
TOTAL ASSETS			34,079,753

LIABILITIES AND EQUITY

FUND EQUITY

80-280000	INVESTMENTS IN FIXED ASSETS	34,079,753	
TOTAL FUND EQUITY			34,079,753
TOTAL LIABILITIES AND EQUITY			34,079,753

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2022

GENERAL LONG-TERM DEBT GROUP

ASSETS

90-170000	AMOUNT TO BE PROVIDED	110,126	
	TOTAL ASSETS		110,126

LIABILITIES AND EQUITY

LIABILITIES

90-250000	ACCRUED LEAVE	107,475	
90-252000	CAPITAL LEASE PAYABLE	2,651	
	TOTAL LIABILITIES		110,126
	TOTAL LIABILITIES AND EQUITY		110,126

HAYASHI & MACSALKA, LLC
ATTORNEYS AT LAW
1650 38TH STREET
SUITE 103 WEST
BOULDER, COLORADO 80301

WILLIAM P. HAYASHI
MARY LYNN MACSALKA
MARSHALL KEITH MARTIN

Telephone: 303-443-3100
Fax: 303-443-7835

**Town Attorney's Office Report
August 2022**

TO: Mayor and Town Council

COPY TO: Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager

FROM: Mary Lynn Macsalka and Keith Martin, Office of the Town Attorney

DATE: September 19, 2022

General Updates:

- North Weld County Water District
 - A meeting between the two of the District's Board members and the Mayor and Mayor Pro Tem to discuss various issues occurred on August 2, 2022. No further updates to provide.
- Cable Franchise Agreement
 - Continue to review draft renewal of cable franchise agreement with TDS Telecom. No new updates to provide.
- Municipal Court Costs of Collection
 - Assisted Town Management in preparing a draft ordinance regarding an amendment to the Town's Municipal Code pertaining to the costs of collection.
- Ballot Questions
 - Assisted Town Management in preparing a draft ordinance regarding an amendment to the Town's Municipal Code pertaining to a use tax on motor vehicles purchased at retail and for which registration is required and setting the corresponding ballot title.

Capital Projects:

- Elevated Water Tank

- No new updates.
- NISP
 - No new updates.

Planning:

- Moody Project
 - Continue to assist Planning staff in reviewing annexation/comprehensive plan amendment/zoning applications and annexation agreement.
- BHS Solar 2022 Annexation
 - Continue to Planning staff in revising annexation agreement and annexation application.
- Dollar General
 - Referred for enforcement action due to non-compliance.

Please contact us if you have any questions. You may reach either of us at mlmacsalka@h-mlaw.net or kmartin@h-mlaw.net, or on our office line, 303-443-3100.

Finance Director Report

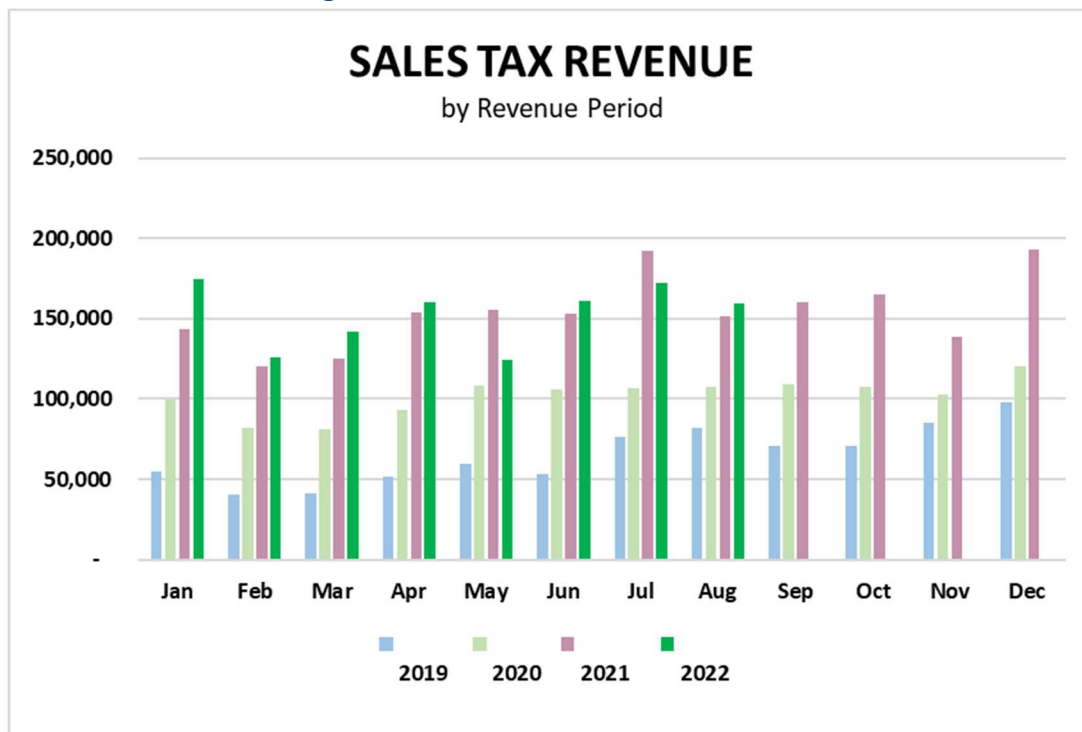
Nancy E. Mueller, CPA
September 12, 2022



Sales Tax Revenues

Total sales tax revenues year to date for 2022 are fairly level with 2021. August sales tax revenue ("July Shopping") was 5% higher than August of 2021 and 48% higher than August of 2020.

August 2022 Revenue Period = \$159,692



PLEASE NOTE THIS IS BY REVENUE PERIOD
LATE OR AMENDED FILINGS ARE INCLUDED

Property Tax Revenues

Property taxes are collected throughout the year, but typically 95% are received in the first six months with February, April, and June having the highest collection amounts. Weld County allows homeowners to make full payment by April 30th or to pay ½ by February 28th and ½ by June 15th.

Month	PROPERTY TAX COLLECTIONS					
	2020		2021		2022	
	\$ YTD	% Budget	\$ YTD	% Budget	\$ YTD	% Budget
Aug*	1,174,516	81%	1,310,822	101%	1,788,606	99%

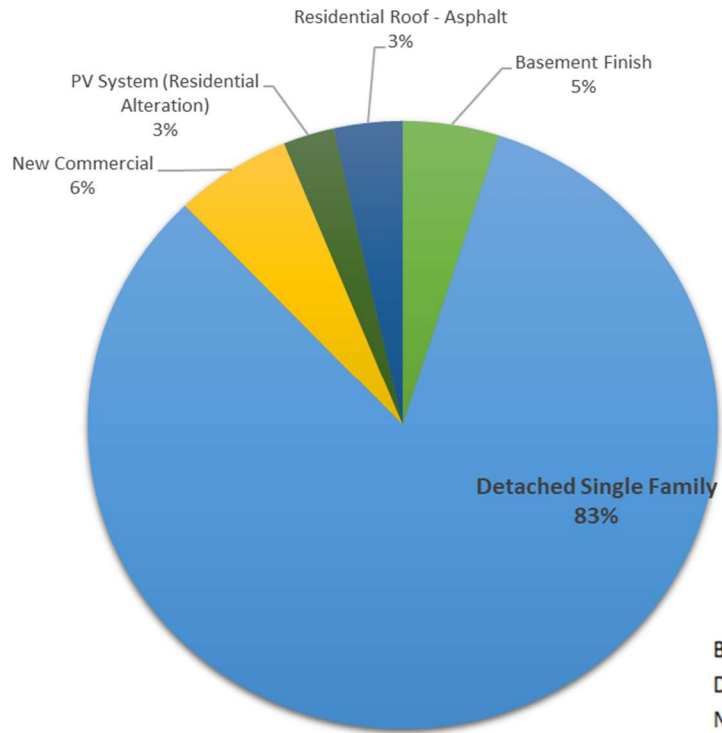
*2020 includes correcting AJE; 2021 includes overdue amounts collected for 2020

Use Tax Revenue

Fee Type Payment Date

Sum of Amount Paid

BUILDING PERMIT USE TAX TOP 5 SOURCES (93%) 2022 JAN - AUG



Permit Type

- Basement Finish
- Detached Single Family
- New Commercial
- PV System (Residential Alteration)
- Residential Roof - Asphalt

Basement Finish	44,011
Detached Single Family	739,420
New Commercial	53,606
PV System (Residential Alteration)	23,335
Residential Roof - Asphalt	31,487
Grand Total	891,858

Severance Municipal Court

Karina Gomez, Court Clerk

September 2022



Court Outcome

- The court docket for July had sixty-six defendants set for court on September 07, 2022. Thirty-six of those defendants either turned in a class or paid before the court day and pleaded guilty to the original charge. On September 7, the docket had thirty defendants; twenty-six of those defendants were appearing for the first time. Three of those cases continued to September from a previous court date. Three defendants failed to appear in court. After court, zero cases are pending being submitted to collections, and the town prosecutor dismissed zero citations.
- The September docket had fifty-three speeding tickets/unsafe vehicles; three stop sign violations. We had zero parking violations, one disorderly conduct offense, and one animal violation.
- Total collected amount for the month of August was \$10,277.00 and \$2,658 pending through payment plans.

FTA	FAILURE TO APPEAR
MTC	MOTOR TRAFFIC CODE
P/G	PLEAD GUILTY
SMC	SEVERANCE MUNICIPAL COURT

NEW/FIRST APPEARANCE	56
PENDING COLLECTIONS	0
FTA	3
CONTINUED FROM A PREVIOUS COURT	3
DISMISSED	0

SPEEDING/ UNSAFE VEHICLE	53
STOP SIGNS	3
ANIMALS	1
PARKING	0
INSURANCE	4
OTHER	1

CITATION NUMBER	ORIGINAL CHARGE	NEW CHARGE- DISMISSED
D1752	PROOF OF DL REINSTATEMENT	CONTINUED TO 10/5
D1884	MTC 1101 (7) SPEEDING 40 AND OVER	P/G TO A LESSER CHARGE: 1401(1) RECKLESS DRIVING - 8 POINTS - \$550 - PAYMENT DUE 10/5
D1882	MTC 1101 SPEEDING 20-24 OVER	P/G TO A LESSER CHARGE: MTC 202(1) DEFECTIVE VEHICLE - 2 POINTS - \$ 350 (DUE OCTOBER 5TH)
D1893	MTC 1101 SPEEDING 10-19 OVER	P/G TO A LESSER CHARGE: MTC 205 DEFECTIVE HEADLIGHT - 1 POINT - \$150
D1897	MTC 1101 SPEEDING 20-24 OVER	CONTINUED COURT TO 10/5
D1880	MTC 1101 SPEEDING 25-39 OVER	FTA: SHOW CAUSE AND PENDING WARRANT LETTER SENT
D1407	MTC 1402 CARELESS DRIVING	P/G TO A LESSER CHARGE: MTC 205 DEFECTIVE HEADLIGHT - 1 POINT - \$200
D1915	42-3-121(1)(a) FAILED TO DISPLAY VALID REGISTRATION	DEF. ASKED FOR A CONTINUANCE TO 10/5
D1756	PROOF OF INSURANCE DUE	FTA: SHOW CAUSE AND PENDING WARRANT LETTER SENT
D1888	MTC 1101 SPEEDING 10-19 OVER	P/G TO A LESSER CHARGE: MTC 202 DEFECTIVE VEHICLE - 2 POINT - \$200
D1014	7-1-20 COMMON LAW NUISANCES	P/G TO ORIGINAL CHARGE - \$1000 SUSPENDED UPON CONDITIONS OF FULL COMPLIANCE WITH ALL TERMS. \$50
D1892	MTC 1101 SPEEDING 20-24 OVER	P/G TO ORIGINAL CHARGE - \$320
D1766	MTC 1101 SPEEDING 10-19 OVER	P/G TO A LESSER CHARGE: MTC 202 DEFECTIVE VEHICLE - 2 POINT - \$200
D1895	MTC 1101 SPEEDING 20-24 OVER	P/G TO A LESSER CHARGER: MTC 1101 SPEEDING 10-19 - 4 POINT - \$350
D1933	MTC 1101 SPEEDING 20-24 OVER	P/G TO A LESSER CHARGE: MTC 1101(3) TOO FAST FOR CONDITION - 3 POINTS - \$350 (DUE OCTOBER 5TH)
D1930	MTC 1101 SPEEDING 10-19 OVER & 42-4-1409(3) FAILED TO PRESENT INSURANCE	P/G TO A LESSER CHARGE: MTC 205 DEFECTIVE HEADLIGHT - 1 POINT - \$200
D1394	MTC 1101 SPEEDING 20-24 OVER	CONTINUED COURT TO 11/2/22 PER ATTORNEY
D1879	MTC 1101 SPEEDING 10-19 OVER	P/G TO A LESSER CHARGE: MTC 205 DEFECTIVE HEADLIGHT - 1 POINT - \$200
D1929	MTC 1101 SPEEDING 25-39 OVER	PLEA BY MAIL - CONTINUED COURT TO 10/5
D1898	MTC 1101(7)40+ SPEEDING 40 AND OVER	P/G TO A LESSER CHARGE: MTC 1401 RECKLESS - 8 POINTS - \$550 (DUE OCTOBER 5TH)
D1893	MTC 1101 SPEEDING 10-19 OVER	P/G TO A LESSER CHARGE: MTC 205 DEFECTIVE HEADLIGHT - 1 POINT - \$150
D1647	MTC 703(3) FAILED TO STOP FOT STOP SIGN	P/G TO A LESSER CHARGE: MTC 205 DEFECTIVE HEADLIGHT - 1 POINT - \$150
D1408	MTC 1101 SPEEDING 10-19 OVER	P/G TO A LESSER CHARGE: MTC 202 DEFECTIVE VEHICLE - 2 POINT - \$200 - PAID \$67 (PAYMENT PLAN FOR 3 MONTHS 9/7, 10/5 & 11/2)
D1922	MTC 7-6-20 CONTROL OF ANIMALS	P/G TO ORIGINAL CHARGE: \$20
D1885	MTC 1101 SPEEDING 10-19 OVER	P/G TO A LESSER CHARGE: MTC 202(1) DEFECTIVE VEHICLE - 2 POINTS - ALIVE @ 25 CLASS DUE 11/2/22 - \$200
D1714	42-4-1409(3) FAILED TO PRESENT INSURANCE & MTC 1402 CARELESS DRIVING	FTA: SHOW CAUSE AND PENDING WARRANT LETTER SENT
D1403	MTC 1101 SPEEDING 20-24 OVER	P/G TO ORIGINAL CHARGE: 6 POINTS: \$320
D1883	MTC 1101 SPEEDING 20-24 OVER	P/G TO A LESSER CHARGE: MTC 202(1) DEFECTIVE VEHICLE - 2 POINTS - ALIVE @ 25 CLASS DUE 11/2/22 - \$400
D1771	MTC 1101 SPEEDING 20-24 OVER	P/G TO A LESSER CHARGE: MTC 1101(3) TOO FAST FOR CONDITIONS - 3 POINTS - \$375 (DUE NOV. 2)
D1928	MTC 1101 SPEEDING 25-39 OVER	P/G TO A LESSER CHARGE: MTC 1103(3) TOO FAST FOR CONDITION - 3 POINTS - \$ 350 (DUE OCTOBER 5TH)

CITATION NUMBER	CASES PAID PRIOR TO COURT:	PAID:
D1894	MTC 1101 SPEEDING 20-24 OVER	\$320
D1765	MTC 1101 SPEEDING 10-19 OVER	\$170
D1412	MTC 1101 SPEEDING 10-19 OVER	\$170
D1917	MTC 1101 SPEEDING 10-19 OVER	\$170
D1899	MTC 1101 SPEEDING 20-24 OVER	\$320
D1377	ALIVE @ 25 CLASS DUE	ALIVE @ 25 TURNED IN
D1410	MTC 1101 SPEEDING 10-19 OVER	\$170
D1422	MTC 1101 SPEEDING 10-19 OVER	\$170
D1392	MTC 1101 SPEEDING 20-24 OVER	\$320
D1406	MTC 1101 SPEEDING 10-19 OVER	\$170
D1919	MTC 1101 SPEEDING 10-19 OVER	\$170
D1886	MTC 1101 SPEEDING 20-24 OVER	\$320
D1235	COMMUNITY SERVICE HOURS DUE	16 HRS OF COMMUNITY SERVICE COMPLETED
D1411	MTC 1101 SPEEDING 10-19 OVER	\$170
D1889	MTC 1101 SPEEDING 10-19 OVER	\$170
D1249	PAYMENT PLAN \$350 DUE	\$350
D1923	MTC 1101 SPEEDING 10-19 OVER	\$170
D1890	MTC 1101 SPEEDING 10-19 OVER	\$170
D1913	MTC 1101 SPEEDING 10-19 OVER	\$170
D1916	MTC 1101 SPEEDING 10-19 OVER	\$170
D1712	MTC 1101 SPEEDING 10-19 OVER	\$170
D1716	MTC 1101 SPEEDING 10-19 OVER	\$170
D1932	MTC 1101 SPEEDING 20-24 OVER	\$320
D1409	MTC 1101 SPEEDING 10-19 OVER	\$170
D1878	MTC 1101 SPEEDING 10-19 OVER	\$170
D1417	MTC 1101 SPEEDING 10-19 OVER	\$170
D1345	PAYMENT PLAN \$100/MONTH	\$100
D1293	RESTITUTION MONTHLY PAYMENT \$300	\$300 RESTITUTION
D1891	MTC 1101 SPEEDING 10-19 OVER	\$170
D1715	MTC 1101 SPEEDING 10-19 OVER	\$170
D1423	MTC 1101 SPEEDING 10-19 OVER	\$170
D1931	MTC 1101 SPEEDING 25-39 OVER	\$350
D1912	MTC 1101 SPEEDING 10-19 OVER	\$170
D1403	MTC 1101 SPEEDING 20-24 OVER	\$320
D1896	MTC 1101 SPEEDING 20-24 OVER	\$320
D1887	MTC 1101 SPEEDING 20-24 OVER	\$320

August Community Development & Engineering Report

Abdul Barzak, Town Planner

Chris Messersmith and Shar Shadowen, Colorado Civil Group, Inc. (CCG)

September 27, 2022



Planning Projects/Documents

Land Use Code Updates

At the direction of Council, Town staff will be bringing all Land Use Code items through the Land Use Advisory Committee, Planning Commission and finally to Town Council for a comprehensive look at all items. Town Council began reviewing Multi-Family Requirements starting in July.

MPO

- Technical Advisory Committee (TAC) – TAC will be discussing the Fiscal Year 2022 Transportation Improvement Program (TIP) delay as well as continuing the conversation on the Link NoCo Study and its recommendations.
- NoCo Bike & Ped Collaborative – After the Town of Severance hosted a Walk & Bike Audit of the Severance Downtown area on August 10th, which focused on senior issues, connectivity, and accessibility for bike and pedestrian users the collaborative discussed the audit and the desire to conduct more as a group and how the audit can be used for potential grant funding. NoCo also discussed the Transportation Alternatives Program (TAP) call for projects which may open in the coming months.
- Weld County Mobility Committee (WCMC) – Working closely with the Larimer County Mobility Committee to further develop and fine-tune "Ride NoCo" formerly the One Call/One Click Center to be a central hub for transportation options in Northern Colorado.

Capital Improvement Projects

SH 392 – WCR 23 Intersection Improvements

Horrocks Engineers, Inc. (HEI) submitted the FIR-30% construction drawings to CDOT and the referral agencies for review on September 16th. Review comments are due back by September 30th. HEI and CCG submitted an updated Opinion of Probable Cost to Town Management on September 16th. HEI, CCG, and Town staff will work on procuring the traffic signal equipment in the next month or two ahead of the bid package advertisement due to the long lead times.

E Harmony Road – WCR 19 Intersection Improvements

Drexel, Barrell & Co. (DBC) submitted the 30% construction drawings to the Town for review on August 23rd. DBC and CCG identified 800 square feet of additional right-of-way in the southeast quadrant of the intersection that would make the design more efficient and easier to construct. Town Management has reached out to the property owner and is waiting for a response. DBC and CCG submitted an updated Opinion of Probable Cost to Town Management on September

16th. DBC, CCG, and Town staff will work on procuring the traffic signal equipment in the next month or two ahead of the bid package advertisement due to the long lead times.

CDOT TAP/MMOF Trail Project

Town staff held the pre-construction meeting with Mountain Constructors, Inc. (MCI) on September 12th. MCI, CCG, and Town staff are finalizing all the submittal documentation required by CDOT. Construction is anticipated to begin the first week of October.

Community Park Phases 2 & 3

Final items including amenities and irrigation are the only items remaining in Phase III of the Severance Community Park. Town Staff continues to work on the CDOT TAP/MMOF Trail Project which will create another multi-modal connection through the Community Park. Staff will bring updates to Council.

Secondary Water Connection/Supply

Town Staff and the City of Greeley staff have been coordinating on a possible water system secondary connection (i.e. emergency connection). Based on recent feedback, CCG submitted an Opinion of Probable Cost to Town Management on August 31st.

Water System Monitoring

CCG has been working with Town staff and the NWCWD staff to monitor the Town's water distribution system and performance (pressure and flowrates) continuously since June 5, 2022. The Town's Maximum Day Demand (MDD) of 1.20 MGD was observed on July 17, 2022. CCG is finalizing the DRAFT Potable Water Distribution System Master Plan for review.

NWCWD Amended and Restated Water Service Agreement

CCG is finalizing/preparing the historical water usage, planned water usage, population projections, existing water infrastructure exhibit, and a water capital improvements project infrastructure exhibit. These items will be submitted to Stantec and the NWCWD for their use.

Elevated Water Tank

CCG is working with the project sub-consultants to finalize the design and bid package. Construction Drawings will be submitted to Town staff for review the week of September 19th. CCG will address comments and prepare the bid package within the next couple of weeks.

Wastewater Projections

Town Management and CCG have reached out to the Town of Windsor (TOW) regarding future wastewater treatment capacity with their planned Wastewater Treatment Facility (WWTF) expansion. Additional wastewater capacity is dependent on three items; (1) Additional capacity at the TOW WWTF, (2) a new sanitary sewer interceptor from Severance South to the Town of Windsor WWTF, and (3) a Utility Plan Amendment that the Town will need to prepare and submit to the North Front Range Water Quality Planning Association for review and approval. CCG and Town Management are preparing an overall schedule for all of these items.

DEVELOPMENT REVIEW UPDATES

The list below is all of the currently active submitted projects to the Town Council. If you have questions on these please contact me for more information.

- **Moody Annexation/Zoning/Concept Plan** (Northeast corner of E. Harmony Road/Teller Street) – Applicant has resubmitted and is looking to begin the public hearing process in September for annexation, zoning and concept plan to follow.
- **Severance South** (Entire section north of 392 between 21 and 23) – Applicant is routing mylars for signatures.
- **Franklin's Place/Tailholt 3rd Filing Preliminary Plat** (Southwest corner of E. Harmony Road and Tailholt Avenue) – Commercial project submitted in December 2020. Concept plan approved at February Council meeting 2021. Preliminary Plat presented at July Planning Commission 2021 (forwarded recommendation of approval). The project has been continued to the next available Town Council Meeting September 27th, 2022 after Council comments at the Preliminary Plat stage.
- **Saddler 9 & 10** (Northeast corner of HWY 14 WHY 257) – Approved plan nearing final staff approval (north of HWY14), applicant to print mylars and route for signatures in mid 2022.
- **The Reserve** (Southeast corner of WCR72 and WCR 19) – Final Plat submitted in March (resubmittal), the applicant has worked with staff to address comments, to be brought back for public hearings in Mid to late-2022.
- **Severance Storage** (Annexation/Zoning/Site Plan) – Applicant has submitted to annex, zone, and continue use on additional annexed property. Town staff is currently reviewing, stakeholders have been notified. Staff will bring updates to Council as they become available.
- **Ziggi's Severance** (9843 E. Harmony Road) – Applicant has submitted a commercial project or site plan, Town staff is currently reviewing, stakeholders have been notified. Staff will bring updates to Council as they become available.

Police Chief Report

James R. Gerdeman, Chief of Police

August 2022



Projects Updates

- Human Resources has only received a few applications for the three open Police Officer position. Finding qualified applicants is a problem and the Severance Police Department is working with Human Resources to find better ways to recruit officers. The job announcement will remain open.
- AXON finished with the interview room installation. Two new cameras with microphones were installed at the Police Department to assist the officers with criminal investigations.

Community Support and Relations

- On August 10, 2022, a local company, and their employees, 1888 Industrial Services & Electrical Services, provided a BBQ lunch for all first responders and Town of Severance employees.
- The Police Department assisted with Severance's Days. The officers assisted with traffic control for the parade and provided security for the concert. The comments received about the event were very positive. The Colorado Rangers also assisted with both events.

2022 August Report

The charts provide a monthly overview of the Severance Police Department's activities from August 1 to August 31, 2022.

1. Chart #1 represents the Severance Police Department's incident activity report for the month. The police department took 33 written reports.
2. Chart #2 represents the Severance Police Department's arrest report for the month. The police department made 6 arrests for criminal activity.
3. Chart #3 represents calls for service for the month. The chart displays the hours at the bottom with the graph's monthly total number of calls for service. The times with the highest number of calls for service are from 8:00 am until 9:00 pm.
4. Chart #4 represents traffic contacts by officers for the month. The chart displays the hours at the bottom with the graph's monthly total number of traffic contacts.
5. Chart #5 represents the activity of case reports and traffic violations for the month by the time of day. The top part of the chart shows military time and the classification on the left. The bottom of the chart gives the total written reports at 33 and total traffic citations at 34. The Officers wrote a total of 88 traffic warnings for the month.
6. Chart #6 represents calls for service by officers from January to August 2022. The chart displays the hours at the bottom with the graph's yearly total number of calls for service.
7. Chart #7 represents traffic contacts by officers from January to August 2022. The chart displays the hours at the bottom with the graph's yearly total number of traffic contacts.

Department Incident Activity Report

Chart 1



SEVERANCE POLICE DEPARTMENT
3 SOUTH TIMBER RIDGE PKWY
SEVERANCE, CO 80550
970-685-9708

Date Reported: **08/01/2022 - 08/31/2022**

Show Subclasses: **True** | Include Disposition Tags: **True**

Classification	Events Rptd	Unfounded	Actual	Clr Arrest	Clr Exception	Clr Juveniles	Total Clr	Percent Clr
ANIMAL PROBLEM	2	0	2	0	0	0	2	100.0
Animal Attack	2	0	2	0	0	0	2	100.0
ASSAULT	5	0	5	2	0	2	5	100.0
Aggravated Assault - Weapon	1	0	1	1	0	0	1	100.0
Aggravated Assault, Family, Strongarm	1	0	1	1	0	0	1	100.0
Simple Assault	3	0	3	0	0	2	3	100.0
CONTROLLED SUBSTANCE	2	0	2	0	0	2	2	100.0
Marijuana, Possession	2	0	2	0	0	2	2	100.0
DOMESTIC PROBLEM	3	0	3	0	0	1	3	100.0
Family Offense, Other	2	0	2	0	0	1	2	100.0
Neglect Child	1	0	1	0	0	0	1	100.0
INCIDENT REPORT	1	0	1	0	0	0	1	100.0
INCIDENT REPORT	1	0	1	0	0	0	1	100.0
MENTAL SUBJECT	1	0	1	0	0	0	1	100.0
Hospital Transport	1	0	1	0	0	0	1	100.0
NEIGHBOR PROBLEMS	1	0	1	0	0	0	1	100.0
NEIGHBOR PROBLEMS	1	0	1	0	0	0	1	100.0
NON UCR REPORTABLE	1	0	1	1	0	0	1	100.0
Non UCR Reportable	1	0	1	1	0	0	1	100.0
OBSTRUCT JUSTICE	1	0	1	1	0	0	1	100.0
Violation Of A Court Order	1	0	1	1	0	0	1	100.0
OBSTRUCT POLICE	1	0	1	1	0	0	1	100.0
Resisting/Interfering W/Police	1	0	1	1	0	0	1	100.0
ORDINANCE VIOLATION	1	0	1	0	0	0	1	100.0
Ordinance Violation	1	0	1	0	0	0	1	100.0
PROPERTY CRIMES	2	0	2	0	0	0	2	100.0
Property Crimes	2	0	2	0	0	0	2	100.0
PUBLIC PEACE	2	0	2	0	0	2	2	100.0
Disorderly Conduct	2	0	2	0	0	2	2	100.0
SEXUAL ASSAULT	1	0	1	0	0	0	1	100.0
Rape, Strongarm	1	0	1	0	0	0	1	100.0
SUSPICIOUS	1	0	1	0	0	0	1	100.0
Suspicious Activity	1	0	1	0	0	0	1	100.0
THEFT	2	0	2	0	0	0	2	100.0
Larceny, From Yard/Land	1	0	1	0	0	0	1	100.0
Larceny, Parts From Vehicle	1	0	1	0	0	0	1	100.0
TRAFFIC (CRIMINAL VIOLATION)	2	0	2	0	0	1	2	100.0
Criminal Traffic Violation	2	0	2	0	0	1	2	100.0

TRAFFIC ACCIDENT	3	0	3	2	0	0	3	100.0
Traffic Accident, Fatal	1	0	1	0	0	0	1	100.0
Traffic Accident, Vehicle Damage	1	0	1	1	0	0	1	100.0
Traffic Accident. Public Property Damg	1	0	1	1	0	0	1	100.0
WARRANT	1	0	1	1	0	0	1	100.0
Local-Felony	1	0	1	1	0	0	1	100.0
Event Totals	33	0	33	6	0	8	33	100.0

Arrest Report

Chart 2

Date Reported Range: 08/01/2022 - 08/31/2022



SEVERANCE POLICE DEPARTMENT
3 SOUTH TIMBER RIDGE PKWY
SEVERANCE, CO 80550
970-685-9708

Classification	Number of Arrests
ASSAULT	2
OBSTRUCT JUSTICE	1
OBSTRUCT POLICE	1
TRAFFIC ACCIDENT	1
WARRANT	1
Total Arrests: 6	

Chart 3

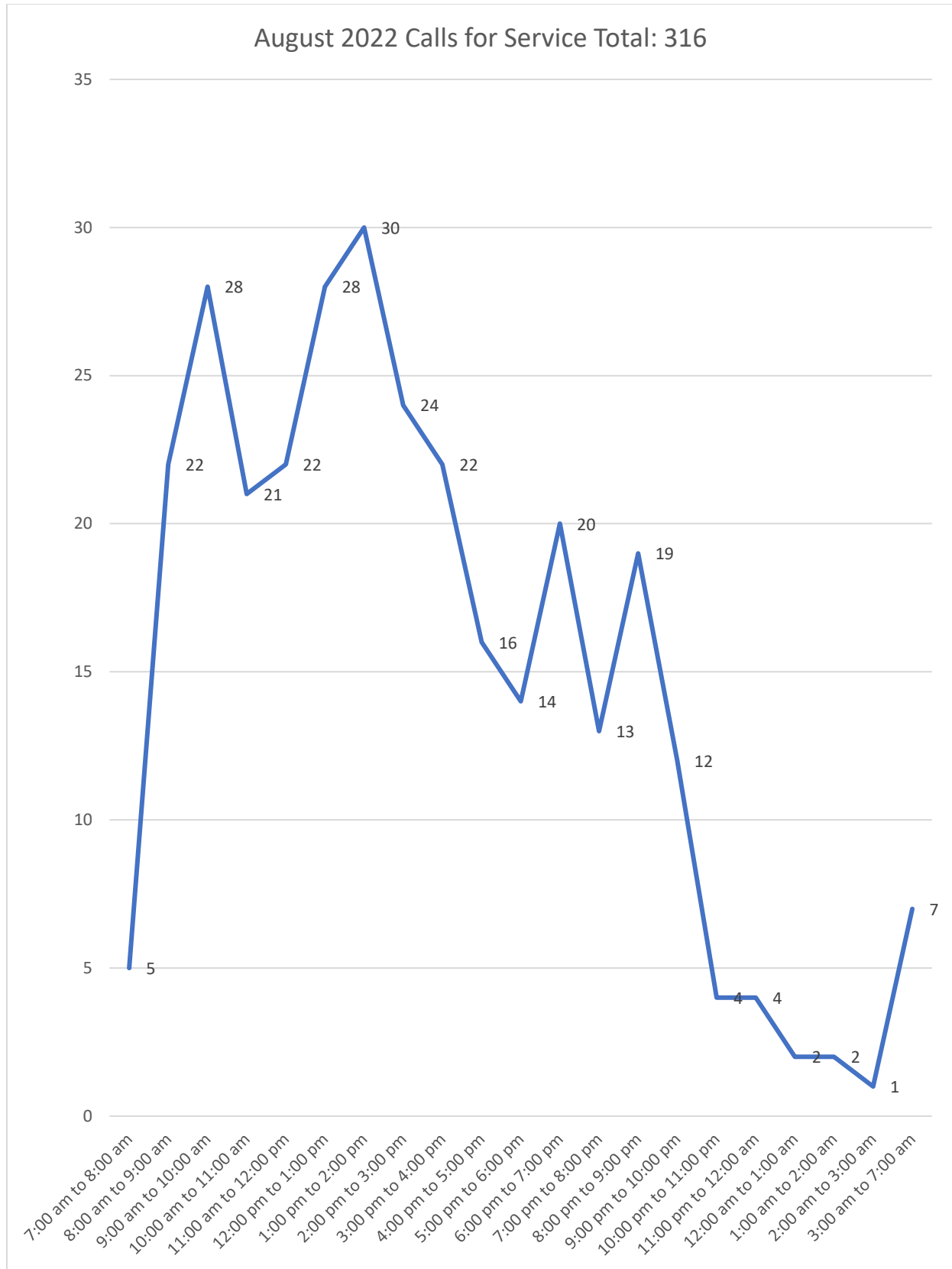
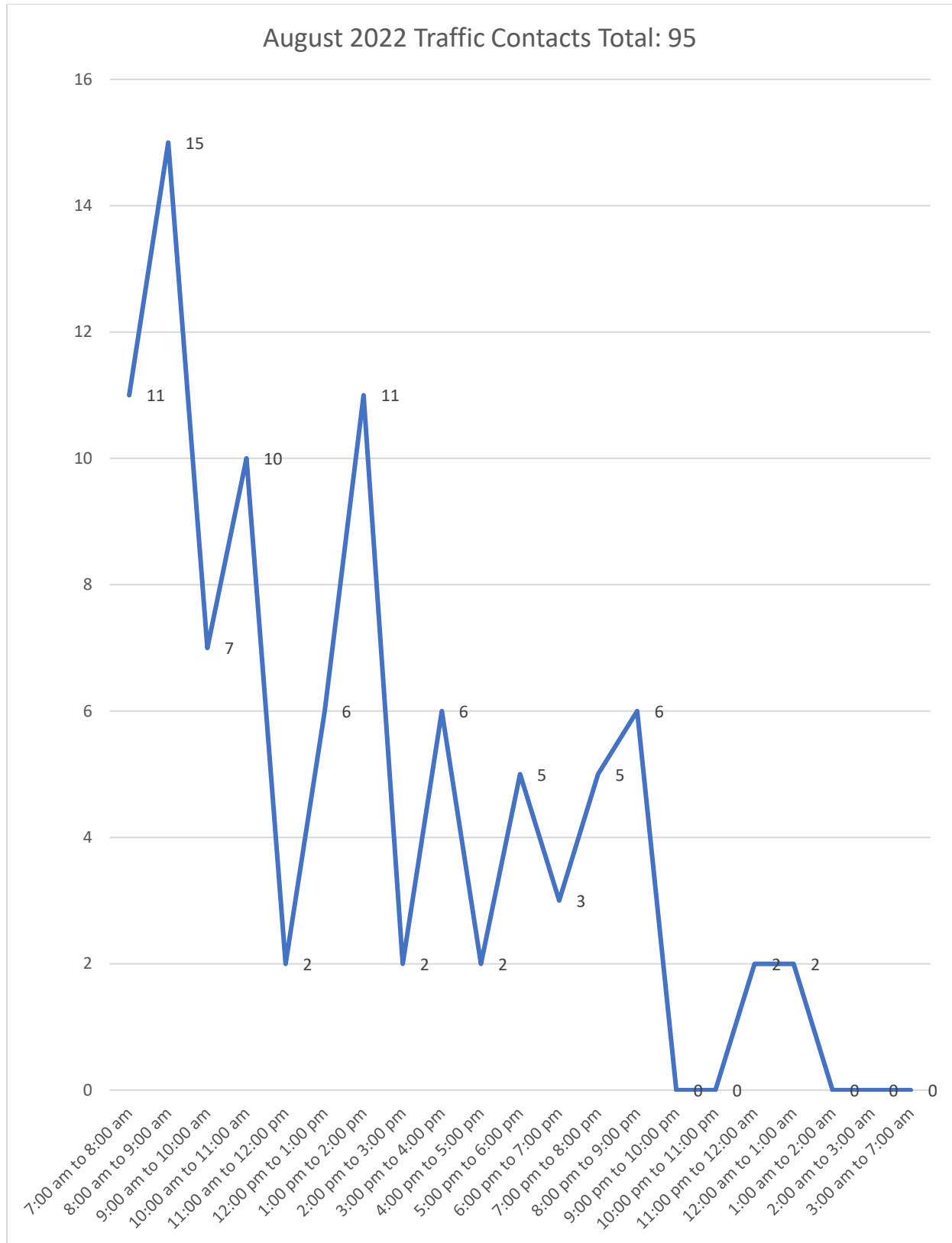


Chart 4



Event Activity Analysis by Time

Date Reported: 08/01/2022 - 08/31/2022

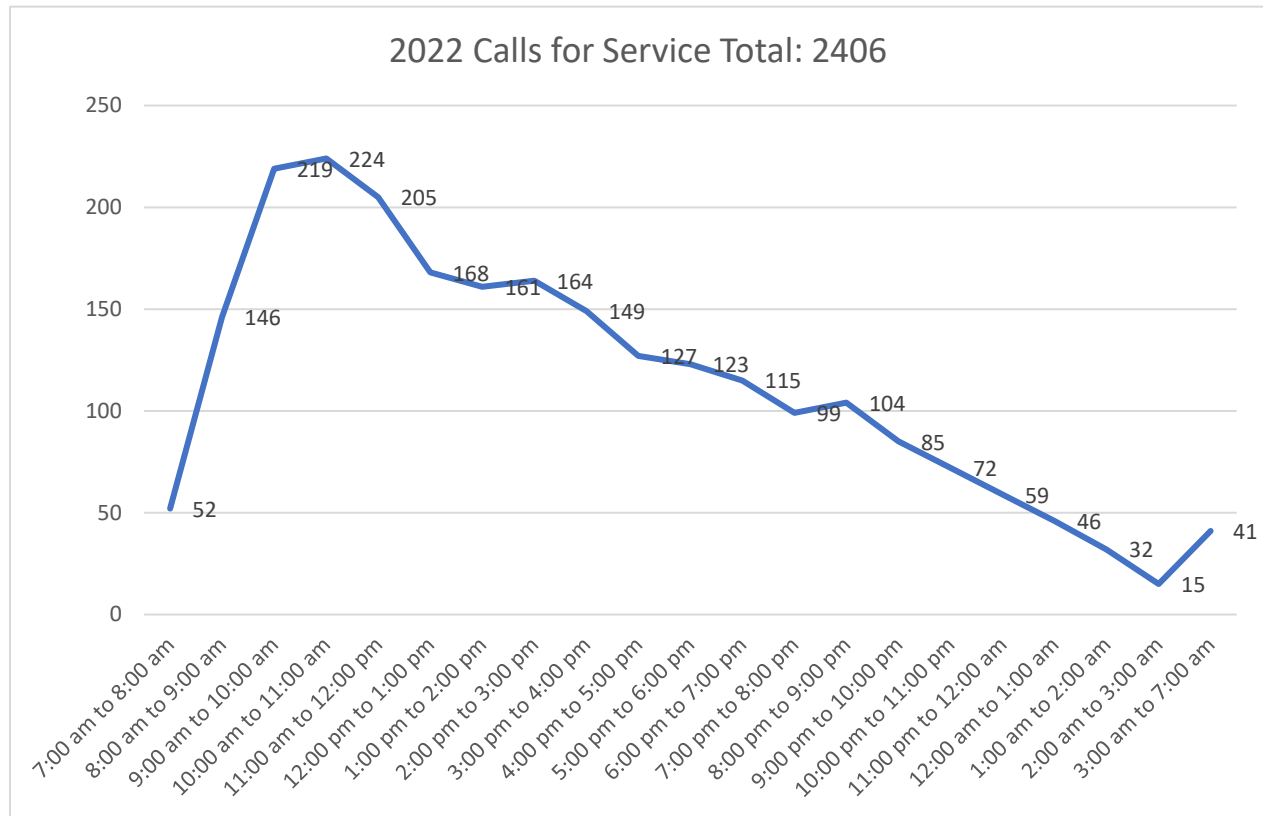


SEVERANCE POLICE DEPARTMENT
3 SOUTH TIMBER RIDGE PKWY
SEVERANCE, CO 80550
970-685-9708

Classification	HOUR																								Total
	00	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
ANIMAL PROBLEM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
Animal Attack	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
ASSAULT	0	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	1	0	1	0	5
Aggravated Assault - Weapon	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Aggravated Assault, Family, Strongarm	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1
Simple Assault	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	1	0	3
CONTROLLED SUBSTANCE	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
Marijuana, Possession	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	0	0	0	0	0	0	0	0	2
DOMESTIC PROBLEM	0	0	0	0	0	0	0	0	1	0	0	1	1	0	0	0	0	0	0	0	0	0	0	0	3
Family Offense, Other	0	0	0	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	2
Neglect Child	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	1
INCIDENT REPORT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
INCIDENT REPORT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1
MENTAL SUBJECT	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Hospital Transport	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
NEIGHBOR PROBLEMS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
NEIGHBOR PROBLEMS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
NON UCR REPORTABLE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
Non UCR Reportable	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1
OBSTRUCT JUSTICE	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Violation Of A Court Order	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
OBSTRUCT POLICE	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Resisting/Interfering W/Police	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
ORDINANCE VIOLATION	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Ordinance Violation	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
PROPERTY CRIMES	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
Property Crimes	0	0	0	0	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
PUBLIC PEACE	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
Disorderly Conduct	0	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	2
SEXUAL ASSAULT	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
Rape, Strongarm	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1
SUSPICIOUS	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Suspicious Activity	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
THEFT	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	0	2
Larceny, From Yard/Land	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Larceny, Parts From Vehicle	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1
TRAFFIC (CRIMINAL VIOLATION)	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	2
Criminal Traffic Violation	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	1	0	0	0	0	2
TRAFFIC ACCIDENT	0	0	0	0	0	0	0	1	0	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	3
Traffic Accident, Fatal	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1
Traffic Accident, Vehicle Damage	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Traffic Accident. Public Property Damg	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1

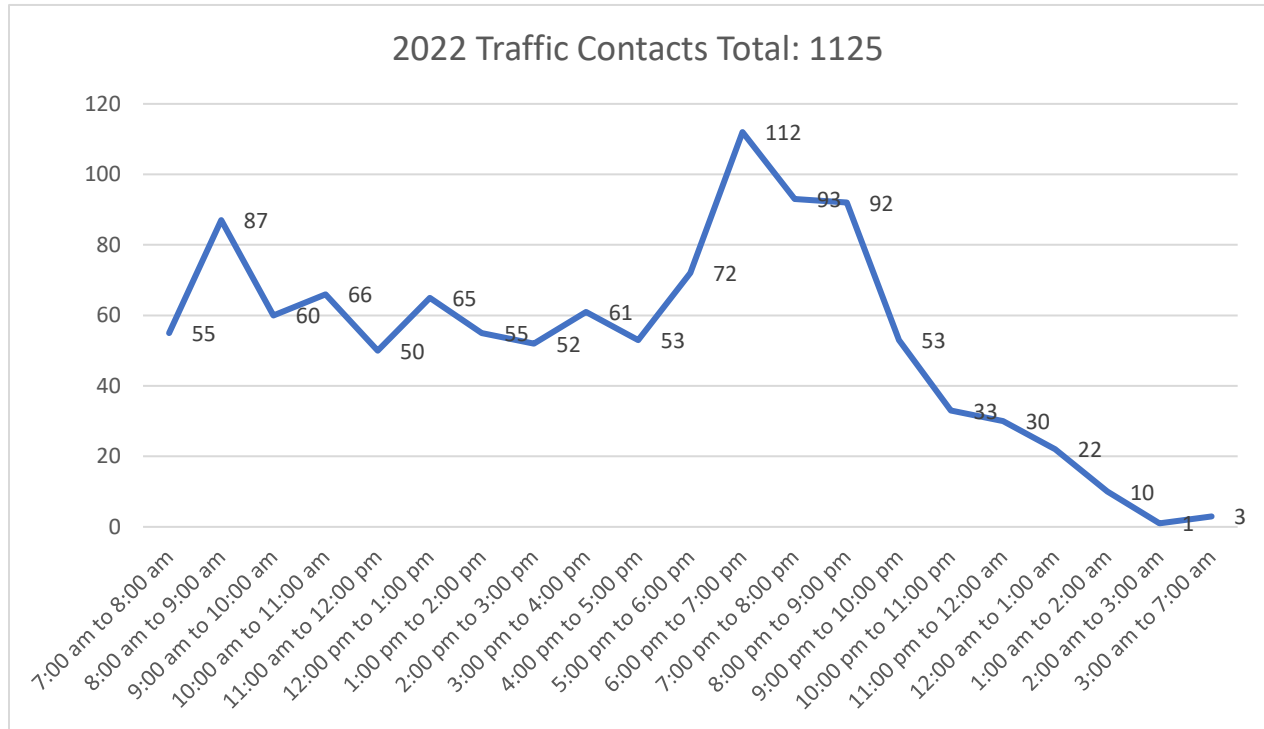
WARRANT	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Local-Felony	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1
Total Events	0	0	1	1	0	0	1	1	3	3	1	3	4	2	0	1	1	0	3	2	2	3	1	0	33
Total Citation Violations:	0	0	0	0	0	0	0	2	7	2	2	6	4	0	1	3	1	2	1	5	0	0	0	0	36
Total Citations:	0	0	0	0	0	0	0	2	6	2	2	6	4	0	1	2	1	2	1	5	0	0	0	0	34

Chart 6



Time	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
7:00 am to 8:00 am	6	2	8	8	6	7	10	5					52
8:00 am to 9:00 am	11	27	17	24	15	10	20	22					146
9:00 am to 10:00 am	50	27	29	26	19	23	17	28					219
10:00 am to 11:00 am	22	40	38	29	24	30	20	21					224
11:00 am to 12:00 pm	28	36	21	27	23	21	27	22					205
12:00 pm to 1:00 pm	32	22	16	14	25	14	17	28					168
1:00 pm to 2:00 pm	31	18	16	20	9	17	20	30					161
2:00 pm to 3:00 pm	14	23	18	24	20	22	19	24					164
3:00 pm to 4:00 pm	17	16	17	25	17	19	16	22					149
4:00 pm to 5:00 pm	8	12	15	13	28	20	15	16					127
5:00 pm to 6:00 pm	7	10	21	14	24	19	14	14					123
6:00 pm to 7:00 pm	6	12	17	10	20	17	13	20					115
7:00 pm to 8:00 pm	5	10	16	15	13	12	15	13					99
8:00 pm to 9:00 pm	2	11	11	16	12	16	17	19					104
9:00 pm to 10:00 pm	3	5	14	14	10	12	15	12					85
10:00 pm to 11:00 pm	4	3	7	14	13	11	16	4					72
11:00 pm to 12:00 am	2	3	12	10	7	6	15	4					59
12:00 am to 1:00 am	3	2	7	7	9	11	5	2					46
1:00 am to 2:00 am	3	0	13	1	1	8	4	2					32
2:00 am to 3:00 am	5	1	4	0	1	1	2	1					15
3:00 am to 7:00 am	2	5	5	7	6	5	4	7					41
Total	261	285	322	318	302	301	301	316					2406

Chart 7



Time	Jan	Fed	March	April	May	June	July	August	Sept	Oct	Nov	Dec	Total
7:00 am to 8:00 am	5	3	3	5	6	7	15	11					55
8:00 am to 9:00 am	9	11	7	17	10	7	11	15					87
9:00 am to 10:00 am	8	8	7	4	2	15	9	7					60
10:00 am to 11:00 am	4	20	6	10	3	6	7	10					66
11:00 am to 12:00 pm	3	14	2	3	4	7	15	2					50
12:00 pm to 1:00 pm	8	10	7	9	12	6	7	6					65
1:00 pm to 2:00 pm	2	4	2	10	3	13	10	11					55
2:00 pm to 3:00 pm	4	14	3	3	2	7	17	2					52
3:00 pm to 4:00 pm	3	11	3	9	6	12	11	6					61
4:00 pm to 5:00 pm	0	9	1	10	8	10	13	2					53
5:00 pm to 6:00 pm	4	7	3	8	25	12	8	5					72
6:00 pm to 7:00 pm	4	11	14	11	35	20	14	3					112
7:00 pm to 8:00 pm	3	10	8	9	22	17	19	5					93
8:00 pm to 9:00 pm	5	9	7	13	15	22	15	6					92
9:00 pm to 10:00 pm	2	5	5	16	6	9	10	0					53
10:00 pm to 11:00 pm	1	5	4	8	7	6	2	0					33
11:00 pm to 12:00 am	1	4	8	8	1	4	2	2					30
12:00 am to 1:00 am	0	3	1	8	3	4	1	2					22
1:00 am to 2:00 am	0	0	2	4	0	2	2	0					10
2:00 am to 3:00 am	0	1	0	0	0	0	0	0					1
3:00 am to 7:00 am	2	1	0	0	0	0	0	0					3
Total	68	160	93	165	170	186	188	95					1125

Public Work Director Report

John Zacklene

Sep 19, 2022



WATER/WASTEWATER-

Reporting – A list of approved Lead/Copper sites have been submitted and approved by the state. Additionally, our team with the help of Direct Discharge, are working on submitting an updated wastewater Water Quality Management plan. Lead and Copper tests have changed and will now need 20 tests every 3 years instead of 20 tests yearly. All backflow testing was completed on 8-31-22.

Sampling – All testing for water and wastewater sampling has been transferred back to Weld County. Currently the Town complies for all testing and sampling requirements. We are doing 6 samples per month currently. All samplings have been going well with no town issues. The outlet pipe from the solids pond to the contact chamber was raised 3 feet to help with sampling results. All 9 aerators are operational currently and the plant is operating efficiently.

Water Tanks- The old metal overflow culvert has been replaced at the water tanks. We currently have a Emergency Response Plan with Dave Lewis from Direct Discharge for our town's water supply. Water tank roof repairs are scheduled to begin in October 2022 during low demand times. Water tank will be painted at this time as well. Waiting on estimates to transfer the 5 water service lines over to the new water line on Cr21. Old ductile line to be abandoned once completed.

Jetting- Sewer main jetting of the entire town is complete. There was approximately 38 miles of main line cleaned. We have approximately 5 hot spots to watch for. The new isolation valves have been installed inside the Baldridge lift station. Manhole rehab is completed on 17 manholes. This is a huge benefit for the town. New pump installed on Vac Truck and operational.

STORM WATER

- We have started ditch maintenance. All ditches, inlets and outlets and vaults will be cleared of debris and build up as weather permits.
- Culvert grates are being repaired and painted as needed. Safety grates are built and installed on the Baldrige inlet and the box culvert under Ponderosa at Sunset Ridge. All other safety grates have been approved to be built and installed in 2022 by a local welder but is now pending?

STREETS

- Striping of the town roads scheduled for late September.
- Crack seal contractor to complete by September 16TH. 11,700 pounds used.
- Street sweeping as weather permits or when it's operational.
- ADA grinding is complete throughout Timber Ridge subdivision.
- Guardrail on Cr23 & Cr 76 ½ has been replaced.
- Harmony bridge to have the guardrail replaced is underway.
- All large asphalt projects are completed for the year.

PARKS

- Playground equipment has been inspected and repaired for Cirs standards.
- ADA dock is completed at Blue Spruce Park- Concrete is completed as well.
- Playground equipment for Community Park has been installed- Concrete walk is complete.
- Benches to be installed at Community Park once we lay all the concrete pads.
- Concerts and Severance days have been completed.
- Maintenance shed is ordered and waiting delivery on 9-21-22 and completed by 9-25-22.



Town of Severance

Monthly Activity Report

September 2022

Severance Building Department
3 Timber Ridge Pkwy
Severance CO 80550

Severance Building Department Update

New Single Family

Number of inspections	670
Passed inspections	387
Inspection passed %	57.76%

Residential Alterations

Number of inspections	169
Passed inspections	128
Inspection passed %	75.74%

Residential Plan Reviews

New Residential 32

Residential Alterations 29

New Residential valuations - \$3,941,419

16 New Single-Family permits have been issued from 8/19-9/19

It was our pleasure and so exciting to talk to the 125 3rd graders on their field trip to town hall. Great questions and what an exciting group of kids.

Town Management Report

Nicholas J. Wharton & Lindsay Radcliff-Coombes
September 2022



UPCOMING TOWN MEETINGS & EVENTS

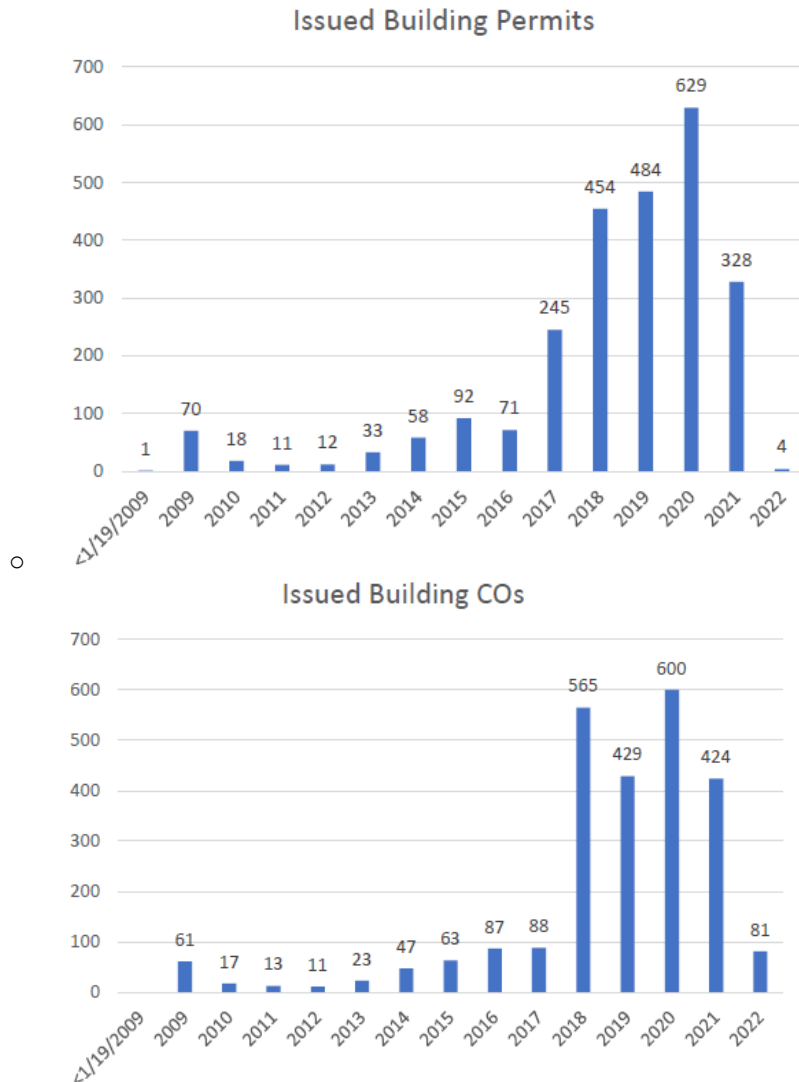
- 09/21- Planning Commission Meeting
- 09/26- Town Tree Board Meeting
- 09/27- Town Council Work Session/Council Meeting
- 10/05- Municipal Court
- 10/05- Land Use Advisory Meeting
- 10/11- Town Council Work Session/Council Meeting
- 10/19- Planning Commission Meeting
- 10/24- Town Tree Board Meeting
- 10/25- Town Council Work Session/Council Meeting
- 10/28- Trick or Treat Halloween Parade

FISCAL RESPONSIBILITY

- 2023 Budgeting is in process. Council Meetings to discuss Budget items are scheduled as follows:
- September 27th (Capital Improvement Plan)
- October 11th (Operations Budget)
- November 8th (Budget Approval)

TRANSPARENCY

- LUAC (Land Use Advisory Committee)-During the sixth LUAC meeting, the committee had eight people attend and spoke at great length about application procedures and processes.
- Ayres Consulting Group-Ayres is actively looking for state and federal grants for the following:
 - Broadband – identified a few grant and funding opportunities, but the timeline was too short to complete, and we will continue to monitor funding from the State and the potential for new grants and programs rolling out in fall/winter.
 - PD Station – submitted the 725K Energy and Mineral Impact Grant.
 - Water Tank and Water Main loop completion – looking into various infrastructure funding sources.
 - Bridge repairs- currently examining several grant opportunities for off-network bridge rehabilitation.
 - Intersection and Pedestrian enhancements – looking into the SRTS program, CDOT Revitalize Opportunity 2, and other options for consideration.
- Economic Dev: Weld RE-4 Meeting with Management and COO of RE-4, Michael McCullar, regarding the Commercial Land South of Severance Highschool property on CR23. The listing has expired, so they are open to any ideas on moving forward. A meeting is scheduled to sit down and discuss the best outcome for the Town of Severance and Weld RE4.
- Downtown Development Authority (DDA)/Urban Renewal Authority (URA)
- Management is currently in the process of analyzing these authorities to encompass the E. Harmony and WCR 23 Corridors.
- Town of Severance Historical Building Permits and Certificate of Occupancy



ENGAGEMENT WITH RESIDENTS

- Artificial Turf Reimbursement- The resident wanted to know what the Town is offering for artificial turf in yards as neighboring communities are starting to create and incentivize the use of artificial turf (Response provided, and work session scheduled item).
- Phone call received regarding the Town's Franchise Agreement with TDS Cable and the ability to control rates. (Response provided, and Resident is aware that the Town is currently evaluating this Franchise Agreement). Additional call from resident of Baldrige wanting to have additional services and infrastructure within their neighborhood instead of only TDS. Resident stated TDS does not communicate well with the residents.
- Resident concerned about the maintenance of ROW along WCR23 as Casa Loma HOA is no longer maintaining. The resident was informed of our ROW maintenance program and the property owner's responsibility thereafter. (Resolved)
- Old Town resident concerns with unlicensed vehicles parked in the town ROW. Due to the nature of this area, a survey is being completed to determine the boundaries of the ROW.
- Saddler Ridge metro district reached out to management asking if the town would consider helping financially with snow plowing ROW maintenance road maintenance, utility bills, and park maintenance. Per the subdivision improvement agreement and the amendment to the

annexation, management informed the Metro District that it is not within their purview. The metro district will be requesting a meeting with Town Council.

- Management was contacted by a resident requesting why the Town is allowing for homes to be leased or rented out. Management explained that this was a private property right and not within the ability of the Town to regulate.
- Resident concerned with long lines of traffic at E. Harmony and Highway 257. Management has reached out to our traffic engineer to look at lengthening the stacking lanes at this intersection. Additionally, management has reached out to CDOT to inquire about the timing of this intersection and they have confirmed this will be looked into.



WATER SECURITY

- Water Tower
 - Per the request of the land owner, Ayers is developing a landscape plan for this area to be able to finalize the purchase agreement.
 - Engineering should be complete by the end of September, and an RFP for this project should be sent out in late September or October.
- Water restrictions are currently in place for all of the Town, along with Metro and HOA's.
- Water meetings with NWCWD are in the works to move forward on a regular basis. As mentioned in the email to Council, the NWCWD Board has removed our 25% wholesale discount on water rates. We have reached out for another joint meeting and waiting to hear back from them on dates that work.

TRANSPORTATION

- TAP/MMOF Pedestrian Walkway
 - CDOT has provided approval to move forward with this project. Pre-construction meeting has begun this week and construction has been scheduled for the beginning of October.
- WCR 19/Harmony Rd
 - Engineering plans are approximately 60% completed and our contract engineers are working towards finalizing plans for construction RFP in late 2022, or early 2023. Due to delayed delivery times on materials, Management will be purchasing all materials for this intersection in the coming months to ensure minimal project delays.
- Hwy. 392/WCR 23
 - Engineering plans are approximately 30% completed and our contract engineers are working towards finalizing plans for construction RFP in late 2022, or early 2023. Due to delayed delivery times on materials, Management will be purchasing all materials for this intersection in the coming months to ensure minimal project delays.

PUBLIC SAFETY

- We currently have three openings for Patrol Officers within the Police Department.
- Redevelopment of the Police Station- Management and the Chief of Police have met with local construction and architectural firm to receive initial costs for the redevelopment of the downtown police station. This cost has been estimated at 3 million dollars for the building

and soft costs; this will be included in the Capital Improvement Plan (CIP) for discussions during the 2023 Budgeting Meetings. Additionally, we have submitted for a \$725,000 dollar grant to help with this revitalization of the downtown.

- To promote school zone safety, Town Management has instructed Public Works to place “No Phone Zone” signage. We are hoping these signs along with enforcement/education will promote safer driving in school zones.
- Emergency Management/Operations Plan (EOP)
 - Chief of Police is currently working on updating the existing EOP from 2014. This is anticipated to be completed by end of the year. Once completed local, SPD, and other local governmental agencies will meet to strengthen emergency response capabilities and to help protect our citizens when disasters strike.

COMMUNICATION

- Severance Days
 - Severance Days Vendors: 88
 - Auto Show- 180 entrees showed up
 - RM Oyster Eating Contest participants- 14
 - Severance Days 5K participants- 147
 - Parade- 35 registrant's total
 - Fishing Derby- 70 Entrants (Due to a large number of entrants, and having to close registration early, because of the overwhelming popularity of the fishing derby, in 2023 the fishing derby will be a stand-alone event in the spring or fall, more details to come.
- Website Subscribers/Notifications
 - 2022 Website subscribers to date for news, announcement, meetings, and/or alerts 1260. To date Website subscribers for events or news, announcements, meeting, and/or alerts 6222.
- Hail Damage Roof Repairs-
 - Town Management has received 3 quotes on Town Hall, Platte Valley Veterinarian building, and Historical Building (Old Town hall at Brownell) for roof replacements which will be completed in the near future.

ADDITIONAL REPORTS INCLUDED IN THE PACKET

- Finance Report
- Court Report
- Public Works Report
- Public Safety Report
- Building Department (SAFEbuilt) Report
- Engineering Report



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-40R:A Resolution of the Town Council of the Town of Severance, Colorado, Approving a Preliminary Subdivision Plat for Certain Real Property Located within the Tailholt Subdivision Third Filing.	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Town Management ask the Severance Town Council to review, discuss, and take action on the Franklin Place (Tailholt 3rd Filing) Preliminary Plat. Action that may be taken: 1. Approve Resolution 2022-40R. 2. Approve Resolution 2022-40R with recommendations and conditions. 3. Take no action.		<u>Discussion</u> <u>Preliminary Plat</u> <u>Action Requested</u> <u>Resolution</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Franklin Place Project, commonly known as Tailholt 3rd Filing, is bounded by E. Harmony Road on the north, Tailholt Avenue on the east, and 4th Street on the west. The proposed project will include commercial shells and a proposed church facility on approximately 10.73 acres. The Planning Commission forwarded a recommendation of approval with staff conditions at the July 21st, 2021 hearing. At the August 24, 2021 Town Council meeting, the Council voted 3v3. At that time, a second motion was made, which the Town Council approved, to issue a continuance to the September 28, 2021 Town Council meeting. At the September 28, 2021 Town Council meeting, the applicant requested a continuance to "a further date that is available," which was granted by the Town Council. After a building permit moratorium and working with Town staff, the applicant has resubmitted for Preliminary Plat tonight.		
PUBLIC SUPPORT/CONCERN		
Please see packet materials for all received comments relating to this submittal.		
ANALYSIS AND RECOMMENDATION		
Community Development and Town Management asks the Severance Town Council to review, discuss, and approve Resolution 2022-40R approving the Franklin Place Preliminary Plat.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		

1. Letter of Intent (Applicant Submitted)
2. Franklin Place Draft Management Plan (Applicant Submitted)
3. Vicinity Map (Applicant Submitted)
4. Franklin Place Plat (Applicant Submitted, Staff Reviewed)
5. Franklin Place Development Plans with Landscape (Applicant Submitted, Staff Reviewed)
6. Franklin Place Severance TIS (Applicant Submitted, Staff Reviewed)
7. Franklin Place - Town Review Form (Staff Generated)
8. Engineering Memo with Applicant Responses (Staff Generated)
9. Combined Neighborhood Comments
10. Combined Referral Comments
11. Resolution 2022-40R - Franklin Place Preliminary Plat (Staff Generated)

Project Intent

FRANKLIN PLACE

PROJECT INTENT:

The design intent of the Franklin Place development is to create a vibrant commercial area with uses such as restaurants, offices, gyms, boutique shopping, hardware and auto parts store. The ownership intent for Lot 1 is for all common areas (parking lot, detention, plazas, truck loading, walks) shall be owned and maintained by a business association. The buildings located within the easement exclusion area of the plat are intended to be under a condo map that would allow for multiple owners for the buildings. Large plaza areas in front of the buildings with trees and planting area will serve as outdoor eating areas, store displays, etc to activate and engage the community.

A church will be located on site to serve the community as well. The church site has been located across and behind existing residential properties as more compatible use with lower impact to the existing residents.

The site location is ideal for the expanding Severance community. It is easily accessed by vehicle off Tailholt Ave as well as by bike paths that link into the residential community to the west.

The commercial portion of the site creates a staggered building frontage along Harmony Road. Detention ponds and large landscape areas buffer along the east side of the site, in addition to Tailholt Ave, as a buffer for the existing residences to the east.

The church portion of the site will house a 350 seat auditorium with outdoor areas for playground and open lawn space. This area will be private open space for the church, with the ability to host public events such as farmers markets or other public events.

ZONE:

The site is zoned Town Core. All proposed uses are allowable and encouraged uses within this zone district.

STREETS AND ROADWAYS:

The existing Ruth Ave. and 4th Street intersection shall be closed off and new curbing is proposed for a permanent turn only. The main access into the site is off of Tailholt Avenue. A truck access is proposed on the north-west corner of the site. The project anticipates 15 trips/week to this area. Trucks will be arriving for deliveries during off peak hours. Left hand turns shall be permitted onto Harmony Road in order to allow truck to head back to Interstate 25 without utilizing Tailholt and Central Ave as a turn around.

PARKING:

It is envisioned that the church and commercial area would work together to facilitate parking needs. Overall use of the this parking lot is well balanced with the commercial and church peak use times, commercial typically sees lower demand on Sundays, and church use, typically sees higher demand on Sundays. The church would have 30% of their parking spaces allocated to be shared with the commercial area.

OPEN SPACE:

The two lots will exceed the minimum 10% required open space with plazas, lawns, and parking lot landscaping. Detention ponds are also included in the overall area as they provide buffering and setbacks for the commercial buildings from existing residential to the south and east. Without the detention ponds, both lots are well above the minimum required open space.

ARCHITECTURE:

Architecture elevations shall be provided at the time of Final Plat.

STORMWATER:

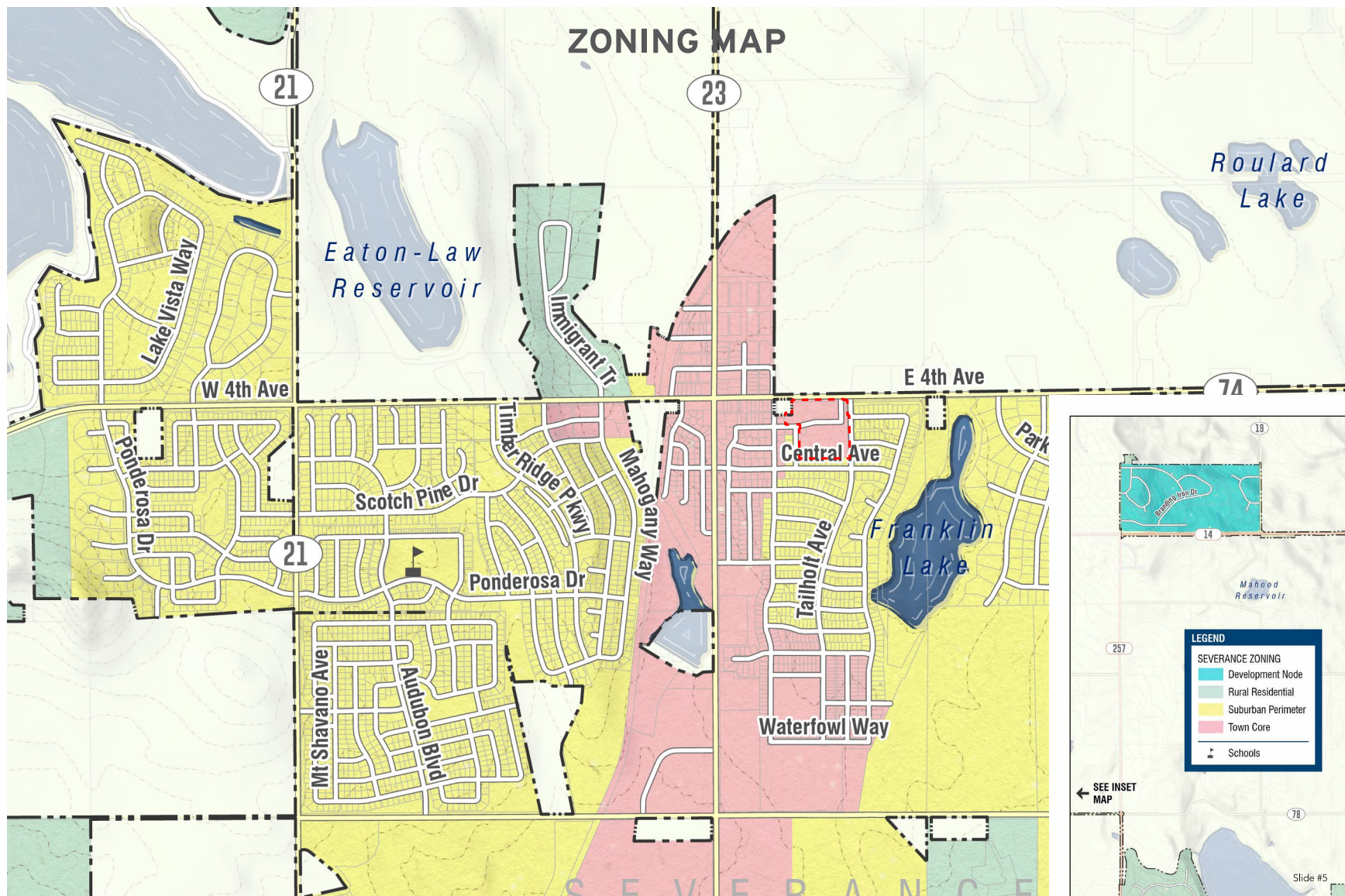
The site has an existing 40' stormwater easement along the south that will be preserved as well as an exiting inlet on the NE portion of the site. Detention is being provided along Tailholt Ave. Final capacity and stormwater design will be provided with the Final Plat.



7/2/2022

Franklin Place

DRAFT Management Plan

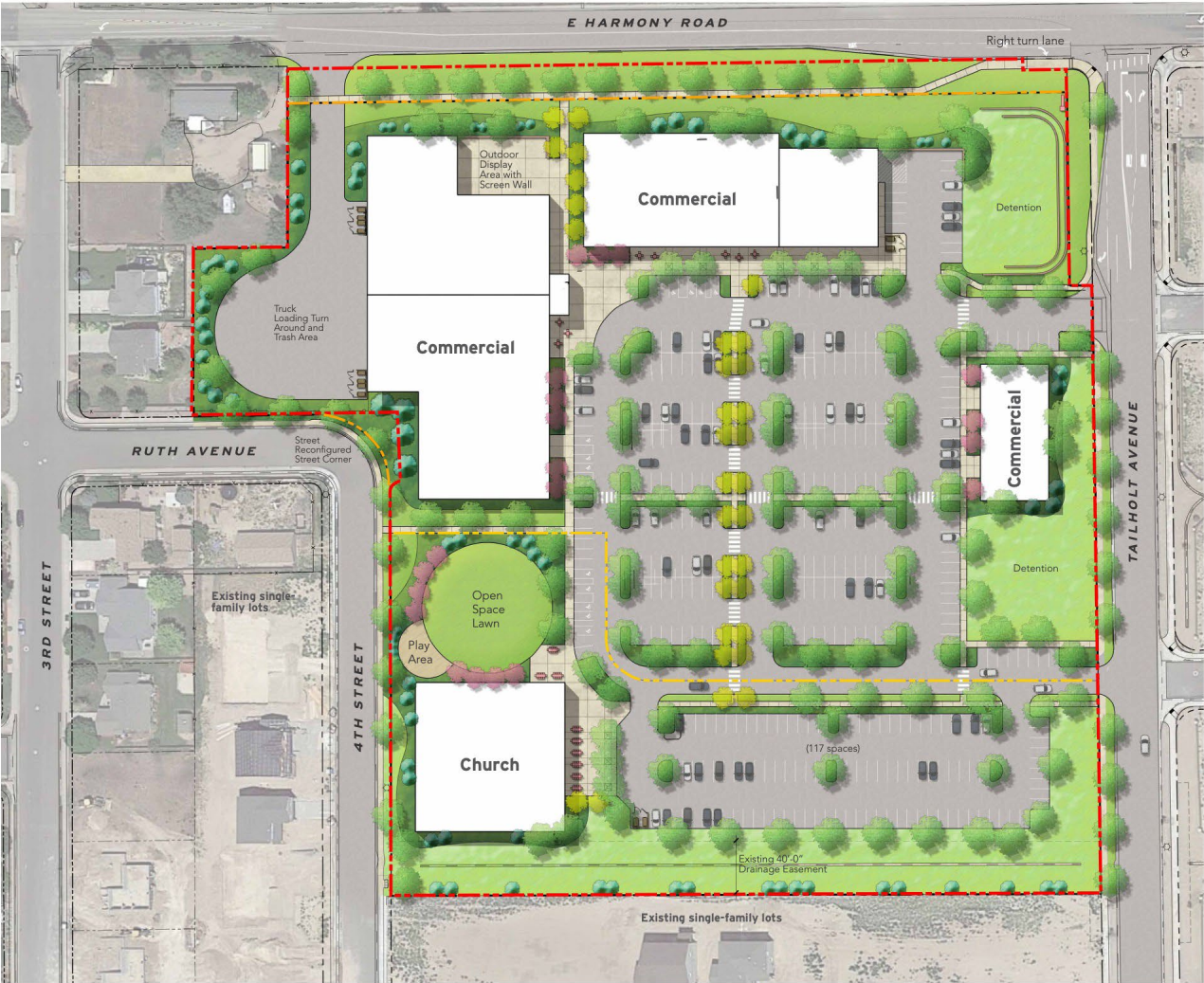


VICINITY MAP



Slide #2

SITE PLAN

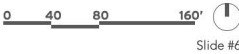


Land Use

Category	Required	Provided
Zoning		Town Core
Commercial Lot		7.49 AC
Church Lot		3.26 AC
Church Parking (350 seats)	1 space / 3 seats = 117 spaces	117 spaces
Commercial Parking	Retail (1 / 250SF) 29,770 SF = 120	30% of Church Parking Shared = 35 spaces
	Retail / Office (1 / 275 SF) 17,200 SF = 63	
	Retail / Restaurant (1 / 225 SF) 24,440 SF = 109	Onlot Parking = 265 spaces
	Total Required = 292 spaces	Total Provided = 300 spaces

Legend

- Existing Property line
- Public R.O.W. Dedication/ Vacation
- Lot Line
- Easement



- **What is the Theme of the Development?**

The theme of the Development is “Community”. We envision this project to be a commercial and gathering hub for The Community. The design intent of the project is to create opportunities for diverse commercial uses such as restaurants, offices, gyms, retail shopping including hardware and auto parts stores as well as a church building that has plenty of open space area for community gatherings and farmers markets.

- **How does the development theme and pattern support the Comprehensive Plan and zone district?**

The project supports the Comprehensive Plan and Town Core zoning by creating a strong vibrant commercial area space that promotes economic activity. The project utilizes centralized sewer and potable water from the Town of Severance, non-potable water from the Metropolitan District, and a storm water system adequate to manage the size and scope of this development.

- **How does the development theme and pattern support Diversity, Land Use, and Open Space?**

The project has diversity in providing space for commercial and civic uses. The land use is aligned with the Severance: Hometown Vision

Comprehensive Plan, and the Design Values described in Chapter 16 of the Code has been incorporated into the plan, as further described in response to subsequent questions. Plentiful and diverse open space areas are designed within each section of the project including lawns and store front plazas. Landscaped open spaces will be irrigated with non-potable water.

- **How does the development theme and pattern support the Zoning District and Density?**

Franklin Place directly corresponds to the Future Land Use Map and also supports the Comprehensive Plan by providing a strong and vibrant commercial destination.

- **What is the roadway network associated with this development?**

The roadway network generally conforms to the Severance Master Transportation Plan. The project is easily accessed by vehicle off of Tailholt Avenue. The existing Ruth Avenue and 4th Street that was previously envisioned to connect through this parcel will be closed off.

- **How is the lot size and diversity accomplished?**
Not applicable given land use.

- **What are the proposed setbacks for each lot?**
Commercial Buildings setbacks will range from 37'-0" to 50'-0" The Church setbacks range from 26'-6" to 28'-0".

- **Where are the common areas in the subdivision and what is the purpose of the common areas?**
In the commercial section buildings wide plaza areas that allow for outdoor dining, small events and outdoor displays.

- **How are the common areas managed?**
A Commercial Business Association will manage the Commercial area with manage covenant control and maintenance of the common areas. The church will maintain maintenance control of the facilities on their lot.

- **What is the fencing plan for the development?**
6' height screen fence will be extended along Ruth Ave to screen for the truck loading area. The church may include fencing around the play area and lawn adjacent to 4th street and around lawn area. This would be 4'-6' open metal fencing.

- **What amenities are included in the development and what amenities will be managed?**
The commercial amenities wide plaza

sidewalk areas along the store fronts for dining and other store specific uses which will be managed by the Business Park.

- **How is connectivity within and outside the development achieved?**

The existing Ruth Avenue/4th Street intersection is proposed to be closed off and reconfigured to a normal street turn. Pedestrians and bikes will be able to access the commercial and church sits from 4th street via. A sidewalk. The commercial and church lots will have two points of vehicular access from Tailholt Ave. Two defined pedestrian access north-south and east-west have been provided through the main parking area to facilitate pedestrians. Additional sidewalk connections

- **How are architectural and landscape designs on individual lots managed?**

Not applicable given land use.

- **What is the irrigation system, including sources of water?**

The Metropolitan District will provide common area irrigation via a non-potable system.

- **How is potable water supplied to the project and is there adequate potable water available to serve**

the project?

Town of Severance will supply the potable water for the project.

- **Is there adequate potable water obtainable for the project?**

Yes.

- **How is storm water being managed?**

The site has an existing 40' stormwater easement along the south that will be preserved as well as an exiting inlet on the NE portion of the site. Detention is being provided on the lots and will connect and discharge into these existing outlet locations.

- **How will common area landscape be maintained?**

The Commercial Business Association will maintain the common area landscaping.

- **How will the development handle sanitary sewer?**

The Town of Severance supplies sanitary sewer.

- **How is off-street parking being addressed?**

The commercial and church lots will have a shared parking approach as their peak use times are opposite of each other. The church

will have 30% of their parking spaces shared with the commercial area.

- **How is exterior lighting being addressed?**

Parking lot and private drives will be lighted with full cut-off, 3,000K temperature LED fixtures at pole heights of 20'. These will be low profile heads.

- **What is the potential impact on adjacent neighborhoods?**

As this area has already been contemplated in the overall Tailholt design as commercial or mixed use, the potential impact to the adjacent neighborhood should be positive. The 40' drainage easement provides a buffer between the existing homes to the south and additional landscaping and other design elements have been added to mitigate impact to the neighbors. Ruth Ave and 4th street have been reconfigured to prevent vehicular access into the commercial site. The church and open lawn area have been located across from 4th street residential homes as they are lower use and intensity in nature.

- **If noise or smells are associated with the development, what are the plans for mitigation?**

Construction activity shall be limited from 7am to 7pm, with developer approval on weekends

if necessary. The Commercial Business Association and church will handle any noise complaints.

- **Are there existing or proposed mineral development/Oil & Gas?**

The applicant does not own any of the mineral rights.

- **What is the state of ownership of Oil & Gas minerals?**

The applicant does not own any of the mineral rights.

- **How are conflicts between the project and Oil & Gas development managed?**

No conflicts with existing oil and gas are located within this project.



FRANKLIN PLACE

A REPLAT OF TRACT A, TAILHOLT SUBDIVISION THIRD FILING, LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

PROPERTY DESCRIPTION

A tract of land located in the Northwest Quarter of Section 1, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado, being more particularly described as follows:

Tract A Tailholt Subdivision Third Filing recorded 11/07/2019 at Reception No. 4539494 within the records of the Weld County Clerk and Recorder, being a portion of the Northwest Quarter (NW1/4) of Section One (1), Township Six North (T.6N.) Range Sixty-Seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado.

Said described tract of land contains 467,510 square feet or 10.733 acres, more or less and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.

OWNER'S APPROVAL AND DEDICATION

The undersigned, TJB Partners, Inc., a Colorado corporation, being the sole landowners of the land described herein, do hereby vacate the platting of the above described parcel of land and have laid out, subdivided, and replatted the same into lots, tracts, outlots, blocks, streets and easements, as shown hereon under the name of FRANKLIN PLACE. The undersigned hereby dedicate to the Town of Severance all drainage and utility easements as indicated herein.

In witness whereof, we have hereunto set our hands and seals this the _____ day of _____, 20____.

OWNER: TJB Partners, Inc., a Colorado corporation

By: _____

NOTARIAL CERTIFICATE

STATE OF _____)
COUNTY OF _____)ss

The foregoing instrument was acknowledged before me by _____ as _____ of TJB Partners, Inc., a Colorado corporation

this _____ day of _____, 20____.

My commission expires: _____

Notary Public

TOWN COUNCIL CERTIFICATE:

This is to certify that this final plat for Franklin Place Subdivision was approved on the _____ day of _____, 2022, by Resolution No. _____, passed and adopted at the regular meeting of the Town Council of the Town of Severance, held on this _____ day of _____, 2022, and may be filed with the Clerk and Recorder of Weld County. All public dedications shown thereon are accepted by the Town, subject to the provision that neither approval nor acceptance obligates the Town of Severance for the financing or construction of improvements on land or easements dedicated to the Town except as specifically agreed to by the Town Council.

ATTEST: _____
Mayor Town Clerk

TITLE COMPANY CERTIFICATE:

I, _____, a _____ representing _____ certify that I have examined title to the described land or property interests dedication to the Town of Severance, and that the parties executing the dedication are the owners thereof in fee simple, and the dedicated land or property interests are free and clear of all liens and encumbrances, except as shown hereon or as set forth on title commitment _____.

Title Company Representative

TOWN ENGINEER'S REVIEW

Reviewed this _____ day of _____, 20____.

Town Engineer

PLANNING COMMISSION APPROVAL

Recommended for approval this _____ day of _____, 20____.

Chairman
Severance Planning Commission

XCEL ENERGY APPROVAL

Approved this _____ day of _____, 20____.

XCEL ENERGY

LUMEN APPROVAL

Approved this _____ day of _____, 20____.

LUMEN

TOWN OF SEVERANCE NOTES:

Notes as provided by the Town of Severance and listed hereon are being required as a condition of subdivision approval by the Town of Severance.

- All or portions of the property described hereon may be subject to the Development Agreement recorded contemporaneously herewith in the Office of the Clerk and Recorder of Weld County, Colorado.
- The Emergency Access Easement dedicated to the Town in the areas depicted on the plat is for the purpose of ingress and egress of emergency vehicles, together with the right to use and operate at any time and from time to time emergency vehicles to provide, without limitation, fire and police protection, ambulances, medical and rescue services and other lawful governmental or private emergency services to the property, owner, occupants and invitees thereof.
- The owner(s) of each outlot and lot will maintain any and all grading and approved private drainage improvements or facilities located within their respective lot or outlot. The drainage easements dedicated to the Town across such areas are for use, operation and maintenance of any and all storm drains and concrete pans installed within such areas and for access, maintenance and repair services only in the event that the owner(s) of the lot(s) or outlot(s) fail or refuse to perform any maintenance of private drainage improvements or facilities required to serve the subdivision or a particular lot. In the event that the owner(s) fail or refuse to perform any required maintenance, the Town shall have the right, but not the obligation, to enter said easement and perform any necessary work, and shall bill the owner(s) for the costs of any maintenance or repair work. In the event the Town is not fully reimbursed for all such costs incurred within 30 days after mailing of the bill, the Town shall have the right to place liens against the property to the full extent of all costs incurred. The Town's acceptance of the drainage easements as shown on this plat shall not obligate the Town to construct or maintain any drainage improvements, nor relieve the owner(s) of any lot(s) or outlot(s) of its/their obligation and primary responsibility to construct or maintain any private drainage improvements or facilities required to serve the subdivision or each lot.
- A perpetual easement over, through and across all areas within Lot 1 and Lot 2, excluding those portions within Lot 1 or Lot 2 upon which a building, buildings or other permanent structure exist(s), is hereby dedicated and granted to the Town for utility purposes.
- A perpetual easement over and across all open space areas and associated elements installed upon, across, over, through and within Lot 2 is hereby dedicated to the Town for the purpose of public access to and use of such open space areas and related improvements, at any time and from time to time, for active and passive recreational uses.

SURVEYOR'S STATEMENT

I certify that this plat accurately represents the results of a survey made by me or under my direct supervision.

TOWN PLANNER'S REVIEW

Reviewed this _____ day of _____, 20____.

Town Planner

WINDSOR-SEVERANCE FIRE RESCUE DISTRICT

Reviewed this _____ day of _____, 20____.

Windsor-Severance Fire Rescue District

DEVELOPER/APPLICANT

TJB Partners, Inc.
Sam Case, President
2120 South College Avenue
Fort Collins, CO 80525

PLANNER/ LANDSCAPE ARCHITECT

Russell + Mills Studios
141 S. College Avenue, Suite 104
Fort Collins, CO 80524
(970) 484-8855

SITE ENGINEER

Northern Engineering Services, Inc.
Danny Weber, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

SURVEYOR

Northern Engineering Services, Inc.
Bob Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

NOTICE OF OTHER DOCUMENTS

All persons take notice that certain documents have been executed pertaining to this development, which create certain rights and obligations of the development, the developer and/or subsequent owners of all or portions of the development site, many of which obligations constitute promises and covenants that run with the land. These documents are of record and are on file with the director of planning of the Town of Severance and should be closely examined by all persons interested in purchasing any portion of the development site.

BASIS OF BEARINGS:

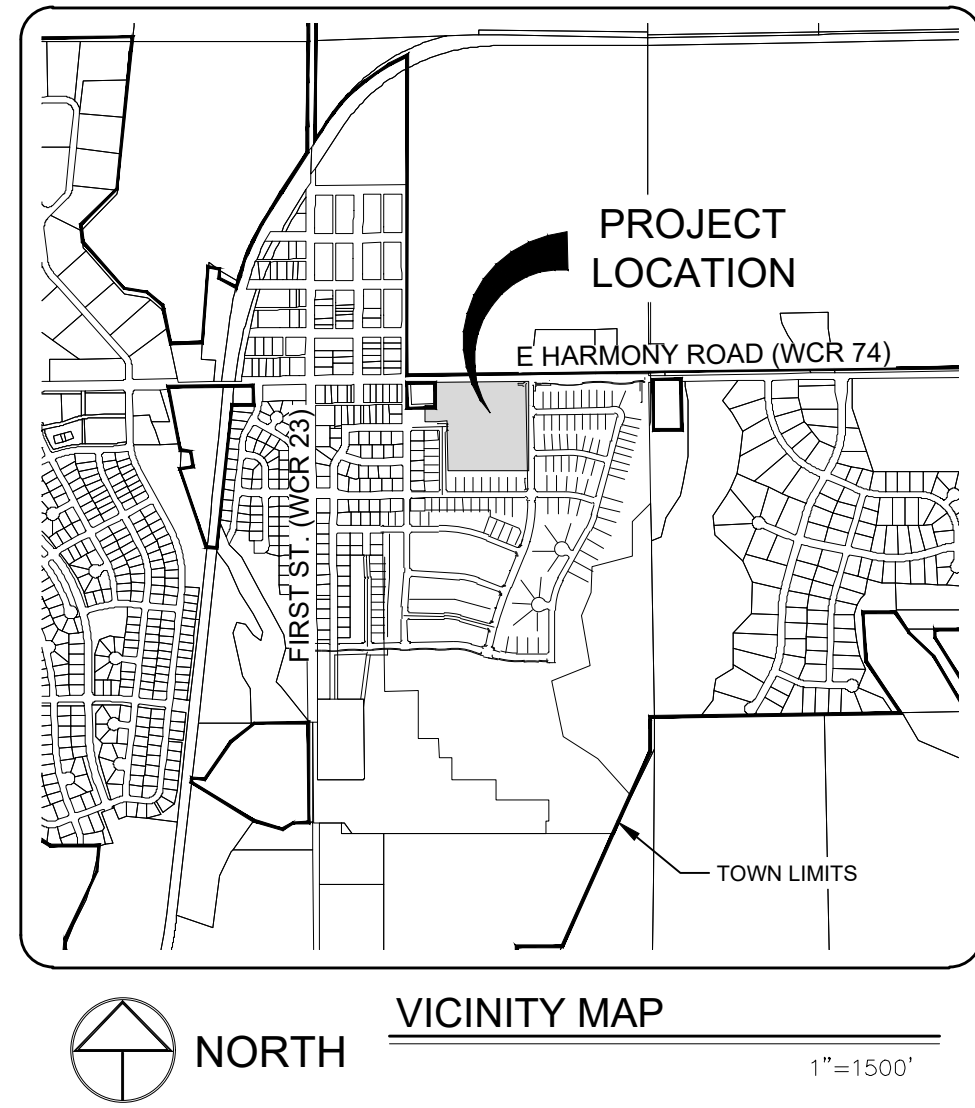
Basis of Bearings is the North line of the Northwest Quarter of Section 1, Township 6 North, Range 67 West of the 6th Principal Meridian, as bearing North 89° 10' 31" East (assumed) with the Northwest corner of Section 1 being a 2 1/4" aluminum cap on #6 rebar, stamped LS 38175 and the North 1/4 corner of Section 1 being a 2 1/2" aluminum cap on #6 rebar, stamped LS 10855.

TITLE COMMITMENT NOTE:

All information regarding easements, rights-of-way or title of record, Northern Engineering relied upon Commitment No. 5524-3968115, effective date June 28, 2022, prepared by First American Title Insurance Company.

SURVEYOR NOTES:

- The lineal unit of measurement for this plat is U. S. Survey Feet.
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed hereon assumes no responsibility for the mineral rights upon the subject property.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730 1.6.B.2).
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- Adjacent property owner information per the Weld County Property Portal.
- All Underground Utilities should be verified prior to any design and or construction.
- FLOOD ZONE DESIGNATION: According to FIRM Panel 08123C1213E for Weld County, dated January 20, 2016, this tract lies within a FEMA designated area of minimal flood hazard (Zone X).
- Easements and easement exclusion areas will be defined with sufficient data to establish their position prior to final plat submittal.
- This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording.



NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:

1

TOWNSHIP:

6N

RANGE:

67 W of the 6th PM

**NORTHERN
ENGINEERING**

NE

970.221.4158
northernengineering.com

80521

301 North Howes Street, Suite 100, 80521
FORT COLLINS, CO 80521
BOB TESSELY, PLS

DATE:

9/9/22

SCALE:

As shown

REVIEWED BY:

R. Tessely

PROJECT:

1828-001

CLIENT:

DEVCO, LLC

DRAWN BY:

L. Smith

FRANKLIN PLACE

TOWN OF SEVERANCE
WELD COUNTY, COLORADO

Sheet

1

Of 2 Sheets

For and on Behalf of Northern Engineering
Robert C. Tessely
Colorado Registered Professional
Land Surveyor No. 26472

DRAFT
9-9-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY PLAT DEVELOPMENT PLANS:

Franklin Place

LEGAL DESCRIPTION
TRACT A TAILHOLT SUBDIVISION THIRD FILING RECORDED 11/07/2019 AT RECEPTION NO. 4539494 WITHIN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, BEING A PORTION OF THE NORTHWEST QUARTER (NW1/4) OF SECTION ONE (1), TOWNSHIP SIX NORTH (T.6N.) RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

GENERAL LAND USE DATA

ZONING

EXISTING LAND USE

PROPOSED LAND USE

LOT 1 (COMMERCIAL)

LOT 2 (PLACE OF WORSHIP)

TOWN CORE

VACANT & TWO EXISTING SINGLE FAMILY STRUCTURES

COMMERCIAL AND PLACE OF WORSHIP

7.529 ACRES

3.204 ACRES

PROPOSED PROJECT LAND USE DATA

COMMERCIAL LOT

PROPERTY /R.O.W. IMPROVEMENTS

BUILDINGS

PARKING / DRIVEWAY / LOADING AREA

LANDSCAPE AREA (turf, shrub beds, detention seeding)

CONCRETE WALKS / PLAZAS

SITE AREA (AC)

1.71

3.05

2.76

0.70

SITE AREA (SF)

74,590

133,033

120,355

30,486

PLACE OF WORSHIP LOT

PROPERTY IMPROVEMENTS

BUILDING

PARKING AND DRIVEWAY

LANDSCAPE AREA (turf, shrub beds, detention seeding)

CONCRETE WALKS / PLAZAS

ENGINEERED WOOD FIBER

SITE AREA (AC)

0.39

1.09

1.59

0.18

0.03

SITE AREA (SF)

17,160

47,445

69,443

8,015

1,310

COMMERCIAL BUILDINGS

NAME

STATUS

AREA(GROSS)

MAX. HEIGHT

USE

BUILDING 1

NEW

18,195 SF

45'

COMMERCIAL

BUILDING 2

NEW

17,180 SF

45'

COMMERCIAL

BUILDING 3

NEW

7,570 SF

45'

COMMERCIAL

BUILDING 4

NEW

24,445 SF

45'

COMMERCIAL

BUILDING 5

NEW

7,200 SF

30'

COMMERCIAL

PUBLIC ASSEMBLY FACILITY BUILDING

MAXIMUM PROPOSED BUILDING HEIGHT:

NAME

STATUS

AREA(GROSS)

MAX. HEIGHT

USE

BUILDING 6

NEW

17,160 SF

76'-1/4"

PLACE OF WORSHIP

TOTAL SEATS 350

VEHICLE PARKING

COMMERCIAL

MIX OF:

29,770 SF OF RETAIL (1 SPACE / 250 SF)

17,200 SF OF RETAIL / OFFICE (1 SPACE / 275 SF)

24,440 RETAIL / RESTUARANT (1 SPACE / 225 SF)

REQUIRED PARKING:

292 SPACES

PROVIDED PARKING

ON LOT PROVIDED PARKING:

SHARED PARKING SPACES:

TOTAL:

265 SPACES

35 SPACES (30% SHARED FROM CHURCH)

300 SPACES

PLACE OF WORSHIP

1 SPACE / 3 SEATS

REQUIRED PARKING:

117 SPACES

PROVIDED PARKING:

117 SPACES

BIKE PARKING

COMMERCIAL LOT

25 SPACES

PLACE OF WORSHIP LOT

18 SPACES

OPEN SPACE

LOT 1

REQUIRED

0.75 AC (10%)

DETENTION AREA

0.74 AC (9.8%)

ALL OTHER (PLAZAS, LANDSCAPE, WALKS)

1.93 AC (25.6%)

TOTAL PROVIDED

2.67 AC (35.4%)

LOT 2

REQUIRED

0.33 AC (10%)

DETENTION AREA

0.92 AC (28.7%)

ALL OTHER (PLAZAS, LANDSCAPE, WALKS)

0.83 AC (26.0%)

TOTAL PROVIDED

1.75 AC (54.6%)

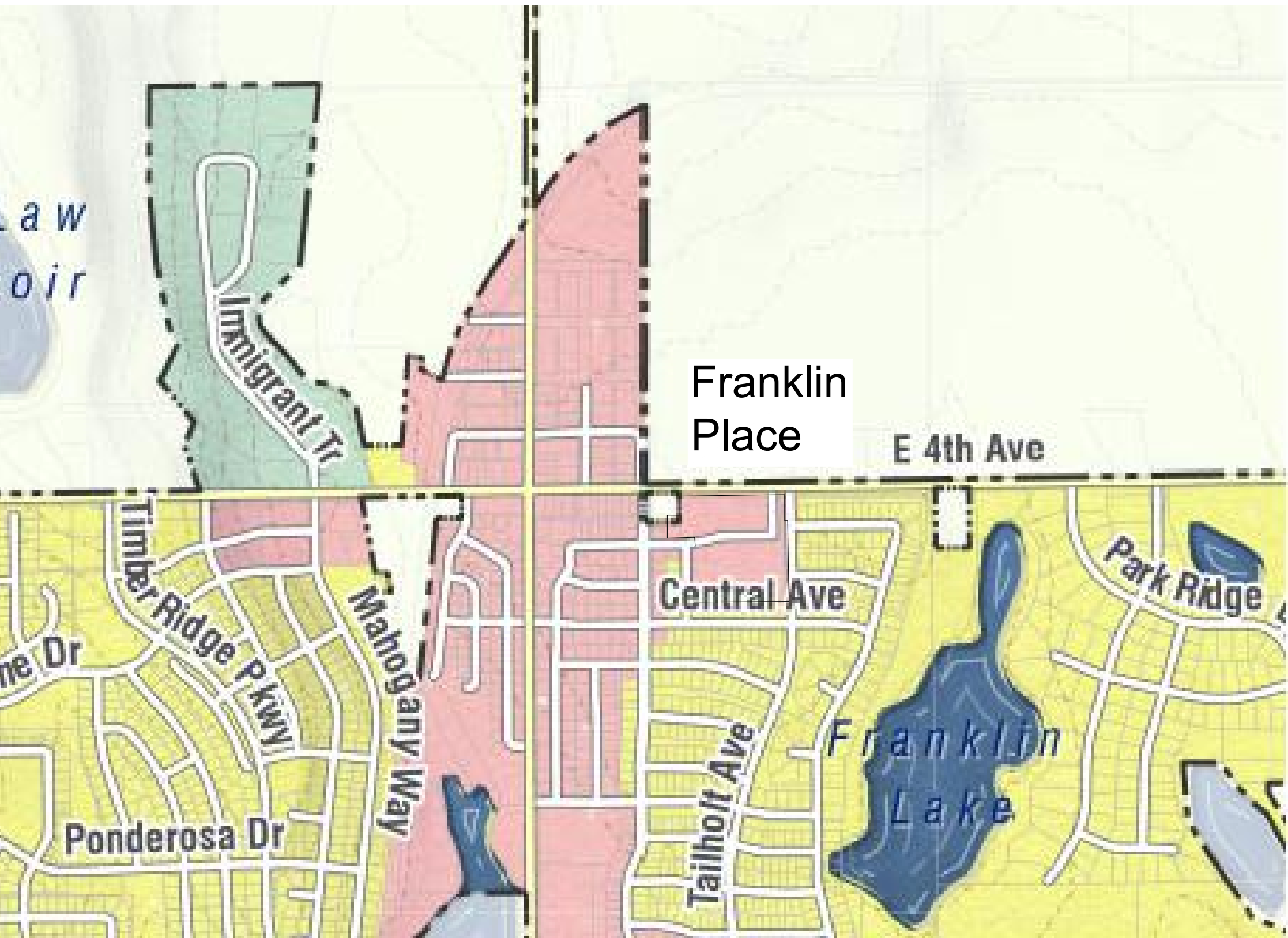
SHEET INDEX

G001	COVER SHEET
LS100	OVERALL SITE PLAN
LS101	SITE PLAN
LS102	SITE PLAN
LS103	SITE PLAN
LS104	SITE PLAN
OS100	OPEN SPACE PLAN
LP001	LANDSCAPE NOTES & SCHEDULE
LP100	OVERALL LANDSCAPE PLAN
LP101	LANDSCAPE PLAN
LP102	LANDSCAPE PLAN
LP103	LANDSCAPE PLAN
LP104	LANDSCAPE PLAN

FRANKLIN
PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525

russell
mills



ZONING MAP



CONTEXT MAP

REV.	COMMENT	DATE

PRELIMINARY PLAT DEVELOPMENT PLANS

Date: 09.09.2022

Drawn By: SL

Checked By: PM

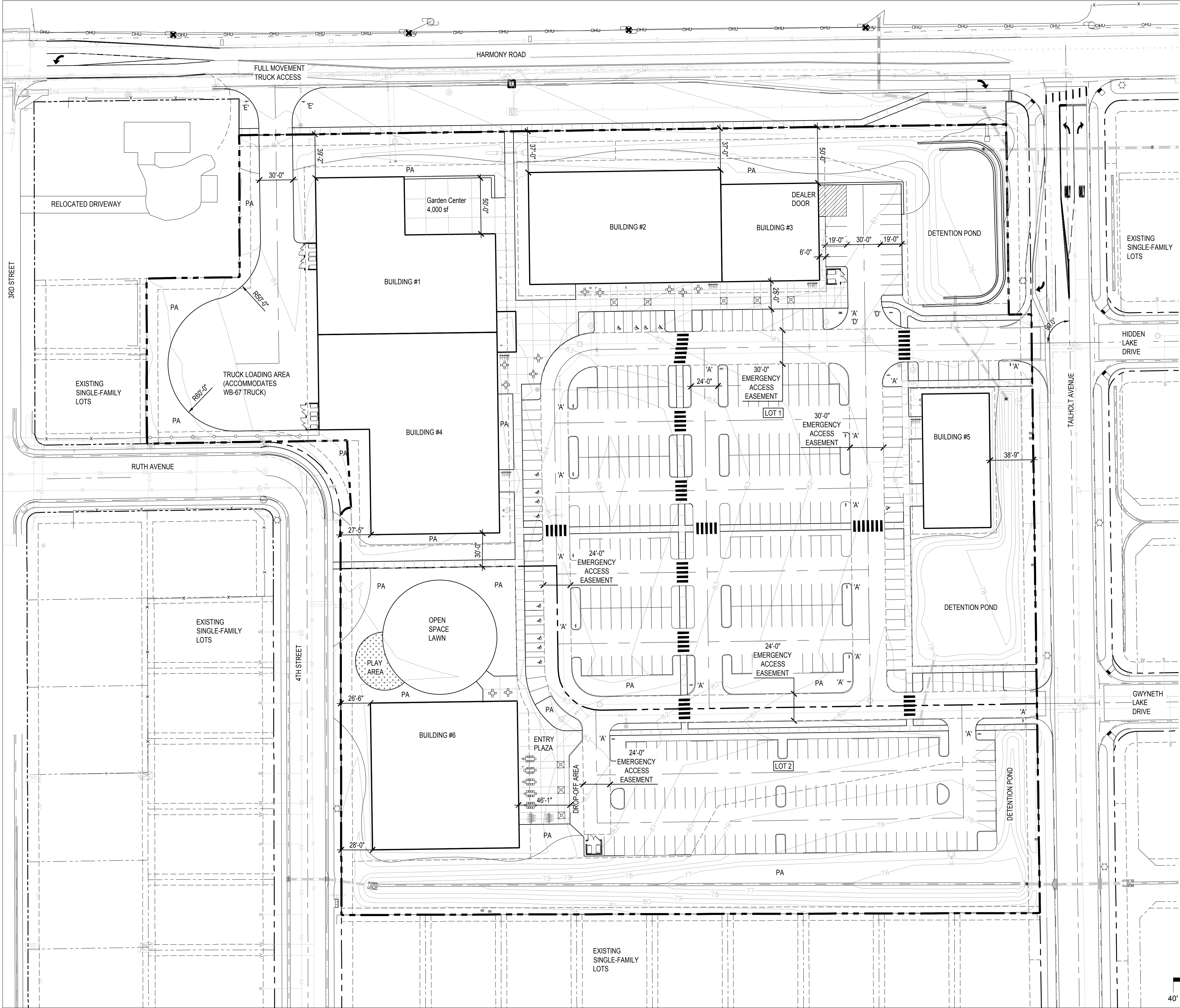
Sheet Name

COVER SHEET

Sheet

G001





SITE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- EASEMENT LINE
- 6" PRIVACY FENCE
- CONCRETE PAVEMENT
- ENGINEERED WOOD FIBER
- PATIO TABLE/CHAIRS (BY OWNER/TENANT)
- TRASH/RECYCLING ENCLOSURE
- BIKE RACK
- ROLL TOP STEEL EDGER
- DETENTION RETAINING WALL

- LIGHT POLE
- TREE GRATE
- PA PLANTING AREA
- 'A' STOP SIGN
- 'B' CHURCH PARKING ONLY
- 'C' ACCESSIBLE PARKING
- 'D' PARKING FOR BUILDING 3 ON
- 'E' TRUCK TRAFFIC ONLY (18'X24')

SITE NOTES:

- CAD FILES AVAILABLE FROM LANDSCAPE ARCHITECT FOR CONSTRUCTION SURVEY PURPOSES.
- NORTHING AND EASTING (NE) ON ALL RADII INDICATES CENTER POINT OF RADIUS.
- ALL SHRUB BED EDGES TO BE LAID OUT WITH SMOOTH CURVES TANGENT TO EACH OTHER. BOULDER SEATWALLS TO BE SET PRIOR TO POURING CONCRETE. SEATWALLS TO FUNCTION AS FORMS-REFER TO DETAILS.
- ALL CONCRETE PAVEMENT JOINTS TO BE SAWCUT AS INDICATED ON PLANS.
- ALL BOULDER SIZES ARE GENERAL, DUE TO NATURAL APPEARANCE.
- THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH UNIT/APARTMENT BUILDING.

REV.	COMMENT	DATE

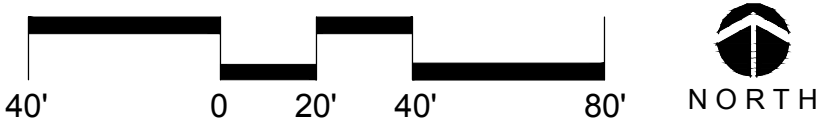
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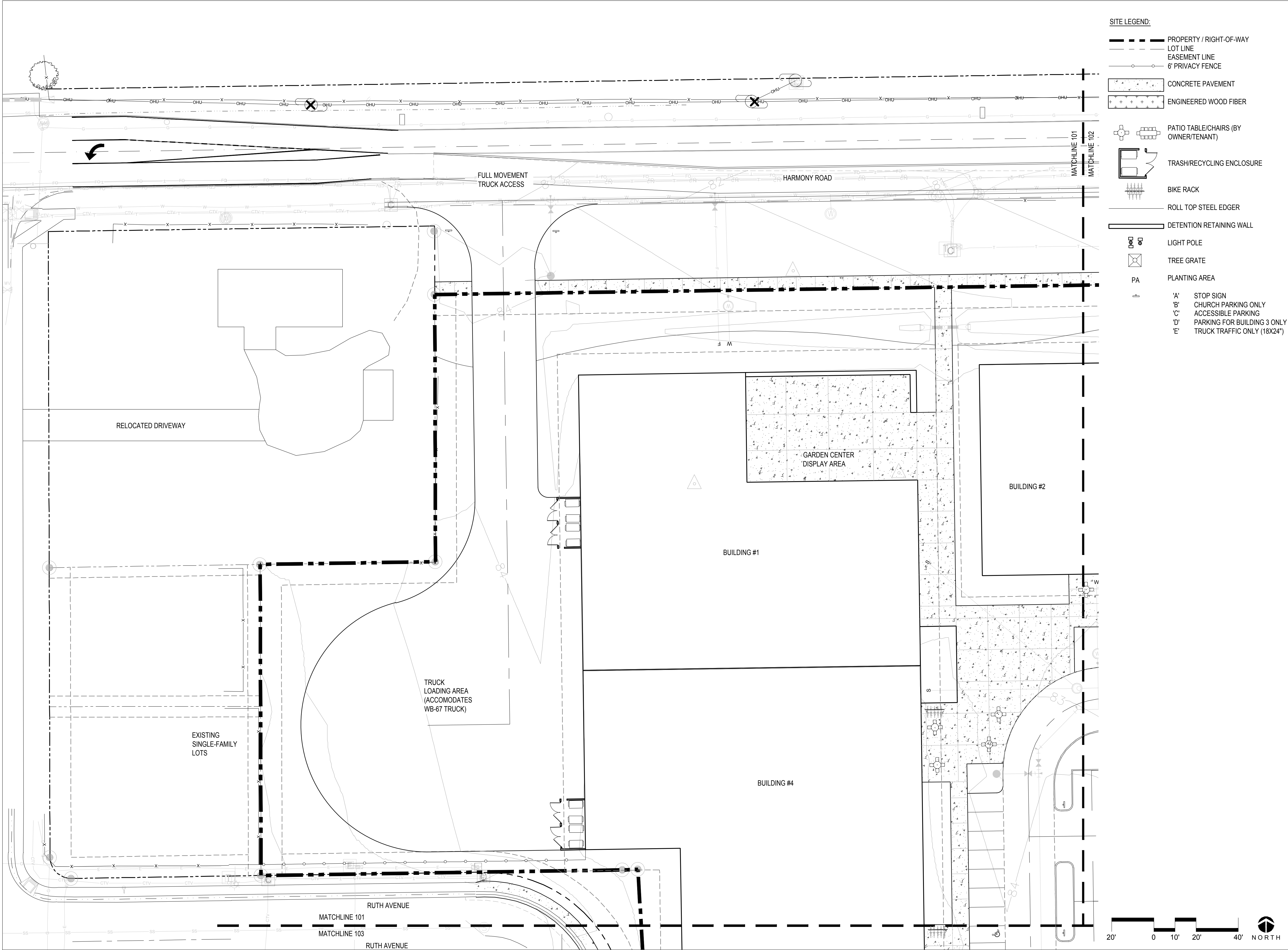
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Sheet Name
OVERALL SITE PLAN

Sheet

LS100





- SITE LEGEND:**
- PROPERTY / RIGHT-OF-WAY
 - LOT LINE
 - EASEMENT LINE
 - 6' PRIVACY FENCE
 - CONCRETE PAVEMENT
 - ENGINEERED WOOD FIBER
 - PATIO TABLE/CHAIRS (BY OWNER/TENANT)
 - TRASH/RECYCLING ENCLOSURE
 - BIKE RACK
 - ROLL TOP STEEL EDGER
 - DETENTION RETAINING WALL
 - LIGHT POLE
 - TREE GRATE
 - PLANTING AREA
 - 'A' STOP SIGN
 - 'B' CHURCH PARKING ONLY
 - 'C' ACCESSIBLE PARKING
 - 'D' PARKING FOR BUILDING 3 ONLY
 - 'E' TRUCK TRAFFIC ONLY (18X24')

FRANKLIN
PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525



KEY MAP

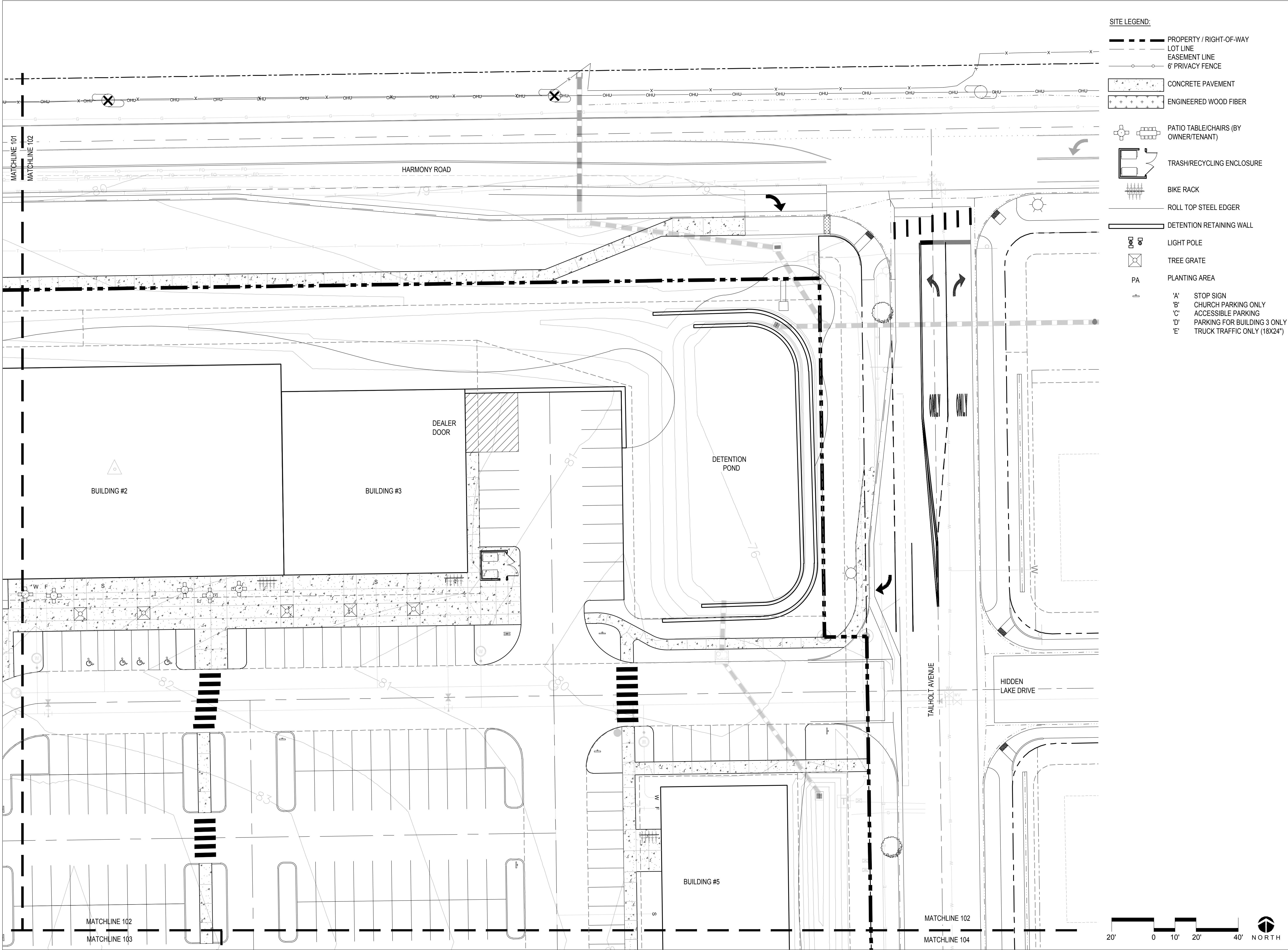
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PRELIMINARY PLAT
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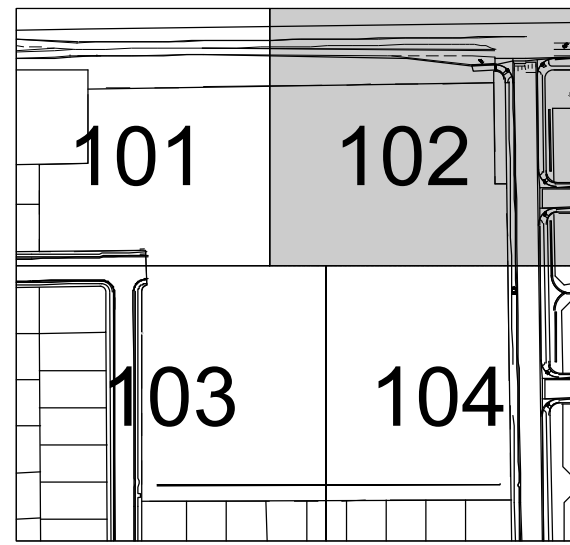
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SITE PLAN

Sheet
LS101



FRANKLIN
PLACE

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2120 S. College Ave. Unit 5
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KEY MAP

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DEVELOPMENT
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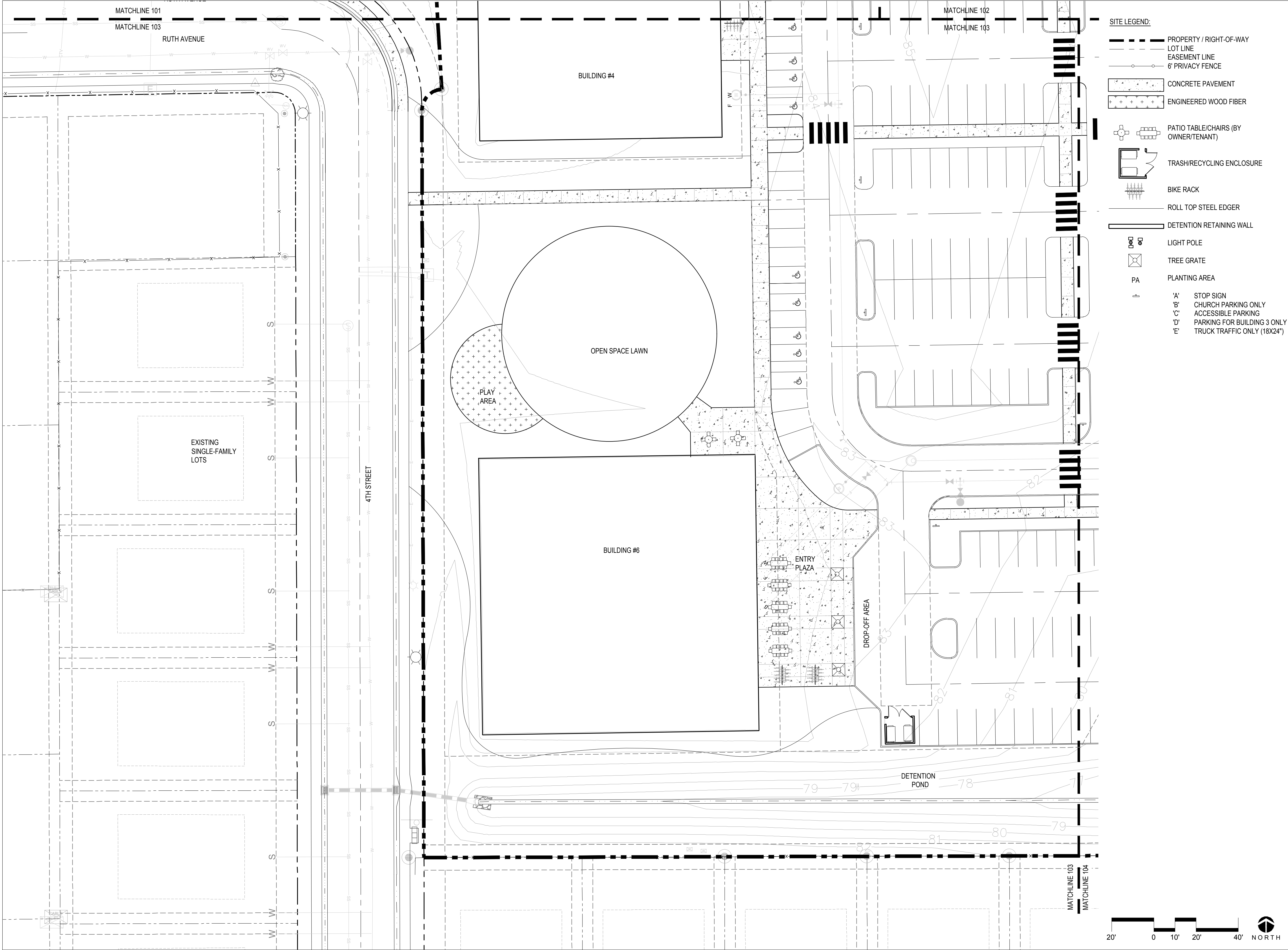
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OVERALL SITE PLAN

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LS102



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KEY MAP

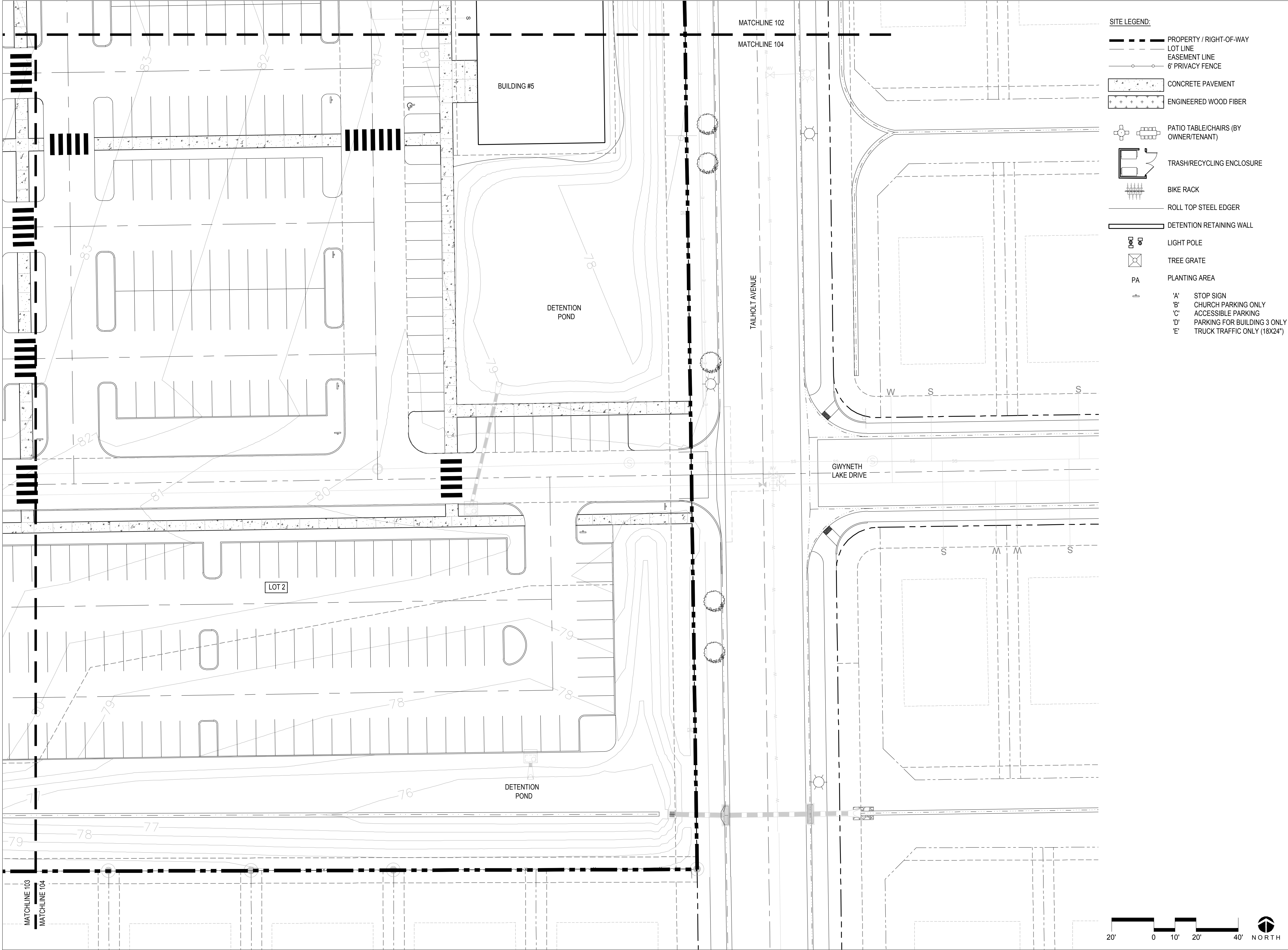
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PRELIMINARY PLAT
DEVELOPMENT
PLANS

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Sheet Name
SITE PLAN

Sheet
LS103



- SITE LEGEND:**
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 - LOT LINE
 - EASEMENT LINE
 - 6' PRIVACY FENCE
 - CONCRETE PAVEMENT
 - ENGINEERED WOOD FIBER
 - PATIO TABLE/CHAIRS (BY OWNER/TENANT)
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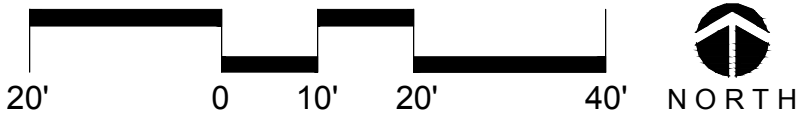
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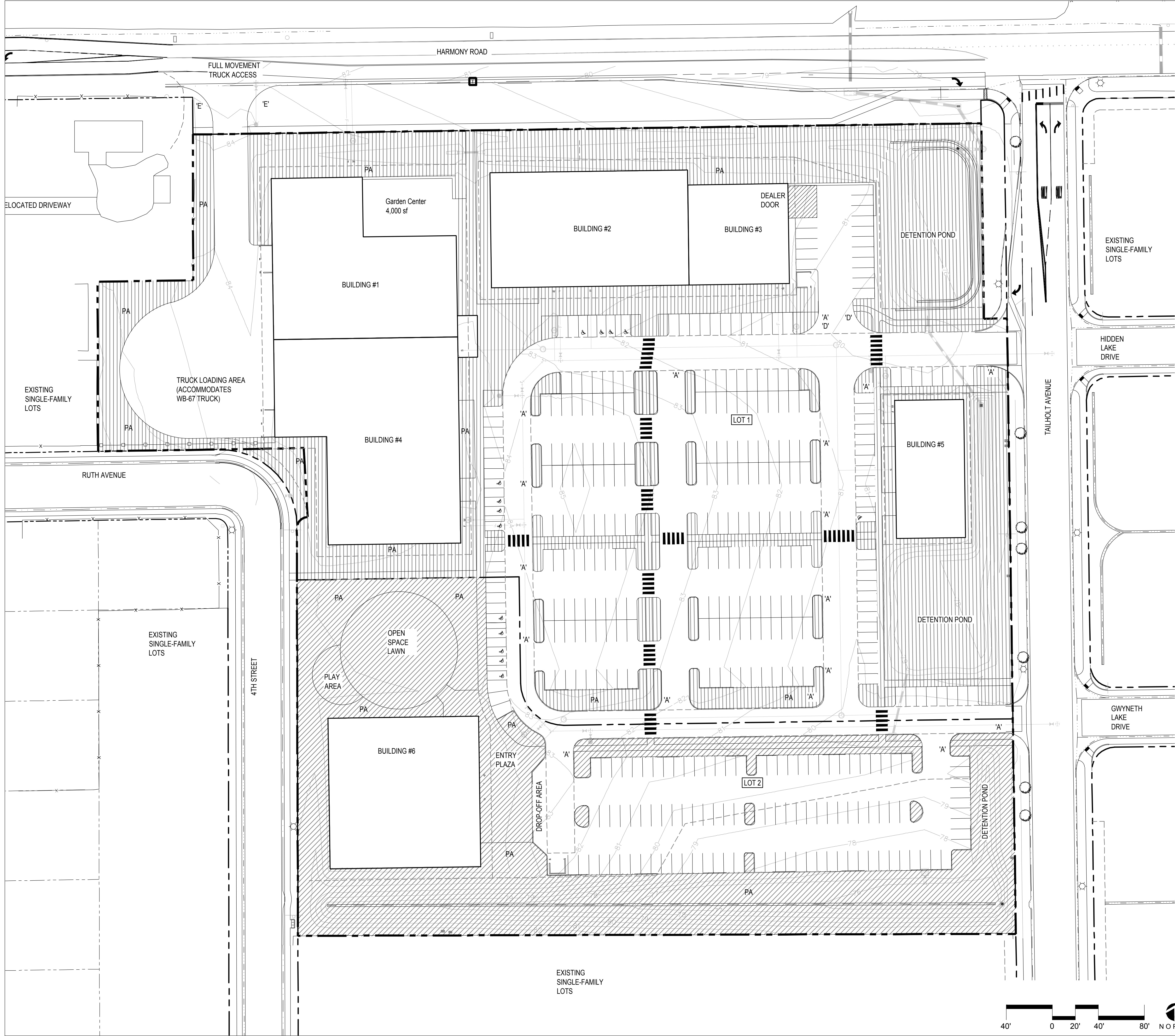
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SITE PLAN

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LS104





OPEN SPACE LEGEND:

- PROPERTY / RIGHT-OF-WAY
- LOT LINE
- OPEN SPACE - LOT 1
- OPEN SPACE - LOT 2

OPEN SPACE REQUIREMENTS

LOT 1 (7.529 ACRES)	
REQUIRED	0.75 AC (10%)
DETENTION AREA	0.74 AC (9.8%)
ALL OTHER (PLAZAS, LANDSCAPE, WALKS)	1.93 AC (25.6%)
TOTAL PROVIDED	2.67 AC (35.4%)
LOT 2 (3.204 ACRES)	
REQUIRED	0.33 AC (10%)
DETENTION AREA	0.92 AC (28.7%)
ALL OTHER (PLAZAS, LANDSCAPE, WALKS)	0.83 AC (26.0%)
TOTAL PROVIDED	1.75 AC (54.6%)

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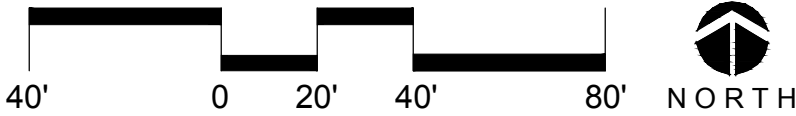
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Sheet Name

OPEN SPACE PLAN

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LANDSCAPE
SCHEDULE & NOTES

Sheet

LP001

LANDSCAPE SCHEDULE

QUANTITY	SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	HEIGHT	SPREAD
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DECIDUOUS TREES

11		ACER NEGUNDO 'SENSATION'	SENSATION BOXELDER	2" CAL./B&B	40-50'	30-40'
20		CATALPA SPECIOSA	NORTHERN CATALPA	2" CAL./B&B	50-60'	30-40'
6		CELTIS OCCIDENTALIS	HACKBERRY	2" CAL./B&B	40-60'	40-60'
3		GINKGO BILOBA	GINKGO	2" CAL./B&B	25-50'	25-35'
11		GLEDTISIA TRIACANTHOS INERMIS	THORNLESS HONEYLOCUST	2" CAL./B&B	40-50'	35-45'
15		GYMNOCLADUS DIOICA 'ESPRESSO'	ESPRESSO KENTUCKY COFFEETREE	2" CAL./B&B	50-60'	30-35'
29		QUERCUS SHUMARDII	SHUMARD OAK	2" CAL./B&B	60-75'	50-60'
10		QUERCUS MACROCARPA	BUR OAK	2" CAL./B&B	50-60'	35-45'
17		QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2" CAL./B&B	40-50'	40-50'
7		ULMUS 'ACCOLADE'	ACCOLADE ELM	2" CAL./B&B	65-75'	60-70'
3		ULMUS 'MORTON SELECT'	MORTON SELECT ELM	2" CAL./B&B		

ORNAMENTAL TREES

5		ACER GRANDIDENTATUM 'ROCKY MOUNTAIN GLOW'	ROCKY MOUNTAIN BIGTOOTH GLOW MAPLE	1.5" CAL.	20-25'	12-15'
25		MALUS X 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL.	20-25'	20'
3		PRUNUS MAACKII	AMUR CHOKECHERRY	1.5" CAL.	25-35'	20-30'
17		RHAMNUS FRANGULA	COLUMNAR BUCKTHORN	10 GAL.	8-12'	3-4'
11		SORBUS AUCUPARIA 'MICHRED'	CARDINAL ROYAL MOUNTAIN ASH	1.5" CAL.	20-30'	15-20'
7		SYRINGA RETICULATA	JAPANESE TREE LILAC	1.5" CAL.	20-25'	20-25'
5		QUERCUS x WAREI 'LONG' REGAL PRINCE	REGAL PRINCE OAK	1.5" CAL.	40-60'	20-25'

EVERGREEN TREES

21		JUNIPERUS SCOPULORUM 'WOODWARD'	WOODWARD COLUMNAR JUNIPER	6' HT.	15-20'	4'
40		PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	6' HT.	20-30'	7'
5		PICEA PUNGENS	COLORADO BLUE SPRUCE	6' HT.	80-100'	25-30'
23		PICEA PUNGENS 'BABY BLUE EYES'	BABY BLUE EYES SPRUCE	6' HT.	15-20'	8-12'
14		PICEA PUNGENS 'FASTIGIATA'	COLUMNAR COLORADO SPRUCE	6' HT.	40'	10'
7		PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S LIMBER PINE	6' HT.	20-25'	10-15'

LANDSCAPE NOTES:

- ALL LANDSCAPING AND PLANTS TO BE LOCATED NOT TO INTERFERE WITH EXISTING OR PROPOSED UTILITIES CONTRACTOR SHALL VERIFY LOCATION OF ALL UNDERGROUND UTILITIES, LINES AND STRUCTURES PRIOR TO EXCAVATION OR TRENCHING. DAMAGE TO THESE UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT NO COST TO THE OWNER OR LANDSCAPE ARCHITECT.
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN (AMERICAN ASSOCIATION OF NURSERYMEN) SPECIFICATIONS FOR NUMBER ONE GRADE.
- PLANT QUANTITIES SHOWN FOR INFORMATION PURPOSES ONLY, CONTRACTOR TO VERIFY ALL QUANTITIES.
- ALL TREE AND SHRUB LOCATIONS SHALL BE STAKED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT.
- PLANT SUBSTITUTIONS WILL NOT BE PERMITTED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT.
- PLANTS SHALL BE INSTALLED IMMEDIATELY UPON DELIVERY TO SITE, IF THIS IS NOT POSSIBLE, PLANTS SHALL BE HEELED IN AND WATERED TO PREVENT DEHYDRATION.
- SOIL AMENDMENT:
SOD AREAS - 4 C.Y. PER 1,000 S.F. OF COMPOST TILLED INTO 4" OF EXISTING SOIL. APPLY DIAMONIUM PHOSPHATE (18-46-0) AT ONE HUNDRED (100) POUNDS NITROGEN PER ACRE.
SHRUB AND PLANTING BEDS - 4" OF COMPOST TILLED INTO 6" OF EXISTING SOIL.

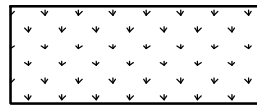
ACCEPTABLE PRODUCT: CLASS I COMPOST. COMPOSTED MATERIAL SHALL CONSIST OF AGED ORGANIC MATTER, FREE OF WEED OR OTHER NOXIOUS PLANT SEEDS, LUMPS, STONES, OR OTHER FOREIGN CONTAMINANTS HARMFUL TO PLANT LIFE, AND HAVING THE FOLLOWING CHARACTERISTICS BASED ON A NUTRIENT TEST PERFORMED NO LONGER THAN 3 MONTHS PRIOR TO ITS INCORPORATION INTO THE PROJECT:
A. ORGANIC MATTER: 25% MINIMUM.
B. SALT CONTENT: 5.0 MMHOS/CM MAXIMUM
C. PH: 7.5 MAXIMUM.
D. CARBON TO NITROGEN RATIO OF 10:1 TO 20:1
SOD TO BE REPLACED OVER ALL TRENCHED IRRIGATION LINES.
INSTALL 4" OF ORGANIC WOOD MULCH IN EXISTING PLANTING BEDS AND TREE PLANTING PITS THAT HAVE BEEN DISTURBED OR ENLARGED. MULCH TO MATCH EXISTING.
ALL DAMAGED OR DEAD PLANT MATERIAL TO BE REPLACED. CONTRACTOR TO PROVIDE WATER THROUGHOUT CONSTRUCTION PERIOD.
THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
10 FEET BETWEEN TREES AND WATER, SANITARY AND STORM SEWER MAIN/ SERVICE LINES
5 FEET BETWEEN SHRUBS AND WATER, SANITARY AND STORM SEWER MAIN /SERVICE LINES

WATER BUDGET CHART*

HYDROZONE	AREA(S.F.)	WATER NEED (GAL./S.F.)	ANNUAL WATER USE (GAL.)
HIGH	0 S.F.	18 GAL./SF	0 GAL.
MODERATE	0 S.F.	10 GAL./SF	0 GAL.
LOW	0 S.F.	3 GAL./SF	0 GAL.

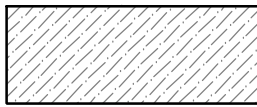
TOTAL WATER USE = GAL.
TOTAL LANDSCAPE AREA = S.F.
GALLONS PER S.F. = GAL./S.F.

*BREAKDOWN OF AREAS:
MODERATE = TURF + HALF OF SHRUB BEDS
LOW = SEED AREAS + HALF OF SHRUB BEDS

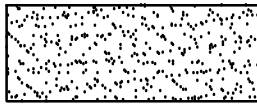


DETENTION BASIN SEED MIX
(Drill rate: 14.54 lbs/ac, Broadcast rate: 29.08 lbs/ac)

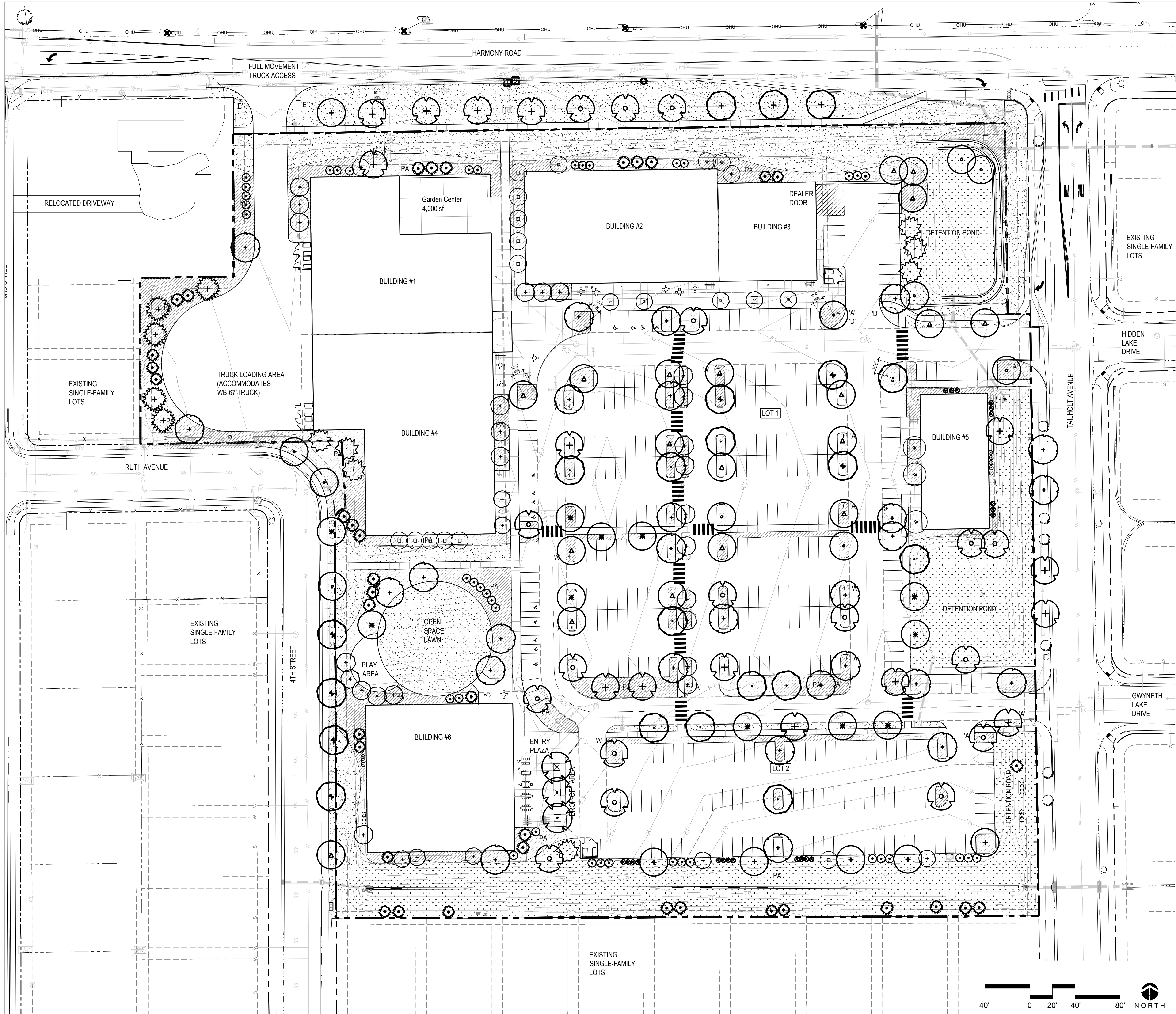
COMMON NAME	SCIENTIFIC NAME	PLS/AC
PLAINS COREOPSIS	COREOPSIS TINCTORIA	0.17
WHITE PRAIRIE CLOVER	DALEA CANDIDA	0.65
PURPLE PRAIRIE CLOVER	DALEA PURPUREA	0.81
INDIAN BLANKETFLOWER	GAILLARDIA ARISTATA	1.85
MEXICAN HAT	RATIBIDA COLUMNIFERA	0.2
FRINGED SAGE	ARTEMESIA FRIGIDA	0.47
INDIAN RICEGRASS	ACHNATHERUM HYMENOIDES	1.13
SIDEOTS GRAMA	BOUTELOUA CURTIPENDULA1.15	
BUFFALOGRASS	BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA	BOUTELOUA GRACILIS	0.25
INLAND SALTGRASS	DISTICHLIS STRICTA	0.35
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.95
STREAMBANK WHEATGRASS	ELYMUS LANCEOLATUS SSP.	1.36
PRAIRIE JUNEGRASS	KOELERIA MACRANTHA	0.08
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	0.7



PLANTING BED WITH SHRUBS, ORNAMENTAL GRASSES AND PERENNIALS & ORGANIC WOOD MULCH
PLANTING SPECIES AND LAYOUT TO BE SHOWN AT TIME OF FINAL PLAT



IRRIGATED SOD
(3 TYPE BLUEGRASS HYBRID/20% TEXAS BLUEGRASS)



- LANDSCAPE LEGEND:**
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 - DETENTION BASIN SEED MIX RE: LP001 FOR SPECIES
 - ROLL TOP STEEL EDGER
 - EXISTING TREE
 - SENSATION BOXELDER
 - NORTHERN CATALPA
 - HACKBERRY
 - GINKO
 - THORNLESS HONEYLOCUST
 - ESPRESSO KENTUCKY COFFEETREE
 - SHUMARD OAK
 - BUR OAK
 - CHINKAPIN OAK
 - ACCOLADE ELM
 - MORTON SELECT ELM
 - ROCKY MTN BIGTOOTH GLOW MAPLE
 - SPRING SNOW CRABAPPLE
 - AMUR CHOKECHERRY
 - COLUMNAR BUCKTHORN
 - CARDINAL ROYAL MOUNTAIN ASH
 - JAPANESE TREE LILAC
 - REGAL PRINCE OAK
 - WOODWARD COLUMNAR JUNIPER
 - COLUMNAR NORWAY SPRUCE
 - COLORADO BLUE SPRUCE
 - BABY BLUE EYES SPRUCE
 - COLUMNAR COLORADO SPRUCE
 - VANDERWOLF'S LIMBER PINE

**FRANKLIN
PLACE**

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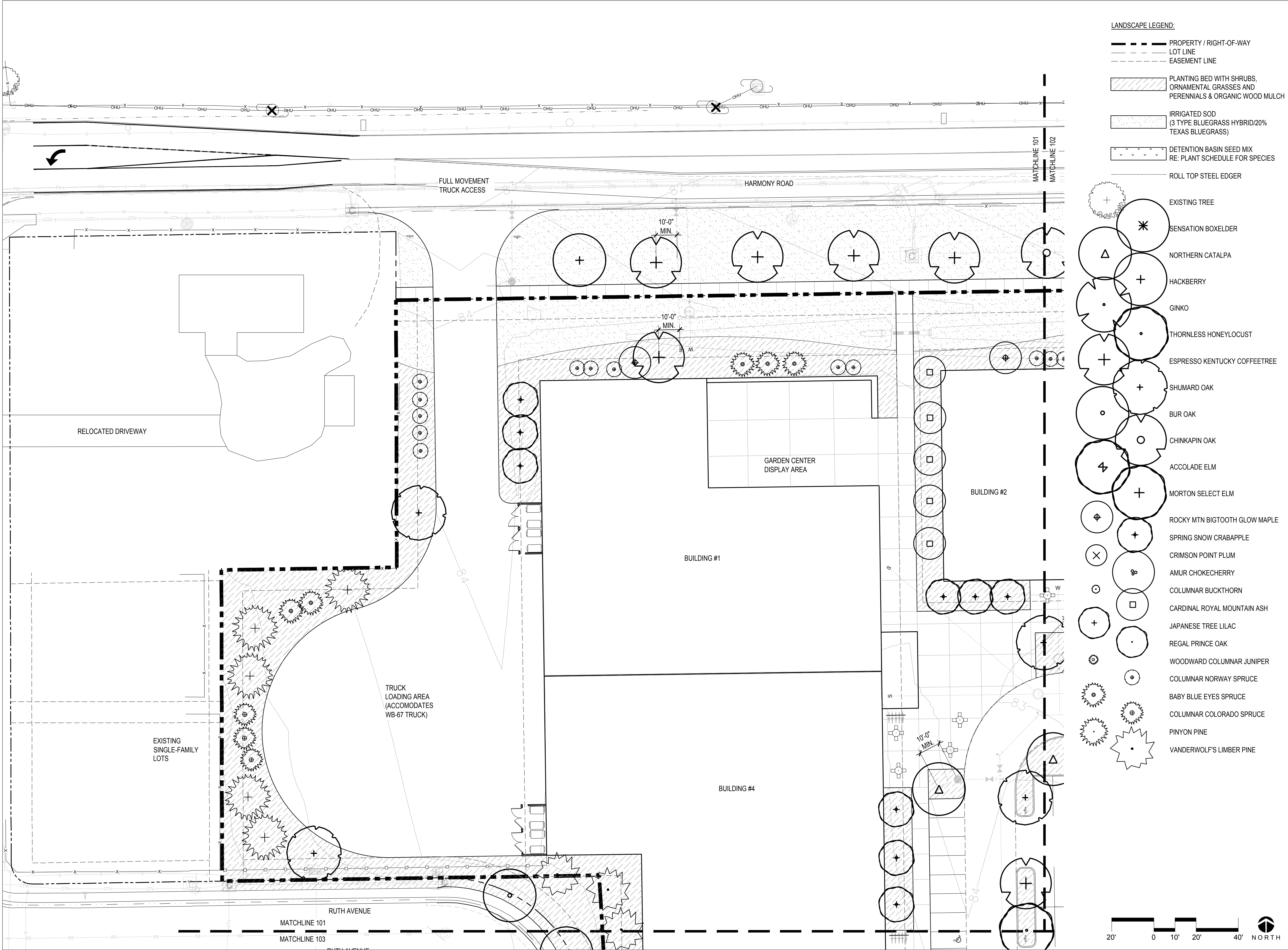
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**OVERALL
LANDSCAPE PLAN**

Sheet

LP100



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FRANKLIN PLACE

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KEY MAP

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PRELIMINARY PLAT DEVELOPMENT PLANS

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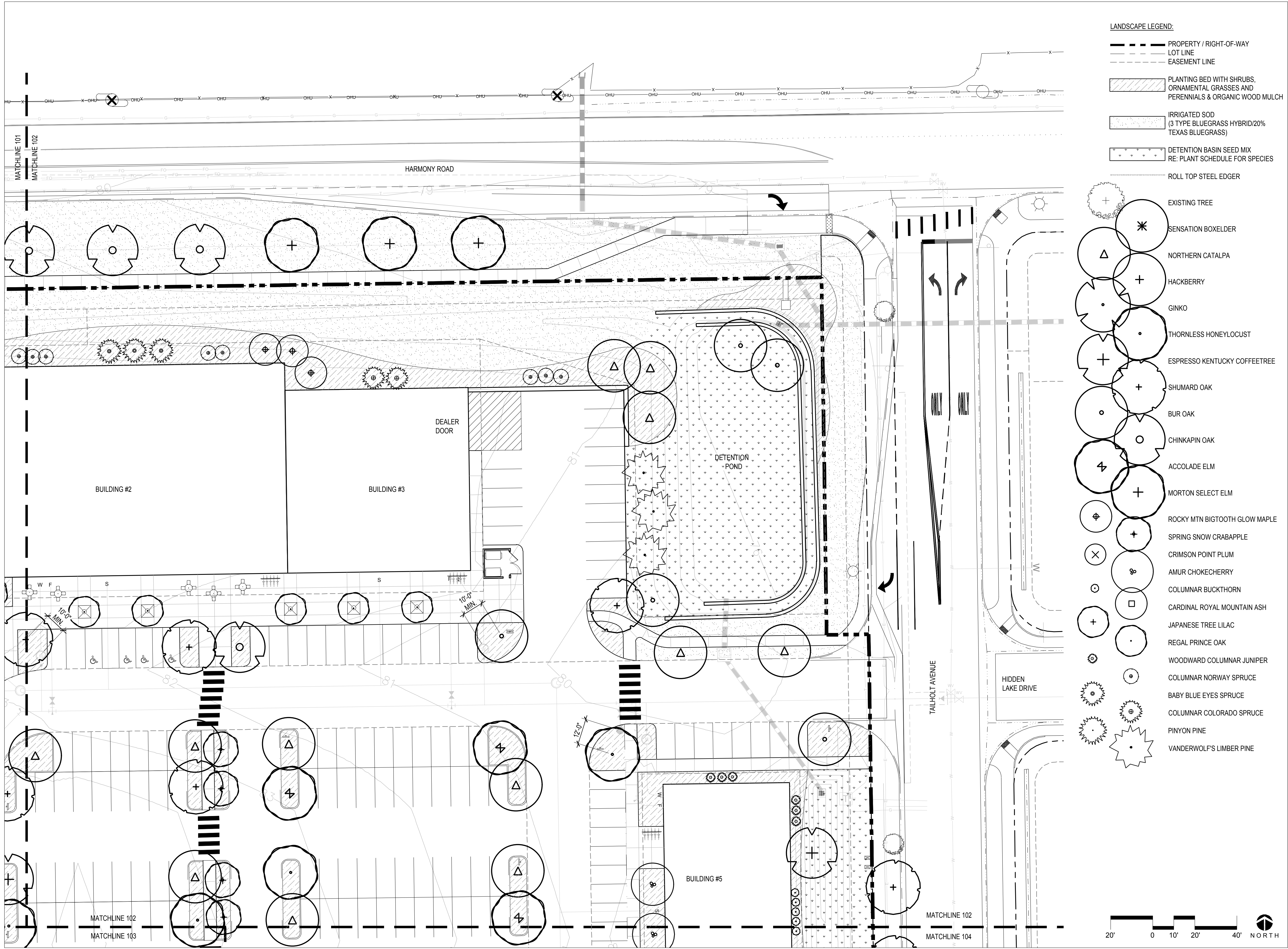
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LANDSCAPE PLAN

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LP101



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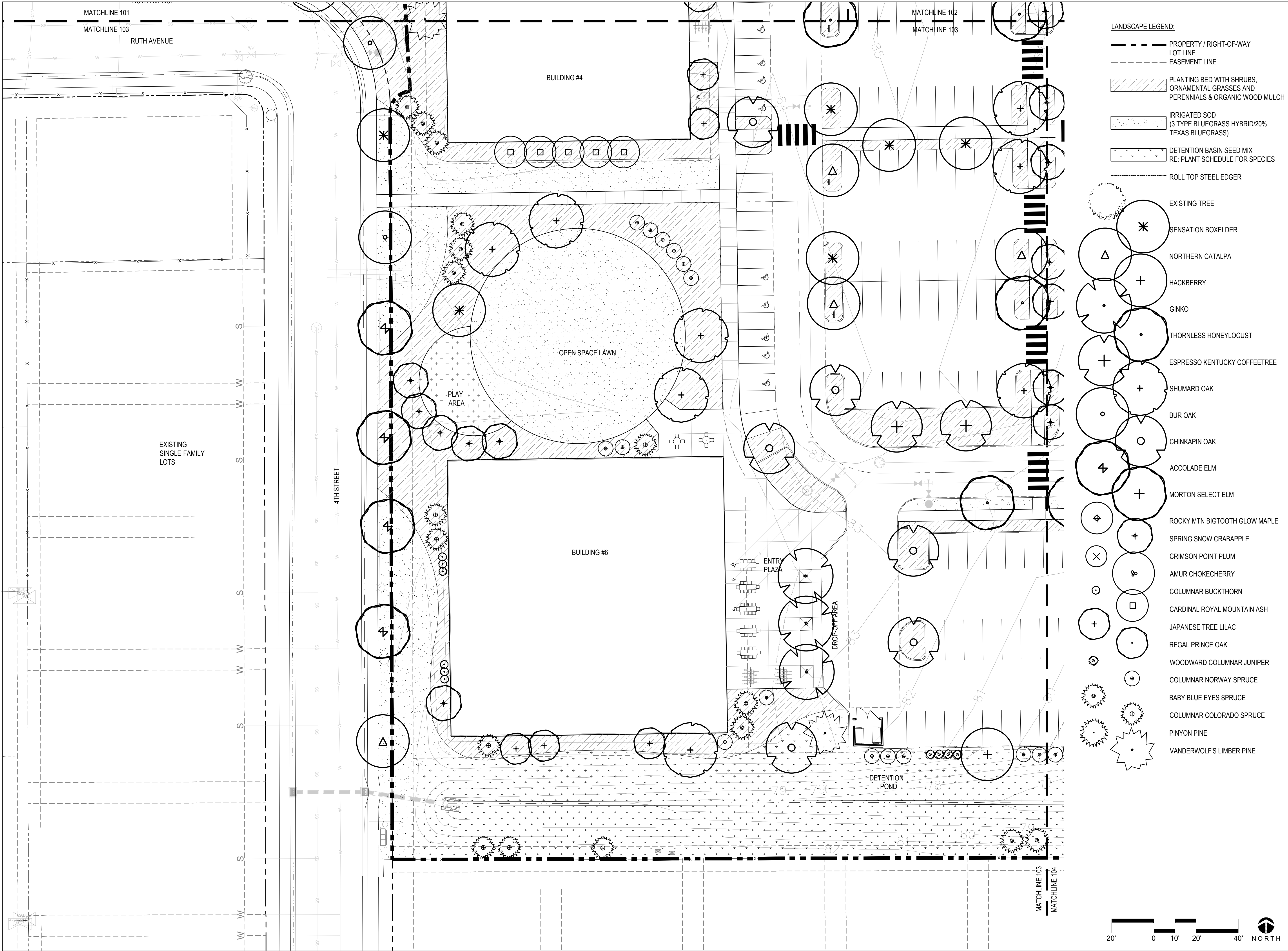
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LANDSCAPE PLAN

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LP102



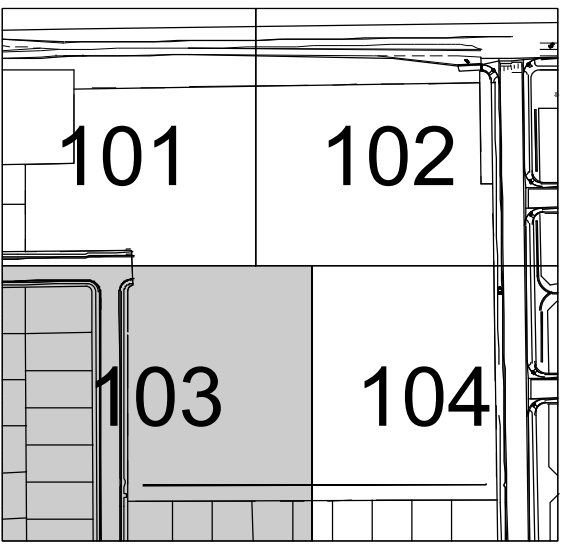
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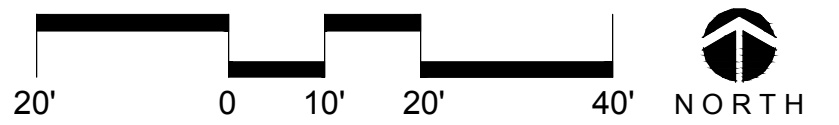
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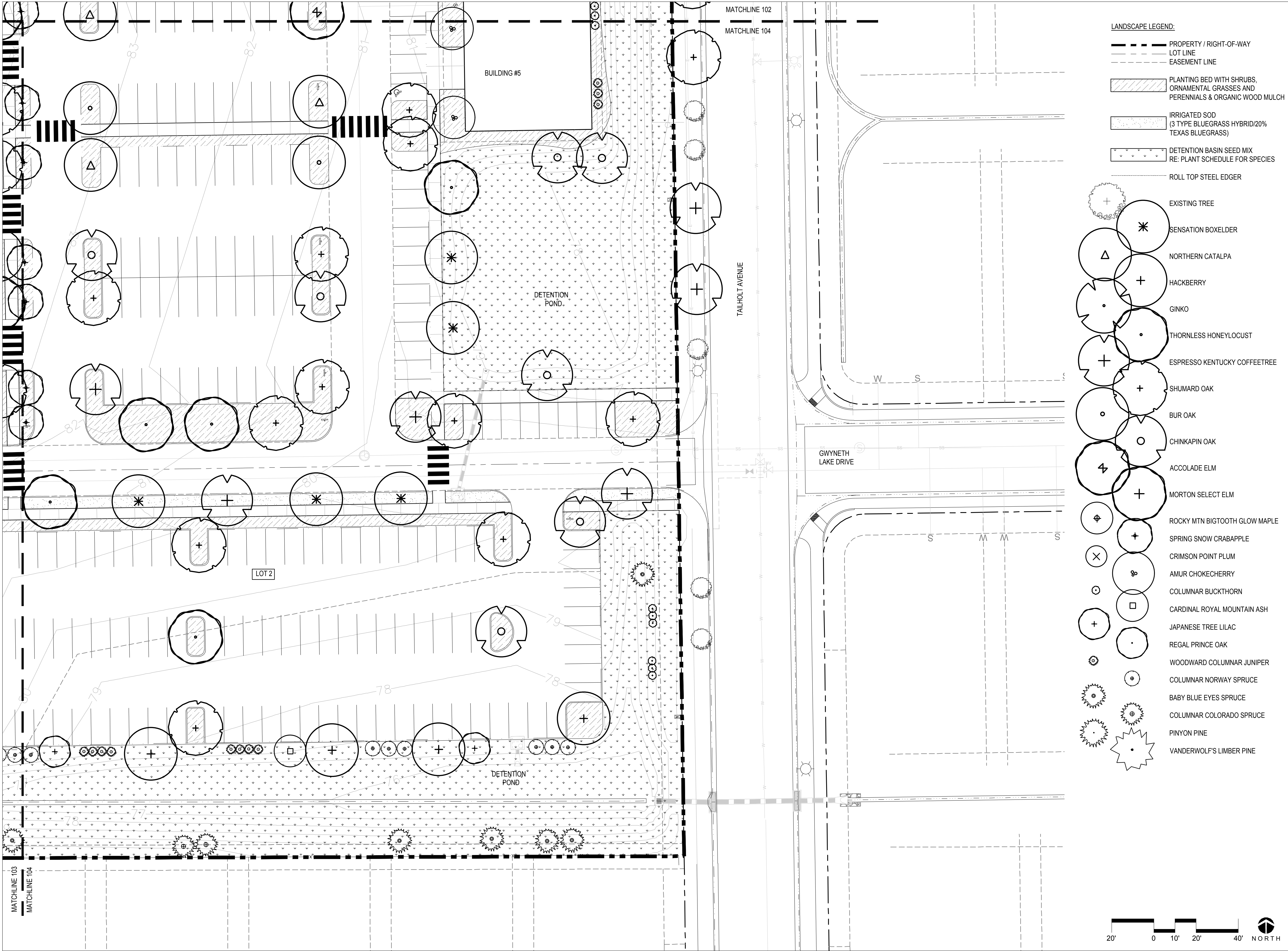
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LANDSCAPE PLAN

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LP103

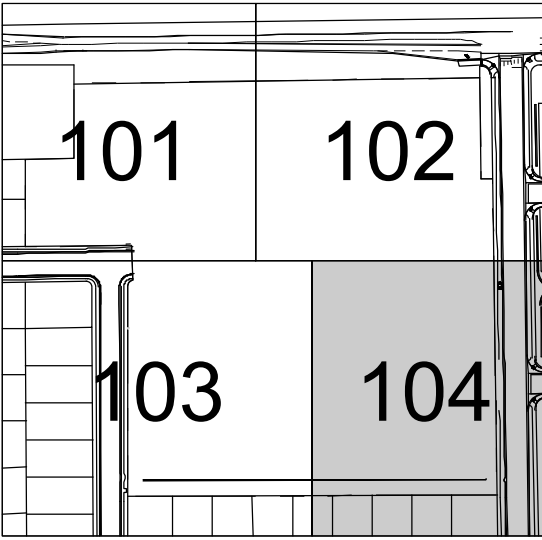




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 - ROCKY MTN BIGTOOTH GLOW MAPLE
 - SPRING SNOW CRABAPPLE
 - CRIMSON POINT PLUM
 - AMUR CHOKECHERRY
 - COLUMNAR BUCKTHORN
 - CARDINAL ROYAL MOUNTAIN ASH
 - JAPANESE TREE LILAC
 - REGAL PRINCE OAK
 - WOODWARD COLUMNAR JUNIPER
 - COLUMNAR NORWAY SPRUCE
 - BABY BLUE EYES SPRUCE
 - COLUMNAR COLORADO SPRUCE
 - PINYON PINE
 - VANDERWOLF'S LIMBER PINE

FRANKLIN
PLACE

TJB Partners, Inc.
2120 S. College Ave. Unit 5
Fort Collins, CO 80525



KEY MAP

REV.	COMMENT	DATE

PRELIMINARY PLAT
DEVELOPMENT
PLANS

Date: 09.09.2022
Drawn By: SL
Checked By: PM

Sheet Name
LANDSCAPE PLAN

Sheet
LP104

Transportation Study Supplement Franklin Place

September 9, 2022
Initial Submittal July 5, 2022



Prepared for:
TJB Partners, Inc.

Rollins Consult LLC

Table of Contents

	Page
1 Introduction	4
2 Existing Conditions	8
3 Project Travel Demand.....	15
4 Future Traffic Projections.....	19
5 Auxiliary Lane Analysis	25
6 Traffic Impact Analysis.....	26
7 Conclusions.....	34
Appendices.....	36
Appendix A: Intersection Turning Movement Count Data	
Appendix B: Level of Service Worksheets	
Appendix C: Figure and Table 4C-3 Manual on Uniform Traffic Control Devices	

List of Figures

1 Project Location.....	5
2 Site Plan	6
3 Existing PM Peak Hour Traffic Volumes.....	10
4 Existing Lane Configurations.....	11
5 Trip Distribution.....	17
6 Project Traffic	18
7 Background Traffic 2025.....	20
8 Background Traffic 2040.....	22
9 Total Traffic 2025.....	23
10 Total Traffic 2040.....	24
11 Intersection Configuration 2040.....	29

List of Tables

1	Unsignalized Intersection Level of Service Definitions.....	13
2	Existing Weekday PM Peak Hour Intersection Level of Service.....	14
3	Estimated Trip Generation	15
4	Signalized Intersection Level of Service.....	27
5	Future 2025 Intersection Level of Service.....	28
6	Future 2040 Intersection Level of Service.....	30
7	Future Improved Intersection Level of Service.....	33

1 INTRODUCTION

This report was prepared to supplement the original Transportation Study prepared for the proposed Franklin Place dated July 2, 2021. The proposed site plan and uses have been updated. The roadway connections have been revised such that no direct connection is made to the neighborhood to the west of the site. Rollins Consult LLC conducted the study as required for the project's development application.

PROJECT DESCRIPTION

The Franklin Place project is in the Town of Severance, south of Harmony Road (Weld County Road 74) and west of Tailholt Avenue. Figure 1 illustrates the project location and study area. The project site is approximately 11 acres. The site is surrounded by undeveloped land to the north, and single family residences to the east, south, and west.

The project site is depicted on Figure 2. The site was redesigned with two connections to Tailholt Avenue. Previous roadway connections to Ruth Avenue and the adjacent neighborhood west of the site were removed. The site plan has a pedestrian connection to 4th Street. The project proposes the following land uses and transportation elements:

- Commercial uses are planned adjacent to Harmony Road. The commercial totals just over 68,000 square feet. This includes a planned hardware store, and auto-related store.
- A 17,200 square foot church is planned south of the commercial area. There is an open space to the north of the church.
- Vehicular access to public roadways would be provided on Tailholt Avenue at both Hidden Lake Drive and Gwyneth Lake Drive. The hardware store has a proposed delivery access to/from Harmony Road west of Tailholt Avenue.
- Parking is dispersed throughout the site.
- There is a pedestrian connection to 4th Street to the south of Ruth Avenue. This will allow pedestrian and bicycle access from the adjacent neighborhood.

Figure 1 – Project Location

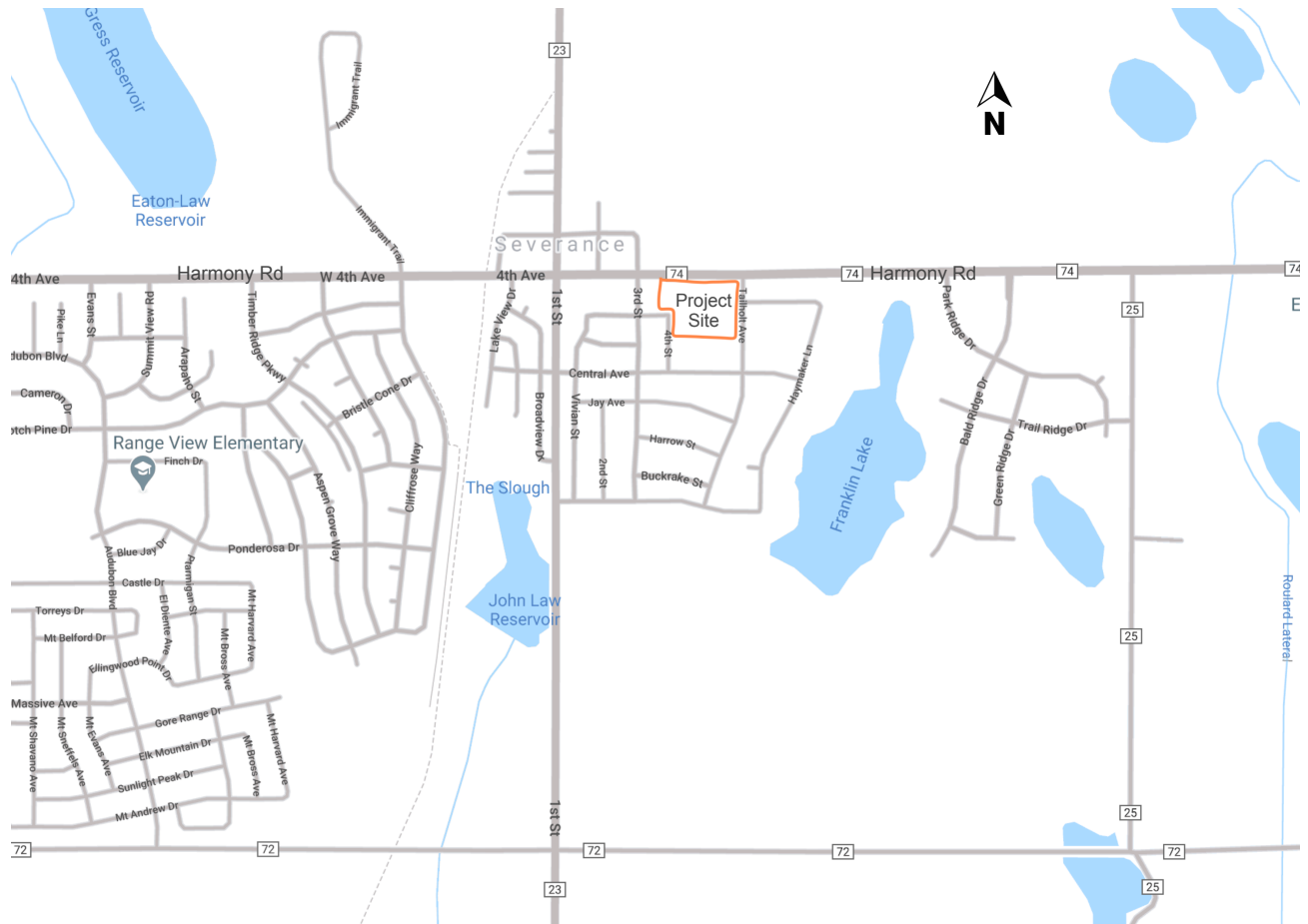


Figure 2 – Site Plan



STUDY SCOPE

The scope of work for the supplemental study was developed in conjunction with the Town of Severance Planning department and their consultant team. The base assumptions, technical methodologies, and geographic coverage of the study were all identified as part of the study approach. The study analyzes the potential project-generated traffic impacts on the adjacent street system.

This study will focus on six intersections. Five intersections are from the original study, the original numbering is used in this report. The intersection of Tailholt Avenue at Central Avenue was added with this updated study.

1. 1st Street at Harmony Road
3. Tailholt Avenue at Harmony Road
4. Tailholt Avenue at Hidden Lake Drive
5. Tailholt Avenue at Gwyneth Lake Drive
8. 1st Street at Central Avenue
9. Tailholt Avenue at Central Avenue

The study evaluates the potential changes to the transportation system after completion of the proposed Franklin Place project for two future horizon years. The analysis of future year traffic forecasts is based on projected conditions in years 2025 (short range conditions) and 2040 (long range future conditions) both with and without the addition of the project traffic. The trip generation characteristics of the original site plan were compared to the updated plan. It was determined that the supplemental study should include analysis of the PM peak hour. The following transportation scenarios were analyzed for the PM peak hour:

- **Existing Conditions** – The analysis of existing traffic conditions provides a basis for the remainder of the study. The existing transportation system is described. PM peak hour intersection operations are evaluated.
- **Project Travel Demand** – The traffic generated by the Project will be estimated, distributed, and assigned to the transportation network.
- **2025 and 2040 Background Conditions** – Future traffic conditions are projected without the proposed Project for the project buildout year 2025 and the long range future year 2040. The traffic volumes on the roadway system will be factored and analyzed to reflect conditions for 2025 and 2040. This analysis will include the consideration of additional traffic from other projects.
- **Total Future Conditions** – The traffic associated with the project will be projected and added to the Background traffic. The intersection operations will be determined.

2 EXISTING CONDITIONS

The transportation system has numerous elements that are described in this chapter. The roadway network is described, and traffic volume information is presented for the study intersections.

ADJACENT LANDUSE

The Project site is located at the southwest corner of Tailholt Avenue and Harmony Road. The site is currently undeveloped land and is located to the east of downtown Severance. The site is surrounded by undeveloped land and residential areas.

TRANSPORTATION NETWORK

The primary roadways that serve the Project site are described below. Roadway designations were provided in the *Severance Draft Transportation Plan*, November 10, 2020, and the *Weld County Transportation Plan 2045*, November 9, 2020.

Roadway Network

Harmony Road – This is a two-lane east/west road. Harmony Road also called Weld County Road 74 (WCR 74) and 4th Avenue, is a regional facility that provides mobility between Eaton and Fort Collins. This road is currently classified as an arterial. Harmony will have a future classification as a major arterial (four-lane facility). The existing speed limit near 1st Avenue is 25 mph. East of 3rd Street the speed limit is posted at 35 mph. West of 1st Street there is a center two-way left-turn lane and sidewalks on both sides of the road. Between 1st and 3rd Streets there are sidewalks on both sides. East of 3rd Street there are sidewalks adjacent to new development (east of Tailholt Avenue). Bike facilities are not marked or posted. The Town's transportation plan indicates that Harmony Road has an existing bike trail. There is on-street parking at some locations west of 3rd Street.

Central Avenue – This road is identified as a collector/local street. Central Avenue is a two-lane road. There are sidewalks on both sides of the street. Parking is allowed on both sides. No speed limit is posted.

1st Street – Located west of the project site, 1st Street (WCR 23) provides connections between SH 14 and SH 392. This north-south two-lane road is at the center of Severance. There is no current classification in the Town's transportation plan. In the future, this is classified as a major arterial (four-lane facility). The speed limit is 25 mph north of Central Avenue and 35 mph south of Central Avenue. There are sidewalks on both sides of the street near Harmony Road. North of Central Avenue there is a striped shoulder that is used for parking north of Harmony Road. South of Central Avenue there are no sidewalks or shoulders.

Tailholt Avenue – This roadway is directly adjacent to the Franklin Place project. It is a two-lane north/south local/collector road. There are sidewalks on both sides of the street. Currently, there is no posted speed limit.

Hidden Lake and Gwyneth Lake Drives – These are residential east/west streets. They allow parking on both sides. No speed limit is posted.

Pedestrian, Bicycle, and Transit Network

Currently there are sidewalks adjacent to the local and collector streets south of Harmony Road. Along Harmony Road, there are sidewalks between 1st Street and 3rd Street. East of 3rd Street there are no sidewalks on either side of Harmony Road until Tailholt Avenue (at this location there are sidewalks on the south side of Harmony Road). First Street has sidewalks near its intersection with Harmony Road. South of the commercial uses there are no pedestrian facilities on 1st Street. There is a striped pedestrian crossing on 1st Street on the south side of its intersection with Central Avenue.

There is a striped shoulder on the south side of Harmony Road to the east of Tailholt that may be used by cyclists. There are some striped shoulders on 1st Street that are sometimes used for parking. No other specific bicycle facilities exist in the study area.

There is currently no transit service within Severance. CDOT, the Colorado Department of Transportation, operates the Bustang which provides service to Denver. There is a stop at Harmony Road at I-25. There is also a stop at this location for the Poudre Express which offers service between Fort Collins and Greeley.

EXISTING TRAFFIC CONDITIONS

Existing intersection operations were evaluated for the evening peak hour. Intersection count data was collected from numerous sources: big data provided by the Town, counts performed in 2019 for the 4th filing of Tailholt, and recent counts. Some of the local/collector intersection peak hour data were developed based on the adjacent land use. The counts performed in 2021 were adjusted due to the pandemic by referencing the 2019 pre-pandemic data. A daily traffic count was conducted on Central Avenue between Vivian and 3rd Streets in August 2022. The traffic count at Tailholt Avenue and Central Avenue was conducted in August 2022. The data presented for this location will include both the AM and PM peak hour volumes. Appendix A includes the intersection turning movement count data. The resulting peak hour turning movement volumes are provided on Figure 3. The current lane configurations of the study intersections are shown on Figure 4.

Figure 3 – Existing PM Peak Hour Traffic Volumes

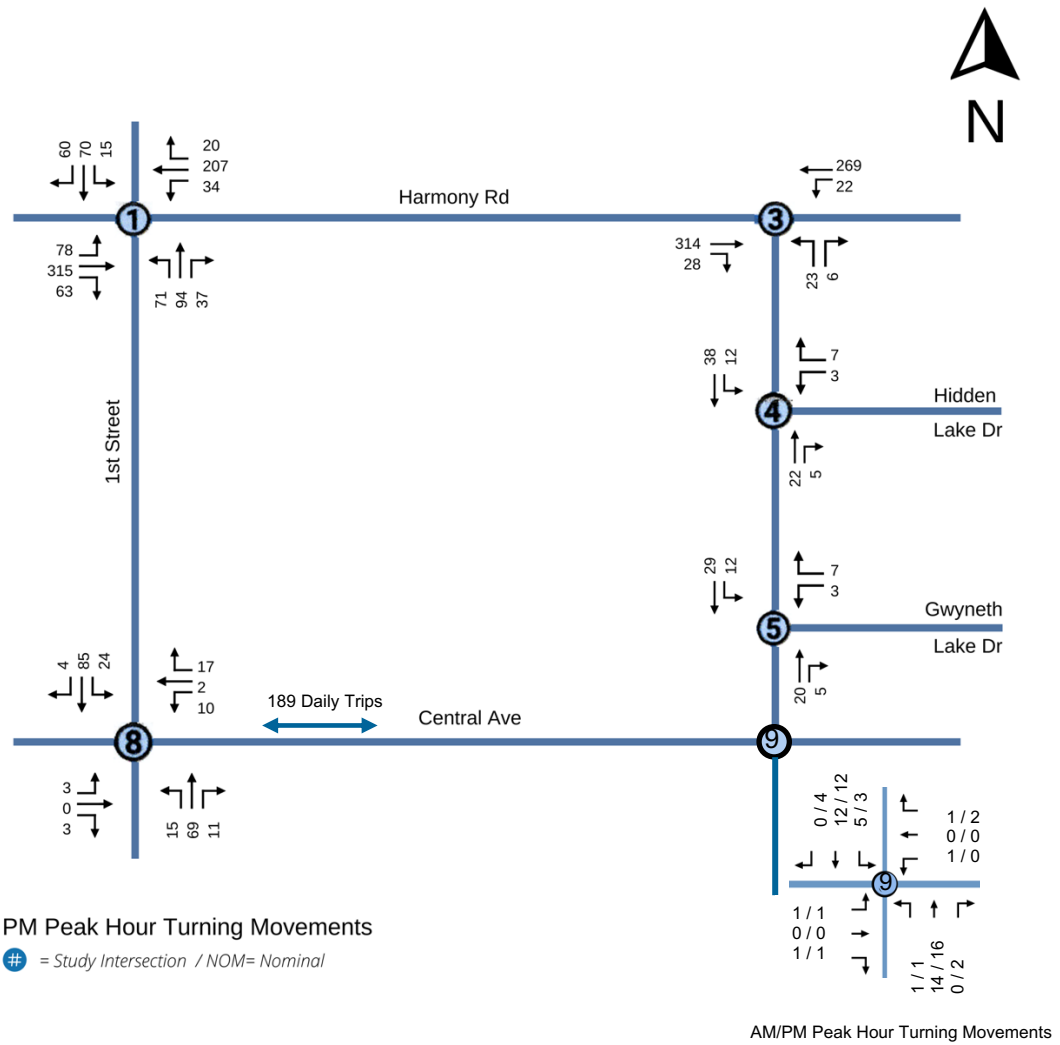
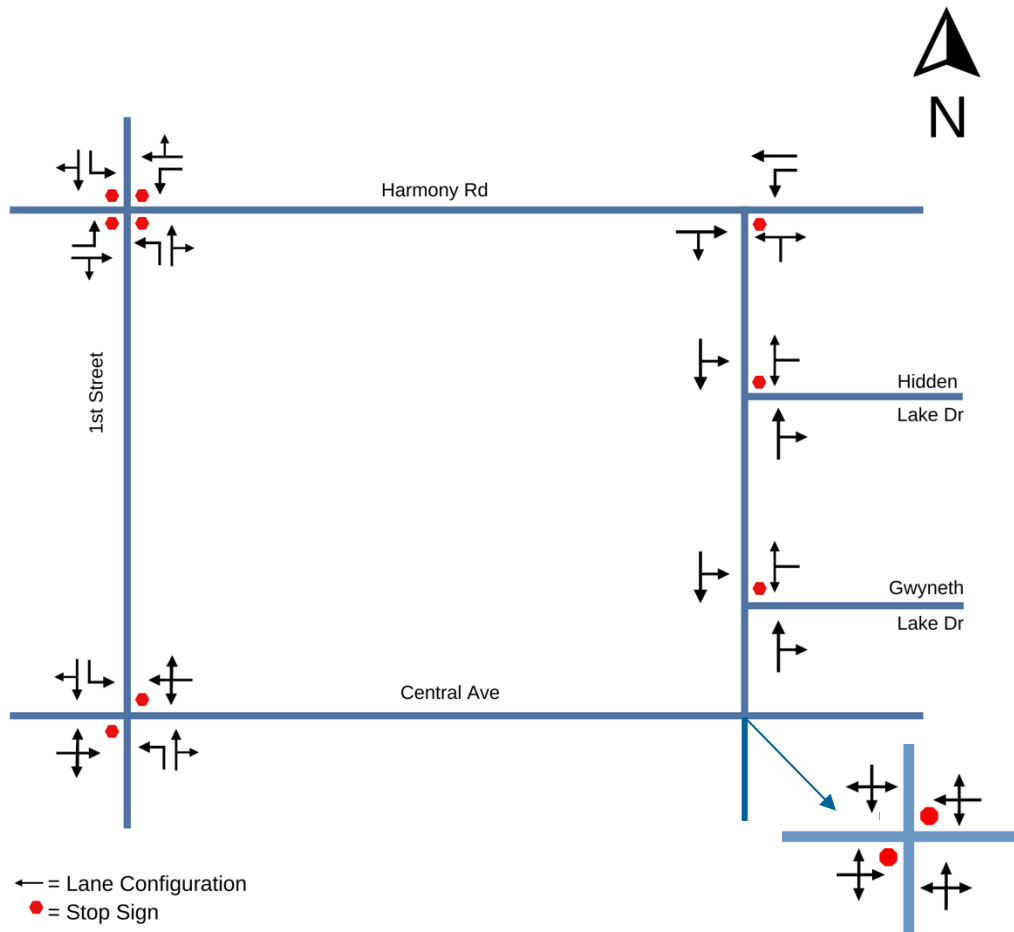


Figure 4 – Existing Lane Configurations



Intersection Level of Service Analysis Methodologies

Intersection Level of Service Analysis Methodologies

Transportation professionals evaluate intersections to determine how they are currently operating and will operate in the future. The methods employed can be found in the Transportation Research Board's, 6th Edition, 2016 *Highway Capacity Manual* (HCM). Level of service (LOS) is based on a "graded" system from LOS A, with very little to no delays to LOS F which represents excessive delays and congestion.

Unsignalized Intersection

Peak hour levels of motor vehicle delay at unsignalized intersections were estimated using the method from Chapter 17 of the 2016 *Highway Capacity Manual*. The delays for the entire intersection and the movement and/or approach are determined. Table 1 summarizes the relationship between average control delay per vehicle and LOS for unsignalized intersections.

Table 1 Unsignalized Intersection Level of Service Definitions

Level of Service	Average Control Delay Per Vehicle (Seconds)	Description
A	≤ 10.0	No delay for stop-controlled approaches.
B	10.0 and ≤ 15.0	Operations with minor delay.
C	> 15.0 and ≤ 25.0	Operations with moderate delays.
D	> 25.0 and ≤ 35.0	Operations with increasingly unacceptable delays.
E	> 35.0 and ≤ 50.0	Operations with high delays, and long queues.
F	> 50.0	Operations with extreme congestion, and with very high delays and long queues unacceptable to most drivers.

Source: Transportation Research Board, Highway Capacity Manual, 2016

Existing Conditions

Using the HCM methodology, the weekday PM peak hour intersection operations were determined. The results are provided in Table 2. The Town's Transportation Plan identifies LOS A through D as acceptable. As indicated in the table, overall the study intersections are currently operating at acceptable levels of service. The detailed analysis worksheets are provided in Appendix B. The current daily traffic volumes on Cental Avenue between Vivian and 3rd Streets is 189 vehicles. The Town has indicated they will monitor these volumes to ensure they stay below 1,500 daily threshold for a local street.

Table 2 Existing Weekday PM Peak-Hour Intersection Level of Service

#	Intersection	Overall Movement	PM Peak
			LOS
1	1 st St & Harmony Rd All-Way Stop Control	Overall	C
		NB LT	B
		NB T/R	B
		EB LT	B
		EB T/R	C
		WB LT	B
		WB T/R	B
		SB LT	B
		SB T/R	B
3	Tailholt Ave at Harmony Rd T Stop Control	Overall	A
		NB LT/RT	B
		WB LT	A
4	Tailholt Ave at Hidden Lake Dr T Stop Control	Overall	A
		WB LT/RT	A
		SB LT	A
5	Tailholt Ave at Gwyneth Lake Dr T Stop Control	Overall	A
		WB LT/RT	A
		SB LT	A
8	1 st St at Central Ave Two-Way Stop Control	Overall	A
		NB LT	A
		EB LT/T/RT	B
		WB LT/T/RT	B
		SB LT	B
9	Tailholt Ave at Central Ave Two-Way Stop Control	Overall	A
		NB APPROACH	A
		EB APPROACH	A
		WB APPROACH	A
		SB APPROACH	A

Notes:

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

3 PROJECT TRAVEL DEMAND

This chapter provides an overview of the project and a description of the travel demand methodology to estimate vehicle trip generation, distribution, and assignment of project-generated traffic along area roadways and intersections.

PROJECT CHARACTERISTICS

The proposed Franklin Place project is a commercial project located at the southwest corner of Tailholt Avenue and Harmony Road. The project site plan is depicted on Figure 2. The project is planned on approximately 11 acres. As shown on the figure, vehicular access to the project will be from Tailholt Avenue. There is a delivery only access to/from Harmony Road west of Tailholt Avenue. This access will be used for deliveries to the hardware store. They informed the applicant that there are about 15 deliveries per week. City staff reviewed this proposed access and supports its location and limited use.

The current project will be developed with a 19,000 square foot hardware store, 7,570 square foot auto parts store, 42,000 square feet of commercial, and a 17,200 square foot church. The transportation characteristics of the site include a pedestrian area along the commercial area.

PROJECT TRIP GENERATION

The trip generation characteristics of the project were estimated using data from the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, 11th Edition. Table 3 provides the trip generation estimated for the project. As indicated in the table, the full buildout of the project is estimated to generate approximately 2,680 daily trips, 140 morning and 375 evening peak hour trips.

Table 3 – Estimated Trip Generation

ITE Land Use Code		Project	Project Trip Generation						
Land Use	Land Use Code	Size	Daily	AM			PM		
				IN	Out	Total	IN	Out	Total
Commercial	822	42	1985	59	39	98	137	137	274
Hardware Store	816	19	153	9	8	17	26	31	57
Auto Parts Store	843	7.57	413	10	9	19	18	19	37
Church	560	17.2	131	3	2	5	4	5	8
TOTAL BUILDOUT			2,682	82	58	139	185	192	376

Based on ITE Trip Generation 11th Edition

PROJECT TRIP DISTRIBUTION | ASSIGNMENT

The distribution of the project traffic onto the roadway system was based on the following: existing peak hour traffic counts, the roadway network, adjacent land use, the location of the project within the region and the Town of Severance, traffic forecasts from the *Severance Transportation Plan*, and input from Town consultants. The project trip distribution is depicted on Figure 5.

The resulting peak hour traffic associated with the proposed Project is illustrated on Figure 6.

Figure 5 – Trip Distribution

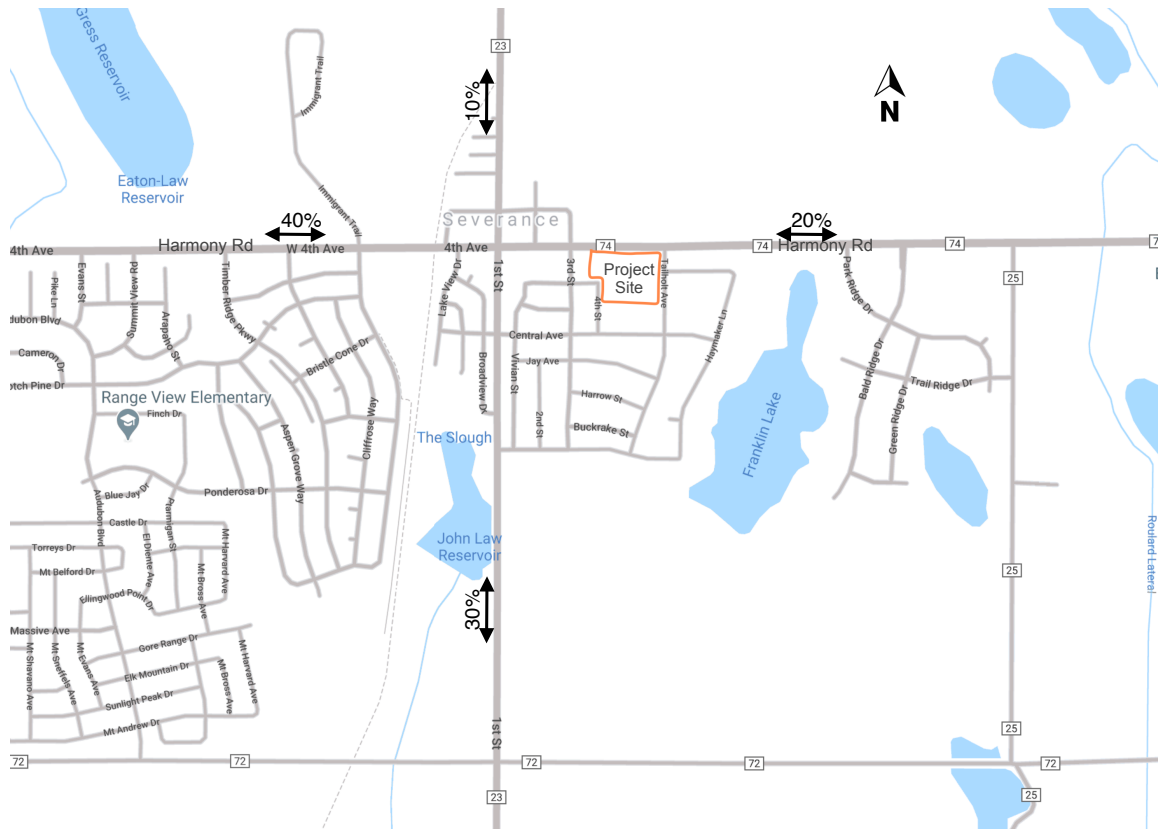
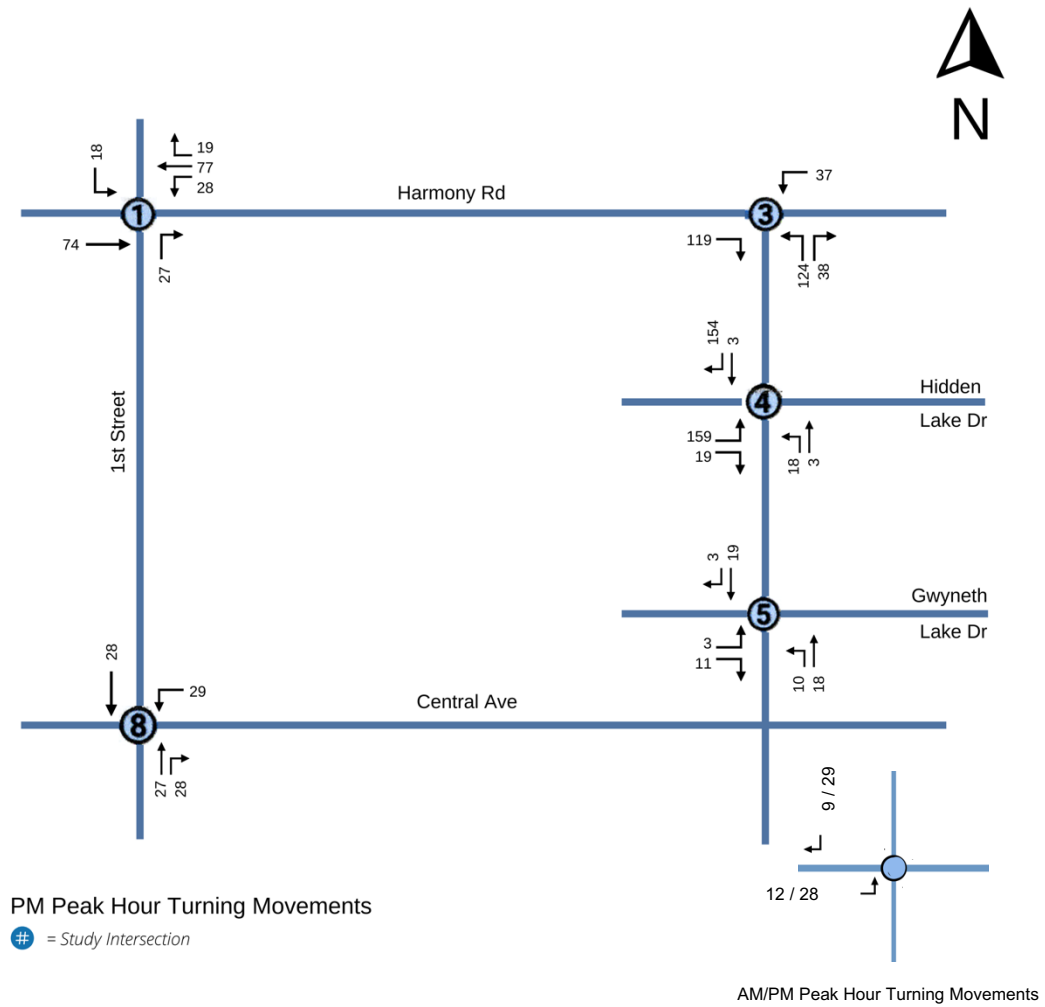


Figure 6 – Project Traffic



4 FUTURE TRAFFIC PROJECTIONS

Estimates of future traffic conditions both with and without the proposed Project were necessary to evaluate the potential impact of the Project on the local street system. The background base traffic scenario represents future traffic conditions without the addition of the Project, while the total scenario represents future traffic conditions with completion of the proposed Project. Two future years were analyzed Year 2025 and Year 2040. The development of these future traffic scenarios is described in this chapter.

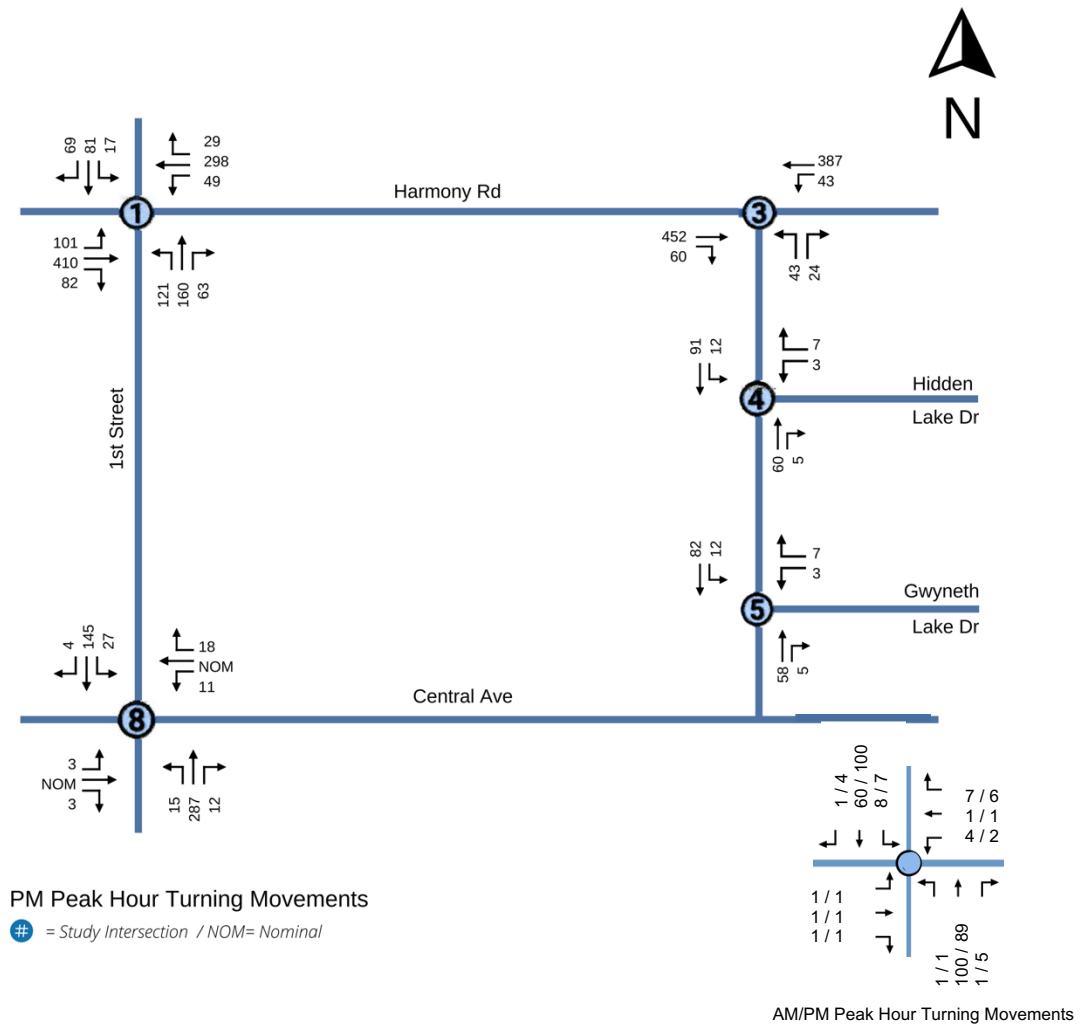
BACKGROUND 2025 TRAFFIC PROJECTIONS

The background traffic projections reflect growth in traffic from two primary sources: ambient growth in the existing traffic volumes due to regional growth both in and outside of the study area, and consideration of traffic generated by nearby planned projects. Each of these elements is described below.

- The **areawide/ambient growth** in traffic was determined with information from the Town of Severance *Transportation Plan* projections referenced earlier. Based on these projections an annual compounded growth rate of 3.8% to 5.3% was determined for Harmony Road. The annual compounded growth rates of 2% to 7.9% are projected for 1st Street. These growth rates will be applied to the existing counts to determine the Year 2025 volumes due to regional growth.
- The future traffic related to the **other proposed projects** was considered. The proposed 4th filing for Tailholt was added to the traffic on 3rd Street and Tailholt Avenue. The *Tailholt 4th Filing Transportation Impact Study*, March 2020 by Delich Associates provided this information. Some of the Tailholt 4th Filing traffic was modified due to anticipation of long delays with a couple of the projected travel patterns. The northbound traffic along 3rd Street that was headed west was redirected to 1st Street and the traffic headed east was redirected to Tailholt Avenue.
- Some of the residential areas east of Tailholt are not fully built. Future traffic from these lots was added to the background traffic based on ITE trip generation estimates.

The resulting Background 2025 traffic projections for the study intersections are provided on Figure 7. It is important to note that the areawide growth projections include traffic to/from Franklin Place. This transportation study therefore should be considered conservative.

Figure 7 – Background Traffic 2025



BACKGROUND 2040 TRAFFIC PROJECTIONS

The traffic projections for 2040 were estimated using a similar methodology as for 2025. The Town of Severance transportation plan recommends improvements based on the 2040 traffic projections. Each of these components of the 2040 projections is discussed below.

- **Areawide/Ambient Growth** - The growth in traffic due to the factors mentioned earlier was applied to develop 2040 projections.
- **Other Projects** – The traffic from the 4th Filing of Tailholt and unbuilt residential lots were included in the 2040 background traffic projections.
- **Central Avenue** – Some of the eastbound left-turning traffic at 1st Street and Central Avenue was shifted south to Harvest Moon. The intersection of 1st Street and Harvest Moon may require signalization in the future making the eastbound left-turn easier at this location.
- **Future Roadway Improvements** – The Town's *Transportation Plan* indicates that the intersection of 1st Street at Harmony Road will be signalized by 2040. The plan also suggest that Harmony Road and 1st Street should be four-lane arterials. Town staff indicated these improvements were not likely to occur by 2040.

The resulting Background 2040 traffic projections for each of the study intersections are provided on Figure 8.

TOTAL TRAFFIC PROJECTIONS

The total traffic projections include both the background plus project traffic. Total traffic projections were developed for Years 2025 and 2040. The project-generated traffic volumes from Figure 6 were added to the Year 2025 background traffic volumes illustrated on Figure 7 to develop background plus project peak hour traffic volumes. The resulting Year 2025 total traffic is depicted on Figure 9.

The Year 2040 Total traffic projections were developed by adding the Project traffic from Figure 6 to the Year 2040 Background traffic from Figure 8. The resulting Year 2040 total traffic is illustrated on Figure 10.

FUTURE PEDESTRIAN, BICYCLE AND TRANSIT

The Town of Severance, *Transportation Plan*, identifies both Harmony Road and 1st Street be improved in the long range future to include sidewalks and bicycle lanes. The *Transportation Plan* notes that Tailholt Avenue has the width to provide bicycle lanes and pedestrian crossing enhancements. No planned transit is foreseen however, the Town will continue to participate in regional transit planning efforts.

Figure 8 – Background 2040

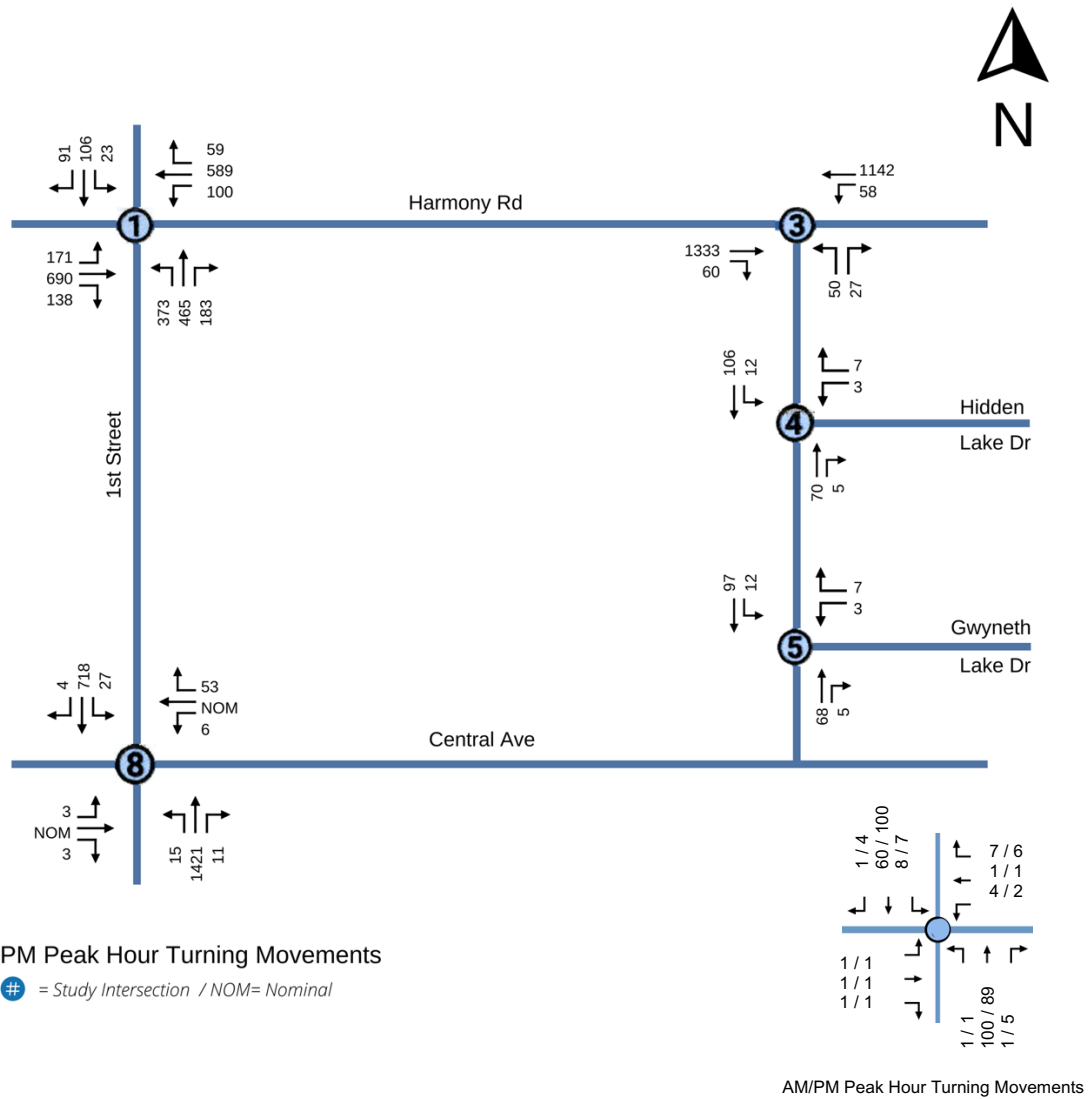


Figure 9 – Total Traffic 2025

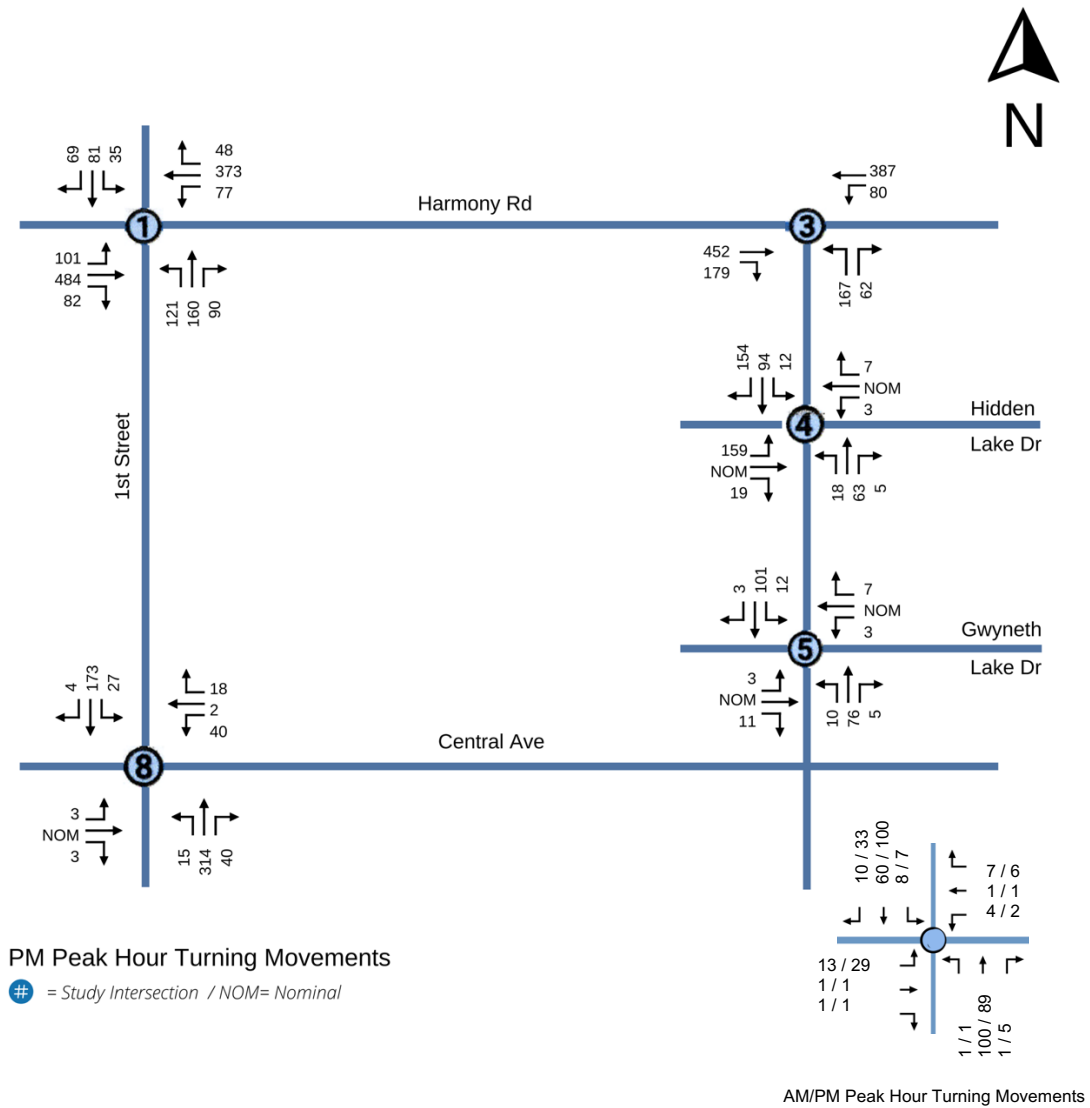
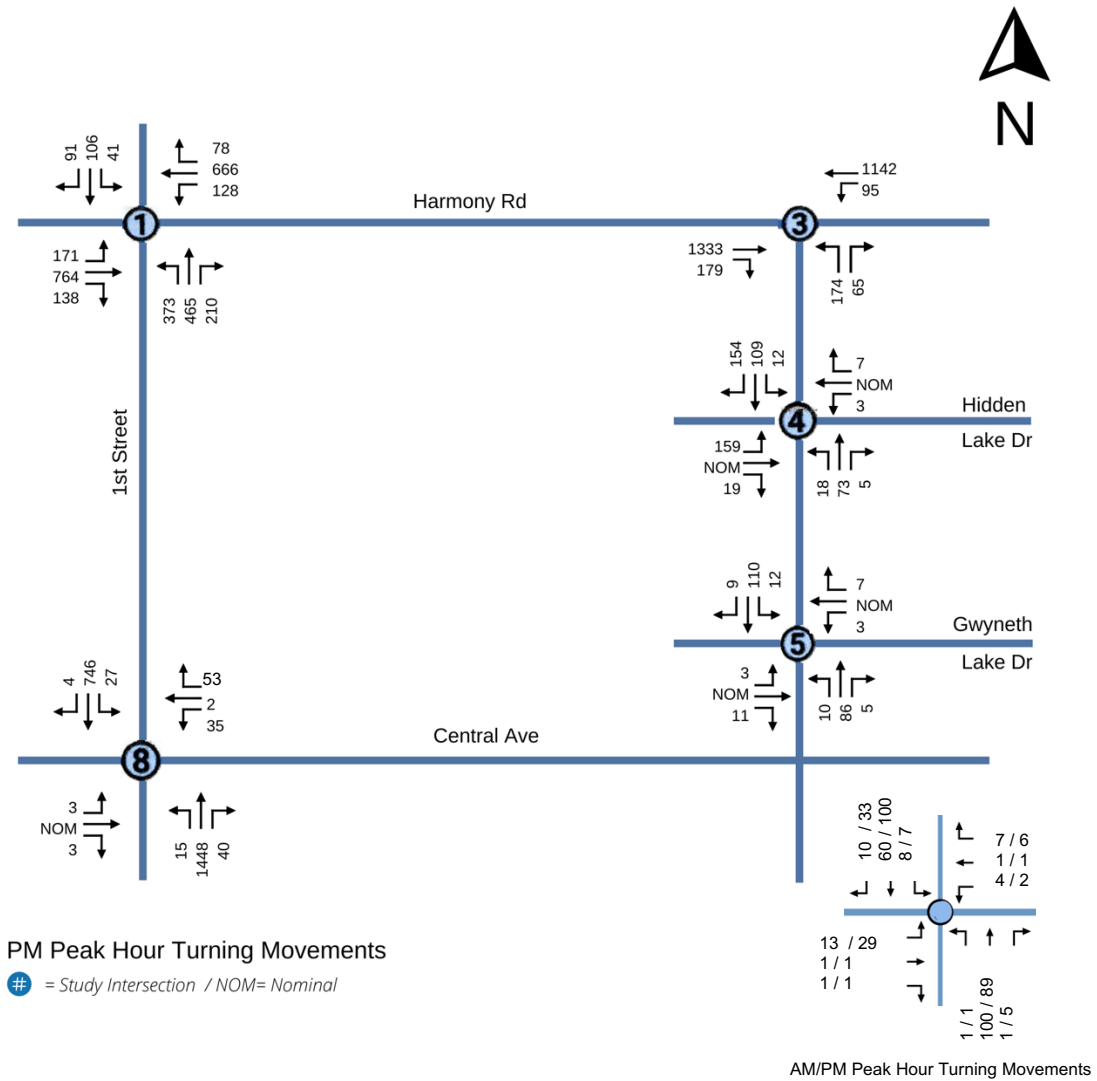


Figure 10 – Total Traffic 2040



5 AUXILIARY LANE ANALYSIS

An analysis was conducted to determine the need for auxiliary turn lanes adjacent to the project site. This analysis was performed for both 2025 and 2040. The intersection of Tailholt Avenue and Harmony Road was the focus of this analysis. The right-turns depicted on Figures 9 and 10 were analyzed based on the guidelines set forth in the *Weld County Engineering and Construction Guidelines*, April 2012, updated July 2017. This guideline states:

- A right deceleration lane with storage length plus taper length is required for any access with a projected peak hour right ingress turning volume greater than 25 vph.

Using these criteria, it was determined that an eastbound right-turn lane would be required on Tailholt Avenue and at Harmony Road. A southbound right-turn lane is also recommended on Tailholt Avenue at Hidden Lake Drive.

6 TRAFFIC IMPACT ANALYSIS

This chapter presents an analysis of the potential impacts of the traffic generated by the proposed Franklin Place project on the local street system. The analysis compares the projected levels of service at each study intersection under future background and total conditions to estimate the incremental increase in the level of service caused by the proposed project. This provides the information needed to assess the potential impact of the project using the acceptable operations criteria.

FUTURE TRAFFIC CONDITIONS

The future traffic projections at the six study intersections were analyzed to determine their operating conditions.

Signalized Intersection Operation

The criteria for intersection operations under signalized conditions are provided in Table 4. Peak hour levels of motor vehicle delay at signalized intersections were estimated using methods provided in the HCM. This operations analysis method uses various intersection characteristics (such as traffic volumes, lane geometry, and signal phasing) to estimate the average control delay experienced by motorists traveling through an intersection. Table 4 summarizes the relationship between average control delay per vehicle and LOS for signalized intersections.

Future Intersection Operations

The results of the intersection operations analysis for Year 2025 are provided in Table 5 for both the background and total traffic scenarios. The assumed intersection configurations for 2040 are illustrated on Figure 11. It should be noted that the intersection of 1st Street at Harmony Road was assumed to have right turn lanes on each approach. The future operating conditions for Year 2040 are provided in Table 6.

Note that the results provided in Tables 5 and 6 indicate both the overall LOS for intersection and the LOS for each constrained movement and/or approach. In areas where the future volumes are increasing to urban levels, it is typical for left-turns and shared left/right turns to experience long delays (LOS E or F). Under 2040 future conditions, for the stop-controlled movements with a projected LOS E or F, the 95 percentile queue length is provided in Table 6. The queue lengths are presented in number of vehicles.

2025 Intersection Operations - The study results, shown in Table 5, indicate that the future 2025 operations at the six study intersections are projected to operate at acceptable levels under both background and total traffic scenarios except for 1st Street at Harmony Road and the northbound left-turn at Tailholt and Harmony Road.

Table 4 Signalized Intersection Level of Service Definitions

Level of Service	Average Control Delay Per Vehicle (Seconds)	Description
A	≤ 10.0	Free Flow or Insignificant Delays: Operations with very low delay, when signal progression is extremely favorable, and most vehicles arrive during the green light phase. Most vehicles do not stop at all.
B	> 10.0 and ≤ 20.0	Stable Operation or Minimal Delays: Generally, occurs with good signal progression and/or short cycle lengths. More vehicles stop than with LOS A, causing higher levels of average delay. An occasional approach phase is fully utilized.
C	> 20.0 and ≤ 35.0	Stable Operation or Acceptable Delays: Higher delays resulting from fair signal progression and/or longer cycle lengths. Drivers begin having to wait through more than one red light. Most drivers feel somewhat restricted.
D	> 35.0 and ≤ 55.0	Approaching Unstable or Tolerable Delays: Influence of congestion becomes more noticeable. Longer delays result from unfavorable signal progression, long cycle lengths, or high volume to capacity ratios. Many vehicles stop. Drivers may have to wait through more than one red light. Queues may develop, but dissipate rapidly, without excessive delays.
E	> 55.0 and ≤ 80.0	Unstable Operation or Significant Delays: Considered to be the limit of acceptable delay. High delays indicate poor signal progression, long cycle lengths, and high volume to capacity ratios. Individual cycle failures are frequent occurrences. Vehicles may wait through several signal cycles. Long queues form upstream from intersection.
F	> 80.0	Forced Flow or Excessive Delays: Occurs with oversaturation when flows exceed the intersection capacity. Represents jammed conditions. Many cycle failures. Queues may block upstream intersections.

Source: Transportation Research Board, Highway Capacity Manual, 2016.

Table 5 Future 2025 PM Peak Hour Intersection Level of Service

#	Intersection	Overall Movement	PM Peak	
			Background	Total
1	1 st St & Harmony Rd All-Way Stop Control	Overall	F	F
		NB LT	C	C
		NB T/R	C	D
		EB LT	B	C
		EB T/R	F	F
		WB LT	B	B
		WB T/R	D	F
		SB LT	B	B
		SB T/R	C	C
3	Tailholt Ave at Harmony Rd T-Stop Control	Overall	A	B
		NB LT/RT	C	-
		NB LT	-	F
		NB RT	-	B
		WB LT	A	A
4	Tailholt Ave at Hidden Lake Dr T-Stop Control	Overall	A	A
		NB LT	-	A
		EB LT/T/RT	-	B
		WB LT/RT	A	A
		SB LT	A	A
5	Tailholt Ave at Gwyneth Lake Dr T-Stop Control	Overall	A	A
		NB LT	-	A
		EB LT/T/RT	-	A
		WB LT/RT	A	A
		SB LT	A	A
8	1 st St at Central Ave Two-Way Stop Control	Overall	A	A
		NB LT	A	A
		EB LT/T/RT	B	B
		WB LT/T/RT	B	C
		SB LT	A	A
9	Tailholt Ave at Central Ave Two-Way Stop Control	Overall	A	A
		NB APPROACH	A	A
		EB APPROACH	A	B
		WB APPROACH	A	A
		SB APPROACH	A	A

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained STOP-controlled movement or approach.

Figure 11 – Intersection Configuration 2040

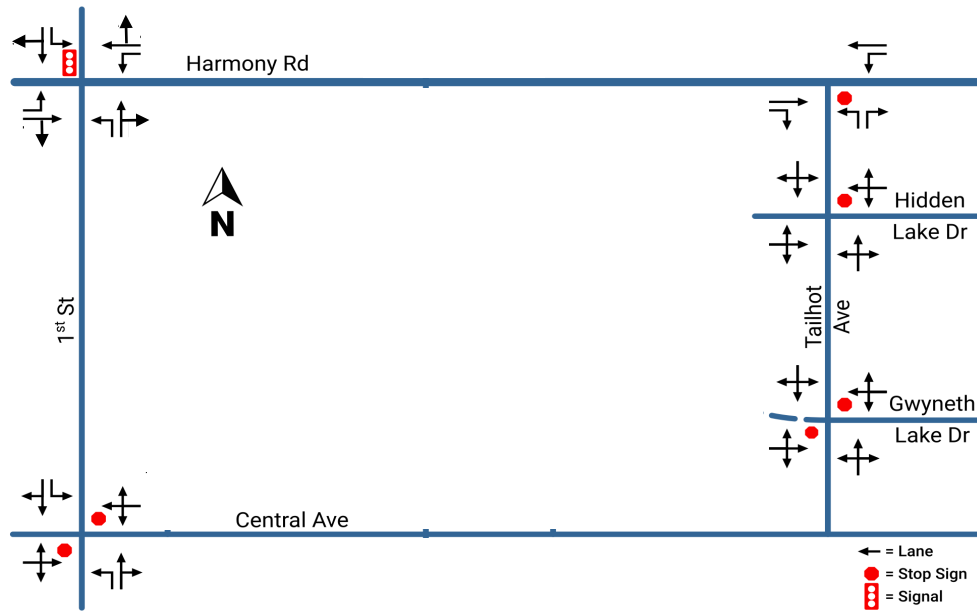


Table 6 Future 2040 PM Peak Hour Intersection Level of Service

#	Intersection	Overall Movement	PM Peak LOS/Queue (vehicles)	
			Background	Total
1	1 st St & Harmony Rd Signalized (Existing Configuration)	Overall	F	F
		EB LT	D	F
		EB T/RT	F	F
		WB LT	F	F
		WB T/RT	D	F
		NB LT	E	F
		NB T/RT	F	F
		SB LT	F	F
		SB T/RT	E	E
3	Tailholt Ave at Harmony Rd T-Stop Control	Overall	E	F
		NB LT/RT	F/10	-
		NB LT	-	F/25
		NB RT	-	E/2
		WB LT	B	C
4	Tailholt Ave at Hidden Lake Dr Two-Way Stop Control	Overall	A	A
		NB LT	-	A
		EB LT/T/RT	-	B
		WB LT/RT	A	A
		SB LT	A	A
5	Tailholt Ave at Gwyneth Lake Dr Two-Way Stop Control	Overall	A	A
		NB LT	-	A
		EB LT/T/RT	-	B
		WB LT/RT	A	A
		SB LT	A	A
8	1 st St at Central Ave Two-Way Stop Control	Overall	A	E
		NB LT	A	A
		EB LT/T/RT	F/1	F/1
		WB LT/T/RT	F/4	F/11
		SB LT	B	B
9	Tailholt Ave at Central Ave Two-Way Stop Control	Overall	A	A
		NB APPROACH	A	A
		EB APPROACH	A	B
		WB APPROACH	A	A
		SB APPROACH	A	A

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained movement or approach.
3. 95% queue lengths are provided where the anticipated LOS is E or F. The value shown is number of vehicles.

A review of the 2025 peak hours volumes at 1st Street/Harmony Road and Tailholt Avenue/Harmony Road, indicates that signalization may be warranted. This analysis was based upon the methodologies in the Federal Highway Administration's *Manual on Uniform Traffic Control Devices* (MUTCD) 2009. The analysis was performed for Warrant 3, Peak Hour. This warrant is provided in Appendix C. It should be noted that satisfying one signal warrant does not in and of itself justify signalization.

2040 Intersection Operations - The study results for 2040, provided in Table 6, indicate that several left-turns onto the major arterials will experience long delays. This occurs on Tailholt Avenue, and Central Avenue. These conditions will exist under background conditions (without Project traffic) and continue to exist under total traffic conditions. Longer delays to left-turning vehicles onto arterial roadways is typical as traffic volumes increase to urban levels. The intersection of Tailholt Avenue at Harmony Road was analyzed with a shared northbound left/right turn and separate left-turn and right-turn lanes. At the intersection of 1st Street and Harmony Road, with the existing intersection configuration, the intersection and most of the movements are projected to operate at LOS F under both background and total traffic conditions

FUTURE IMPROVEMENT MEASURES

Year 2025 Improvements - Based on the findings for 2025 the intersection of 1st Street at Harmony Road will experience long delays for many of the movements. The intersection may require a traffic signal. The operations with a signal are provided in Table 7. With signalization, the intersection would operate at acceptable levels. The intersection of Tailholt Avenue and Harmony Road may warrant signalization. The intersection should be monitored for signalization as the Franklin Place project is built. The intersection should be designed to accommodate an eastbound right-turn lane, a northbound left-turn lane, and a northbound right-turn lane.

Year 2040 Improvements – The signalized intersection of 1st Street and Harmony Road will operate with long delays for numerous movements. This is due to a lack of two through lanes in each direction on Harmony Road. The future 2040 volumes on Harmony Road are projected to be at levels that will require this roadway to be four lanes. Without this improvement, there will be delays at this intersection. The proposed improvement is to widen Harmony Road to the necessary four lane cross section. Additionally, the northbound, southbound, and eastbound directions will require exclusive right-turn lanes. This improvement and the resulting LOS are provided in Table 7. With the widening and additional right-turn lanes, the intersection will improve to acceptable levels.

The 2040 future projections at Tailholt Avenue and Harmony Road were reviewed. This intersection will most likely warrant signalization. The projected traffic on Tailholt Avenue is projected to satisfy the threshold warrants during the AM peak hour under total traffic conditions. With the projected traffic volumes from the *Transportation Plan*, Harmony Road at Tailholt Avenue will need four lanes. This intersection is anticipated to require signalization. The operations with signalization and widening of Harmony Road are provided in Table 7.

The left/right turns on Central Avenue at 1st Street will experience long delays for 2040. Nearby signals will create gaps in traffic such that these delays will be somewhat shorter. The Town's *Transportation Plan* recognizes that *"As congestion reaches high levels in a specific corridor or at intersection locations, the LOS standards can be relaxed."* As the traffic volumes on the major arterials increase this relaxed standard should be applied to minor street movements. If the westbound approach is striped with an exclusive left-turn lane and a shared through/right-turn lane the projected queues will decrease from 11 vehicles to 6 and 3 vehicles respectively. Additionally, many westbound left-turning drivers will most likely redirect to Harvest Moon which is anticipated to be signalized by 2040.

Table 7 - Future Improved PM Peak Hour Level of Service

#	Intersection	Overall Movement	PM Peak	
			Background	Total
1	2025 1st St & Harmony Rd Signalized	Overall	A	B
		EB LT	A	B
		EB T/RT	A	B
		WB LT	B	C
		WB T/R	A	B
		NB LT	B	B
		NB T/R	B	B
		SB LT	B	B
		SB T/R	A	B
3	2025 Tailholt Ave & Harmony Rd Signalized	Overall	-	B
		EB T	-	B
		EB RT	-	B
		WB LT	-	B
		WB T	-	B
		NB LT	-	B
		NB RT	-	A
1	2040 1st Street & Harmony Rd with widening Signalized	Overall	C	C
		EB LT	C	C
		EB T	B	C
		EB RT	A	B
		WB LT	C	C
		WB T/RT	B	D
		NB LT	C	C
		NB T	C	C
		NB RT	B	B
		SB LT	C	C
		SB T	C	C
		SB RT	C	C
3	2040 Tailholt Ave & Harmony Rd with widening Signalized	Overall	B	B
		EB T	B	B
		EB RT	A	A
		WB LT	C	C
		WB T	B	A
		NB LT	B	C
		NB RT	-	B

1. LOS calculations performed using Synchro which is based on the Transportation Research Board HCM 2016.
2. LOS is reported for both overall intersection and each constrained movement or approach.

7 CONCLUSIONS

This study was undertaken to analyze the potential traffic impacts of the revised Franklin Place project in the Town of Severance. The following summarizes the results of this analysis:

- The full buildout proposed Project consists of approximately 68,000 square feet of commercial use and a 17,200 square foot church.
- The Project site is located at the southwest corner of Tailholt Avenue and Harmony Road on land that is undeveloped.
- The Project is expected to generate approximately 2,680 daily trips, 140 trips during the AM peak hour, and 375 trips during the PM peak hour.
- Currently, the study intersections operate at acceptable levels.
- Under the background and total future 2025 conditions, the intersection of 1st Street at Harmony Road will operate at LOS F. This intersection is anticipated to require signalization. With a traffic signal, the intersection will operate acceptably. The northbound left-turns at Tailholt Avenue and Harmony Road will experience long delays. This intersection should be monitored for signalization as the Franklin Place project is completed.
- Under the background and total future 2040 conditions, many of the left/right turns from local/collector streets onto the major arterials will experience long delays. This is a typical condition for left-turns and shared left/right turn lanes. These local/collector street movements will benefit from future adjacent signals. The intersection of 1st Street at Harmony Road is projected to operate at LOS F under background and total traffic conditions with the current lane configurations.
- The intersection of Tailholt Avenue and Harmony Road should be improved to provide an eastbound right-turn lane from Harmony Road and striping of Tailholt Avenue to accommodate both a left-turn and right-turn lane. Based on the long range future traffic projections for 2040, this intersection is anticipated to warrant signalization. Harmony Road will need to be widened to a four-lane arterial to achieve acceptable operations.
- Under 2040 future traffic conditions, the projected growth in Severance and specifically on Harmony Road, the intersection with 1st Street would require improvements to operate at acceptable levels. Harmony Road will require widening to a four-lanes. The northbound, southbound, and eastbound directions will also

require exclusive right-turn lanes. With these improvements, this intersection would operate at acceptable levels.

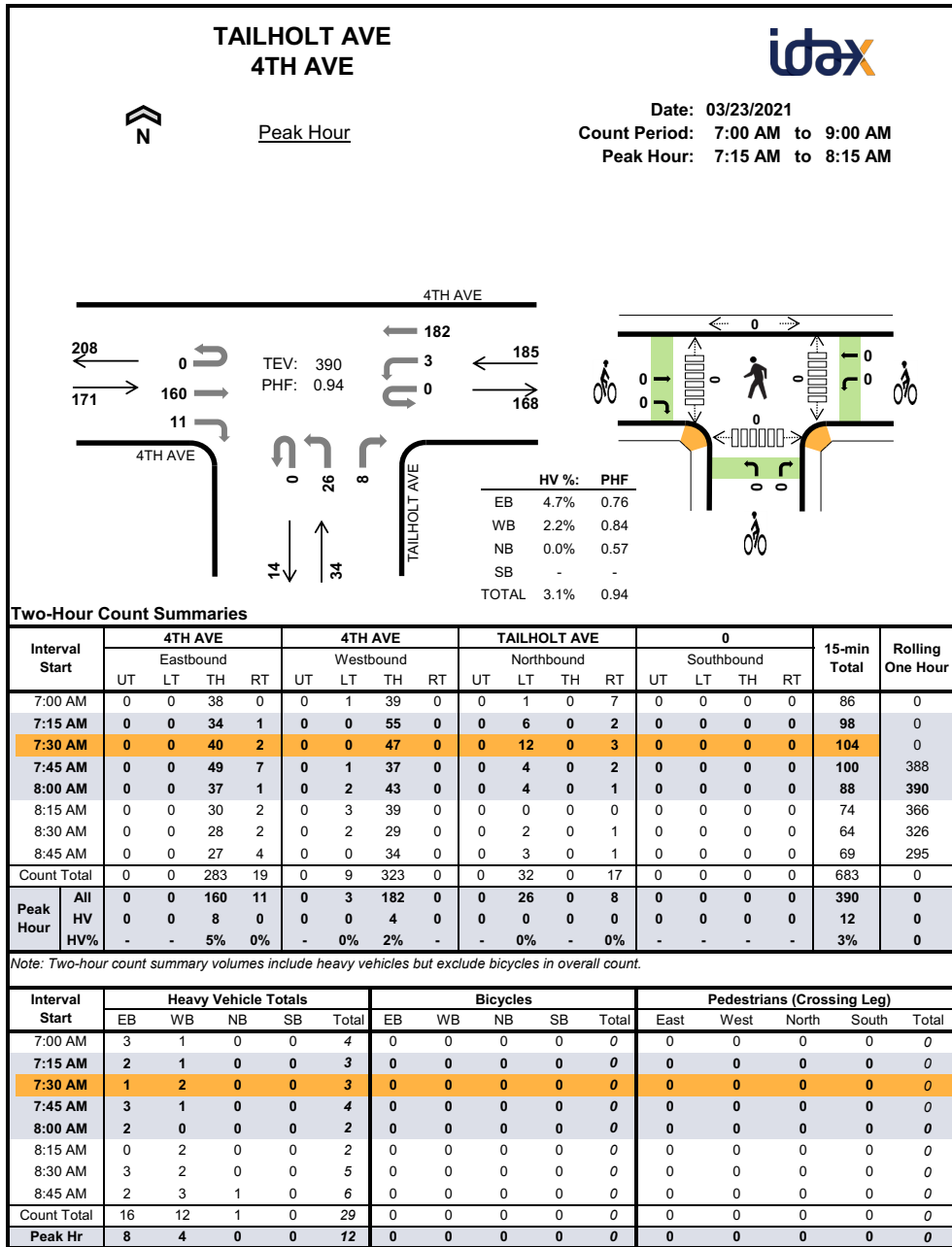
APPENDICIES

- Appendix A: Intersection Turning Movement Count Data
- Appendix B: Level of Service Worksheets
- Appendix C: Figure and Table 4C-3 Manual on Uniform Traffic Control Devices

Appendix A Intersection Turning Movement Count Data

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Town of Severance

www.idaxdata.com

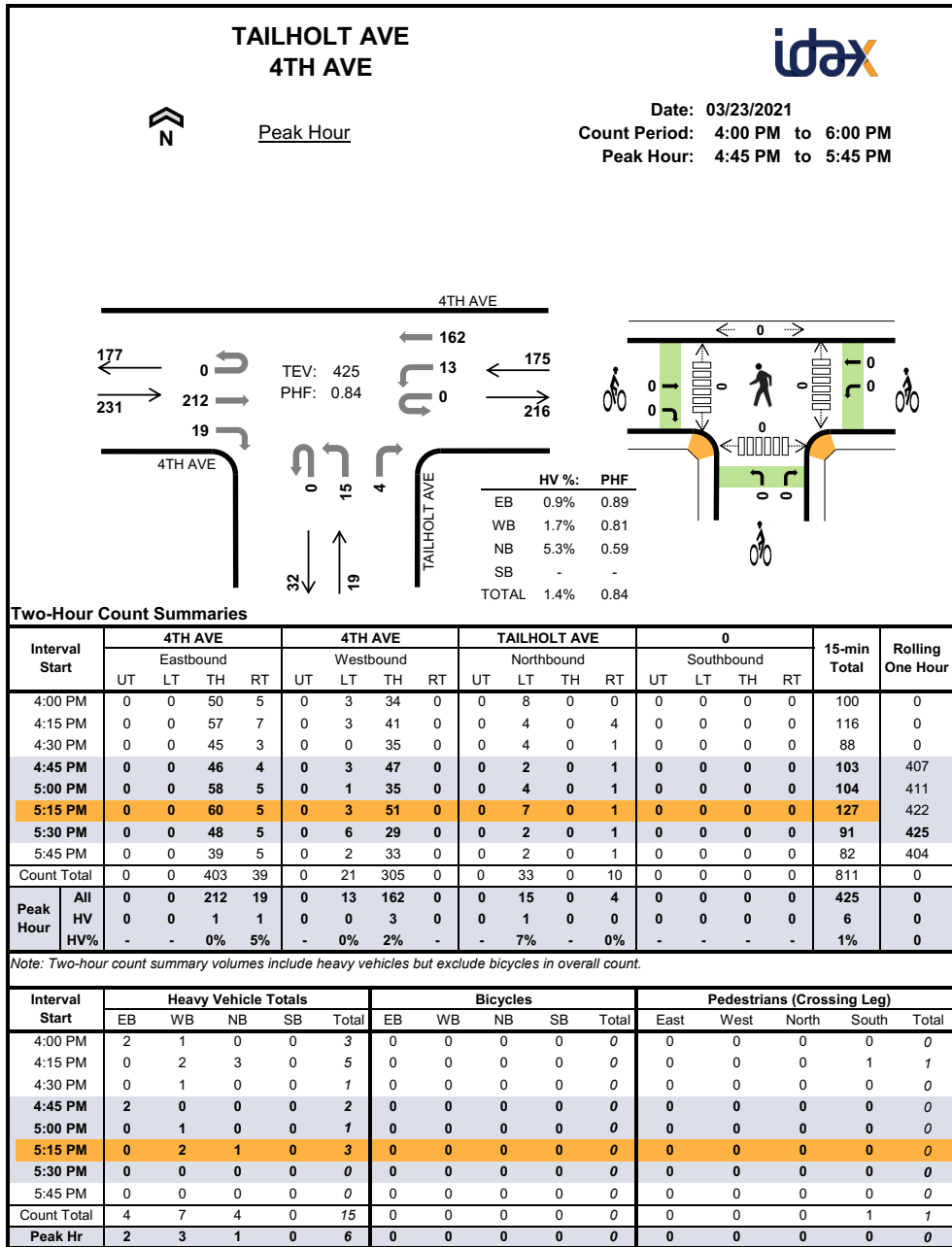


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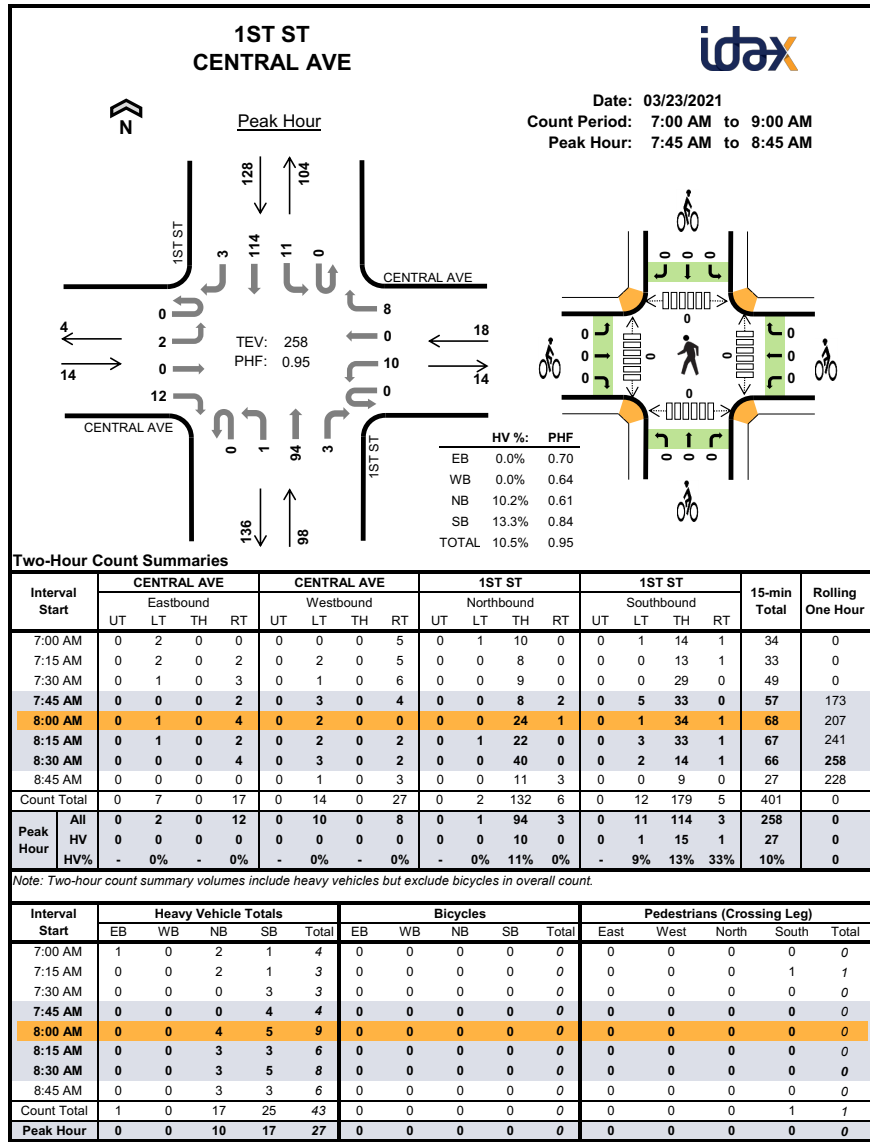
Project Manager: (415) 310-6469

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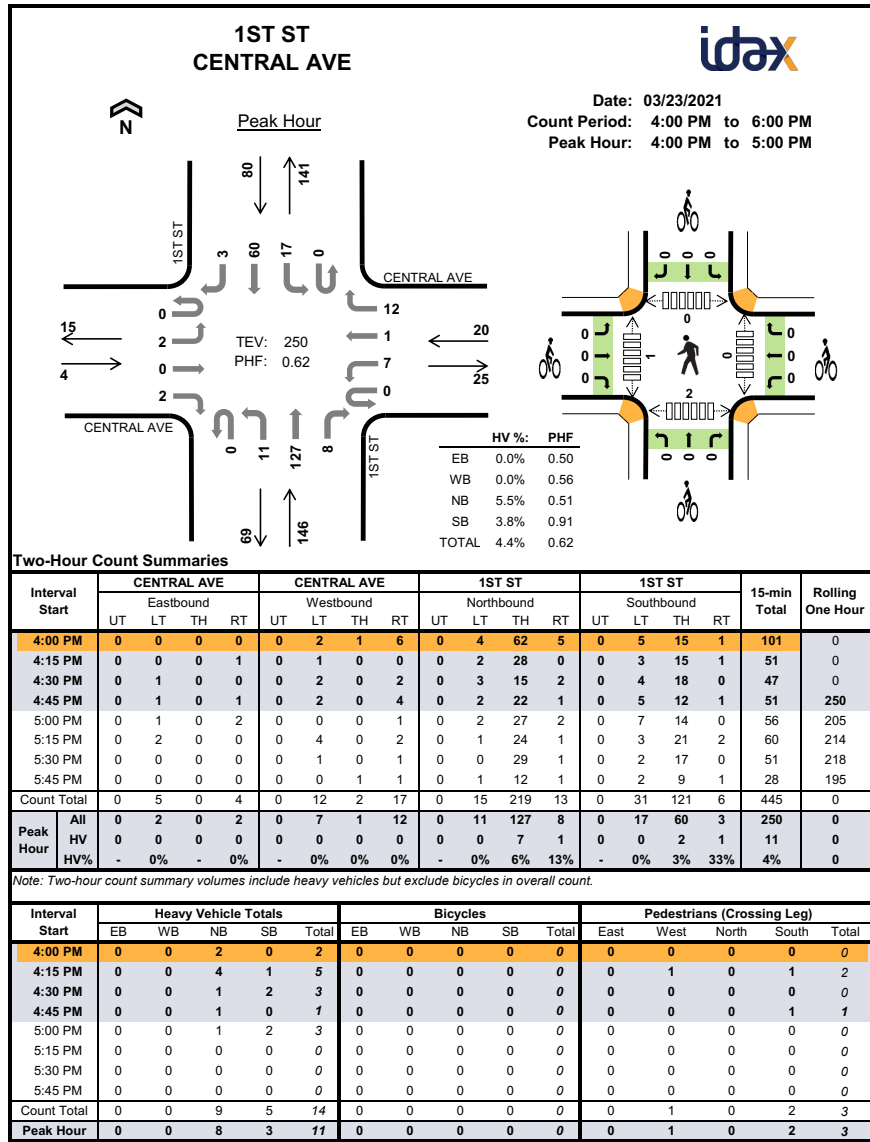
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Town of Severance

Origin Zone Name	Destination Zone Name	Day Type	Day Part	Average Daily O-D Traffic (StL)
WCR 23 North Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	655
WCR 23 North Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	112
WCR 23 North Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	151
WCR 23 North Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	39
WCR 23 North Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	42
WCR 23 North Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	100
WCR 23 North Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	60
WCR 23 North Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	741
WCR 23 North Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	153
WCR 23 North Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	207
WCR 23 North Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	51
WCR 23 North Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	51
WCR 23 North Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	119
WCR 23 North Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	70
WCR 23 North Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	255
WCR 23 North Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	19
WCR 23 North Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	35
WCR 23 North Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	15
WCR 23 North Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	30
WCR 23 North Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	52
WCR 23 North Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	20
WCR 23 North Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	216
WCR 23 North Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	17
WCR 23 North Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	31
WCR 23 North Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	15
WCR 23 North Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	27
WCR 23 North Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	41
WCR 23 North Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	15
WCR 23 North Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	741
WCR 23 North Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	86
WCR 23 North Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	143
WCR 23 North Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	59
WCR 23 North Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	41
WCR 23 North Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	101

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Town of Severance

WCR 23 North Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	60
WCR 23 North Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	769
WCR 23 North Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	114
WCR 23 North Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	183
WCR 23 North Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	71
WCR 23 North Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	40
WCR 23 North Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	100
WCR 23 North Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	60
WCR 23 South Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	698
WCR 23 South Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	36
WCR 23 South Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	58
WCR 23 South Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	23
WCR 23 South Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	62
WCR 23 South Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	136
WCR 23 South Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	74
WCR 23 South Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	810
WCR 23 South Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	38
WCR 23 South Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	66
WCR 23 South Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	27
WCR 23 South Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	64
WCR 23 South Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	158
WCR 23 South Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	94
WCR 23 South Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	275
WCR 23 South Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	36
WCR 23 South Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	43
WCR 23 South Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	7
WCR 23 South Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	13
WCR 23 South Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	38
WCR 23 South Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	26
WCR 23 South Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	309
WCR 23 South Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	47
WCR 23 South Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	51
WCR 23 South Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	5
WCR 23 South Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	17
WCR 23 South Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	52

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

WCR 23 South Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	37
WCR 23 South Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	546
WCR 23 South Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	44
WCR 23 South Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	69
WCR 23 South Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	23
WCR 23 South Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	31
WCR 23 South Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	90
WCR 23 South Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	59
WCR 23 South Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	644
WCR 23 South Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	69
WCR 23 South Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	90
WCR 23 South Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	21
WCR 23 South Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	42
WCR 23 South Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	115
WCR 23 South Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	71
WCR 74 East Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	281
WCR 74 East Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	10
WCR 74 East Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	22
WCR 74 East Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	11
WCR 74 East Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	20
WCR 74 East Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	46
WCR 74 East Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	26
WCR 74 East Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	274
WCR 74 East Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	16
WCR 74 East Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	30
WCR 74 East Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	14
WCR 74 East Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	23
WCR 74 East Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	45
WCR 74 East Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	20
WCR 74 East Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	308
WCR 74 East Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	47
WCR 74 East Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	57
WCR 74 East Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	11
WCR 74 East Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	33
WCR 74 East Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	61

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

WCR 74 East Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	28
WCR 74 East Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	324
WCR 74 East Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	62
WCR 74 East Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	71
WCR 74 East Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	10
WCR 74 East Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	39
WCR 74 East Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	72
WCR 74 East Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	34
WCR 74 East Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	2378
WCR 74 East Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	249
WCR 74 East Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	391
WCR 74 East Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	143
WCR 74 East Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	194
WCR 74 East Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	386
WCR 74 East Leg In	WCR 74 West Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	192
WCR 74 East Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	2443
WCR 74 East Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	335
WCR 74 East Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	510
WCR 74 East Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	174
WCR 74 East Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	193
WCR 74 East Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	396
WCR 74 East Leg In	WCR 74 West Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	207
WCR 74 West Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	789
WCR 74 West Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	21
WCR 74 West Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	61
WCR 74 West Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	41
WCR 74 West Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	76
WCR 74 West Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	150
WCR 74 West Leg In	WCR 23 North Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	74
WCR 74 West Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	802
WCR 74 West Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	27
WCR 74 West Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	64
WCR 74 West Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	38
WCR 74 West Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	90
WCR 74 West Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	165

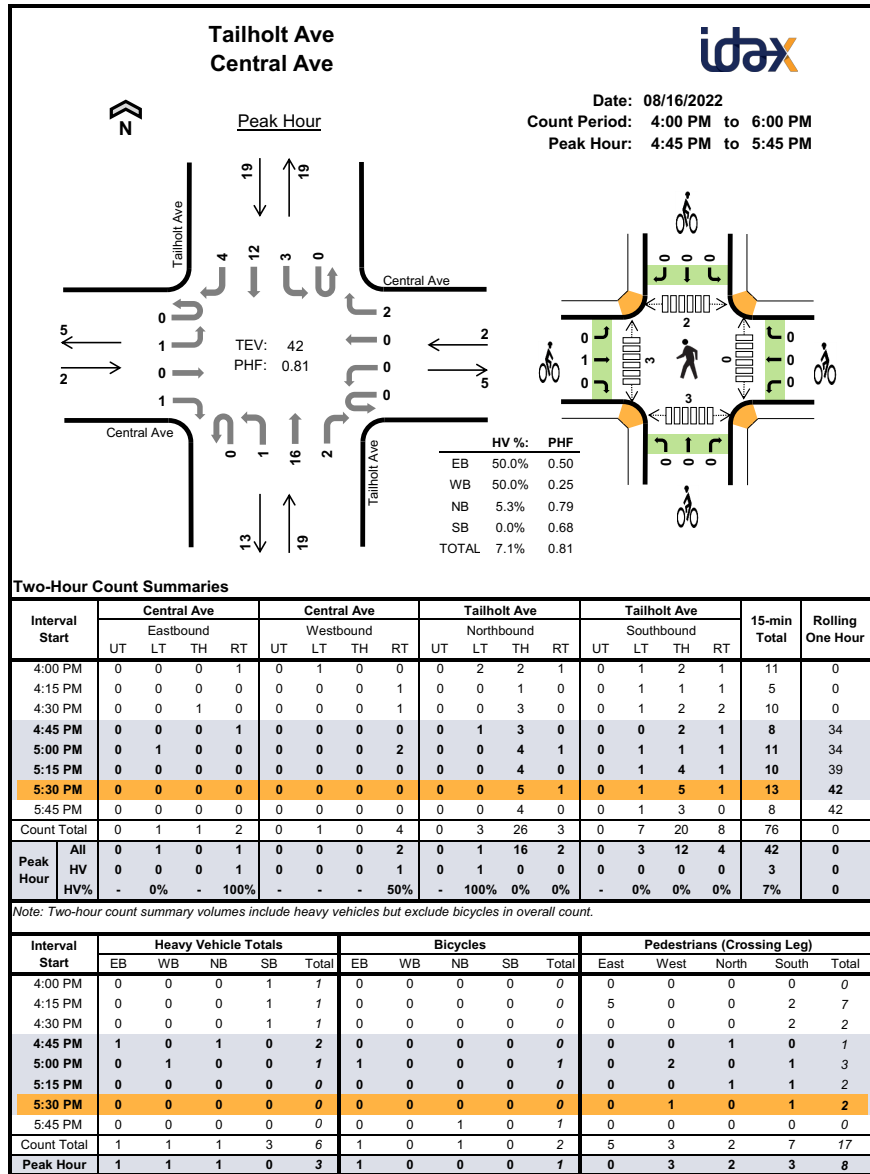
FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

WCR 74 West Leg In	WCR 23 North Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	78
WCR 74 West Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	546
WCR 74 West Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	64
WCR 74 West Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	87
WCR 74 West Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	21
WCR 74 West Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	39
WCR 74 West Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	90
WCR 74 West Leg In	WCR 23 South Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	49
WCR 74 West Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	589
WCR 74 West Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	91
WCR 74 West Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	118
WCR 74 West Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	28
WCR 74 West Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	44
WCR 74 West Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	109
WCR 74 West Leg In	WCR 23 South Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	63
WCR 74 West Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	0: All Day (12am-12am)	2620
WCR 74 West Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	1: 7-8 AM (7am-8am)	162
WCR 74 West Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	2: Peak AM (7am-9am)	251
WCR 74 West Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	3: 8-9 AM (8am-9am)	89
WCR 74 West Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	4: 4-5 PM (4pm-5pm)	268
WCR 74 West Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	5: Peak PM (4pm-6pm)	562
WCR 74 West Leg In	WCR 74 East Leg Out	0: All Days (M-Su)	6: 5-6 PM (5pm-6pm)	295
WCR 74 West Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	0: All Day (12am-12am)	2656
WCR 74 West Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	1: 7-8 AM (7am-8am)	211
WCR 74 West Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	2: Peak AM (7am-9am)	305
WCR 74 West Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	3: 8-9 AM (8am-9am)	92
WCR 74 West Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	4: 4-5 PM (4pm-5pm)	297
WCR 74 West Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	5: Peak PM (4pm-6pm)	614
WCR 74 West Leg In	WCR 74 East Leg Out	1: Weekday (Tu-Th)	6: 5-6 PM (5pm-6pm)	315

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT

Town of Severance

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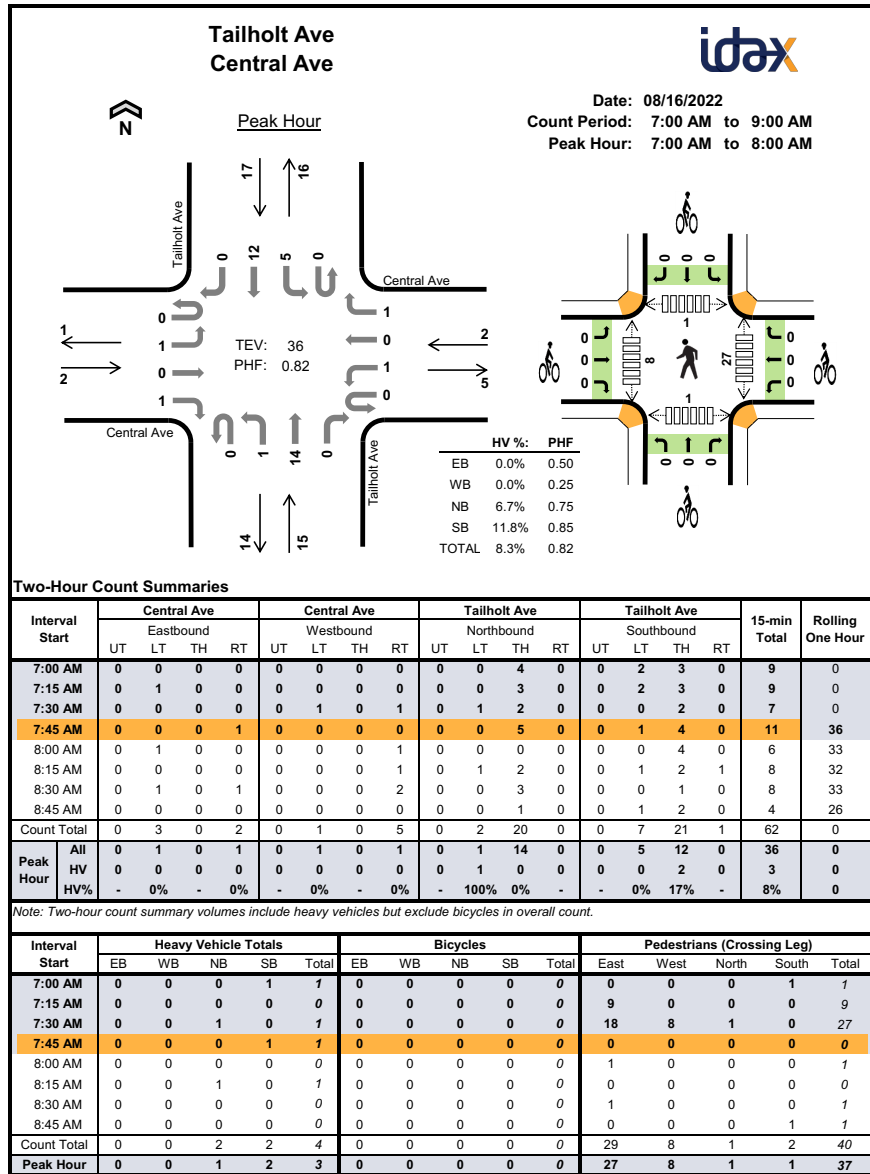


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Town of Severance

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FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT

Town of Severance



Location: Central Ave BTWN Vivian St & 3rd St
Date Range: 8/16/2022 - 8/22/2022
Site Code: 01

Time	Tuesday			Wednesday			Thursday			Friday			Saturday			Sunday			Monday			Mid-Week Average		
	8/16/2022			8/17/2022			8/18/2022			8/19/2022			8/20/2022			8/21/2022			8/22/2022					
	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total	EB	WB	Total
12:00 AM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
1:00 AM	2	0	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	0	2
2:00 AM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
3:00 AM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
4:00 AM	1	0	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	0	1
5:00 AM	1	3	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	3	4
6:00 AM	2	9	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	9	11
7:00 AM	1	7	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	7	8
8:00 AM	5	8	13	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	8	13
9:00 AM	3	6	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	6	9
10:00 AM	6	8	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6	8	14
11:00 AM	5	3	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	3	8
12:00 PM	3	7	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	7	10
1:00 PM	4	3	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	4	3	7
2:00 PM	8	11	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8	11	19
3:00 PM	11	8	19	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	11	8	19
4:00 PM	9	11	20	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	11	20
5:00 PM	7	5	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	7	5	12
6:00 PM	5	6	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	6	11
7:00 PM	9	6	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	9	6	15
8:00 PM	0	3	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	3	3
9:00 PM	2	0	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	0	2
10:00 PM	0	0	0	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	0	0
11:00 PM	1	0	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	0	1
Total	85	104	189	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	85	104	189
Percent	45%	55%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45%	55%	

1. Mid-week average includes data between Tuesday and Thursday.

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mark.skaggs@idaxdata.com

1

Appendix B Level of Service Worksheets

EXISTING

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th AWSC

1: 1st Street & Harmony Road

05/02/2021

Intersection												
Intersection Delay, s/veh	16.8											
Intersection LOS	C											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	78	315	63	34	207	20	71	94	37	15	70	60
Future Vol, veh/h	78	315	63	34	207	20	71	94	37	15	70	60
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	5	5	5	5	5	5	5	5	5	4	4	4
Mvmt Flow	85	342	68	37	225	22	77	102	40	16	76	65
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	2			2			2			2		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	2			2			2			2		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	2			2			2			2		
HCM Control Delay	21.6			14.4			12.4			12.4		
HCM LOS	C			B			B			B		
Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2				
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%				
Vol Thru, %	0%	72%	0%	83%	0%	91%	0%	54%				
Vol Right, %	0%	28%	0%	17%	0%	9%	0%	46%				
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop				
Traffic Vol by Lane	71	131	78	378	34	227	15	130				
LT Vol	71	0	78	0	34	0	15	0				
Through Vol	0	94	0	315	0	207	0	70				
RT Vol	0	37	0	63	0	20	0	60				
Lane Flow Rate	77	142	85	411	37	247	16	141				
Geometry Grp	7	7	7	7	7	7	7	7				
Degree of Util (X)	0.167	0.28	0.164	0.722	0.075	0.46	0.036	0.278				
Departure Headway (Hd)	7.793	7.078	6.953	6.326	7.286	6.713	7.931	7.087				
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Cap	461	508	518	575	494	538	452	507				
Service Time	5.535	4.821	4.662	4.035	5	4.427	5.676	4.831				
HCM Lane V/C Ratio	0.167	0.28	0.164	0.715	0.075	0.459	0.035	0.278				
HCM Control Delay	12.1	12.6	11	23.8	10.6	15	11	12.6				
HCM Lane LOS	B	B	B	C	B	B	B	B				
HCM 95th-tile Q	0.6	1.1	0.6	6	0.2	2.4	0.1	1.1				

Franklin Place 05/01/2021 Recent PM
RR

Synchro 10 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

3: Tailholt Ave & Harmony Road

05/02/2021

Intersection						
Int Delay, s/veh	0.9					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↶		↶	↷	↶	
Traffic Vol, veh/h	314	28	22	269	23	6
Future Vol, veh/h	314	28	22	269	23	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	0	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	84	84	84	84	84	84
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	374	33	26	320	27	7
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	407	0	763	391
Stage 1	-	-	-	-	391	-
Stage 2	-	-	-	-	372	-
Critical Hdwy	-	-	4.12	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.218	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1152	-	372	658
Stage 1	-	-	-	-	683	-
Stage 2	-	-	-	-	697	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1152	-	363	658
Mov Cap-2 Maneuver	-	-	-	-	363	-
Stage 1	-	-	-	-	683	-
Stage 2	-	-	-	-	681	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.6		14.8		
HCM LOS	B					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	400	-	-	1152	-	
HCM Lane V/C Ratio	0.086	-	-	0.023	-	
HCM Control Delay (s)	14.8	-	-	8.2	-	
HCM Lane LOS	B	-	-	A	-	
HCM 95th %tile Q(veh)	0.3	-	-	0.1	-	

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

4: Hidden Lake Dr & Tailholt Ave

05/02/2021

Intersection						
Int Delay, s/veh	2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	T	T	T	T	T
Traffic Vol, veh/h	3	7	22	5	12	38
Future Vol, veh/h	3	7	22	5	12	38
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	8	24	6	13	42
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	95	27	0	0	30	0
Stage 1	27	-	-	-	-	-
Stage 2	68	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	905	1048	-	-	1583	-
Stage 1	996	-	-	-	-	-
Stage 2	955	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	898	1048	-	-	1583	-
Mov Cap-2 Maneuver	898	-	-	-	-	-
Stage 1	996	-	-	-	-	-
Stage 2	947	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	8.6	0	1.8			
HCM LOS	A					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	998	1583	-	
HCM Lane V/C Ratio	-	-	0.011	0.008	-	
HCM Control Delay (s)	-	-	8.6	7.3	0	
HCM Lane LOS	-	-	A	A	A	
HCM 95th %tile Q(veh)	-	-	0	0	-	

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

5: Tailholt Ave & Gwentyth Lake Dr

05/02/2021

Intersection						
Int Delay, s/veh	2.3					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W	W	T	T	T	T
Traffic Vol, veh/h	3	7	20	5	12	29
Future Vol, veh/h	3	7	20	5	12	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	8	22	6	13	32
Major/Minor						
	Minor1		Major1		Major2	
Conflicting Flow All	83	25	0	0	28	0
Stage 1	25	-	-	-	-	-
Stage 2	58	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	919	1051	-	-	1585	-
Stage 1	998	-	-	-	-	-
Stage 2	965	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	912	1051	-	-	1585	-
Mov Cap-2 Maneuver	912	-	-	-	-	-
Stage 1	998	-	-	-	-	-
Stage 2	957	-	-	-	-	-
Approach						
	WB		NB		SB	
HCM Control Delay, s	8.6		0		2.1	
HCM LOS	A					
Minor Lane/Major Mvmt						
		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)	-	-	1005	1585	-	-
HCM Lane V/C Ratio	-	-	0.011	0.008	-	-
HCM Control Delay (s)	-	-	8.6	7.3	0	-
HCM Lane LOS	-	-	A	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
8: Central Ave & 1st Street

05/02/2021

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔		↔	↔	
Traffic Vol, veh/h	3	0	3	10	2	17	15	169	11	24	85	4
Future Vol, veh/h	3	0	3	10	2	17	15	169	11	24	85	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	62	62	62	62	62	62	62	62	62	62	62	62
Heavy Vehicles, %	2	2	2	2	2	2	6	6	6	4	4	4
Mvmt Flow	5	0	5	16	3	27	24	273	18	39	137	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	563	557	140	551	551	282	143	0	0	291	0	0
Stage 1	218	218	-	330	330	-	-	-	-	-	-	-
Stage 2	345	339	-	221	221	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.16	-	-	4.14	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.254	-	-	2.236	-	-
Pot Cap-1 Maneuver	437	439	908	445	442	757	1415	-	-	1259	-	-
Stage 1	784	723	-	683	646	-	-	-	-	-	-	-
Stage 2	671	640	-	781	720	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	403	418	908	427	421	757	1415	-	-	1259	-	-
Mov Cap-2 Maneuver	403	418	-	427	421	-	-	-	-	-	-	-
Stage 1	771	701	-	671	635	-	-	-	-	-	-	-
Stage 2	632	629	-	753	698	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	11.6			11.8			0.6			1.7		
HCM LOS	B			B								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1415	-	-	558	573	1259	-	-
HCM Lane V/C Ratio	0.017	-	-	0.017	0.082	0.031	-	-
HCM Control Delay (s)	7.6	-	-	11.6	11.8	8	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	0.1	0.3	0.1	-	-

Franklin Place 05/01/2021 Recent PM
RR

Synchro 10 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	1	0	1	1	0	1	1	14	0	5	12	0
Future Vol, veh/h	1	0	1	1	0	1	1	14	0	5	12	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	1	1	0	1	1	15	0	5	13	0
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	41	40	13	41	40	15	13	0	0	15	0	0
Stage 1	23	23	-	17	17	-	-	-	-	-	-	-
Stage 2	18	17	-	24	23	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	963	852	1067	963	852	1065	1606	-	-	1603	-	-
Stage 1	995	876	-	1002	881	-	-	-	-	-	-	-
Stage 2	1001	881	-	994	876	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	959	849	1067	959	849	1065	1606	-	-	1603	-	-
Mov Cap-2 Maneuver	959	849	-	959	849	-	-	-	-	-	-	-
Stage 1	994	873	-	1001	880	-	-	-	-	-	-	-
Stage 2	999	880	-	990	873	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s	8.6		8.6		0.5		2.1					
HCM LOS	A		A									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1606	-	-	1010	1009	1603	-	-				
HCM Lane V/C Ratio	0.001	-	-	0.002	0.002	0.003	-	-				
HCM Control Delay (s)	7.2	0	-	8.6	8.6	7.3	0	-				
HCM Lane LOS	A	A	-	A	A	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-				

Franklin Place 7:00 am 08/16/2022 Existing AM

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	1	0	1	0	0	2	1	16	2	3	12	4
Future Vol, veh/h	1	0	1	0	0	2	1	16	2	3	12	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	0	1	0	0	2	1	17	2	3	13	4

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	42	42	15	42	43	18	17	0
Stage 1	21	21	-	20	20	-	-	-
Stage 2	21	21	-	22	23	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	961	850	1065	961	849	1061	1600	-
Stage 1	998	878	-	999	879	-	-	-
Stage 2	998	878	-	996	876	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	957	847	1065	958	846	1061	1600	-
Mov Cap-2 Maneuver	957	847	-	958	846	-	-	-
Stage 1	997	876	-	998	878	-	-	-
Stage 2	995	877	-	993	874	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	8.6	8.4	0.4	1.1
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1600	-	-	1008	1061	1597	-	-
HCM Lane V/C Ratio	0.001	-	-	0.002	0.002	0.002	-	-
HCM Control Delay (s)	7.3	0	-	8.6	8.4	7.3	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Franklin Place 1 4:00 pm 08/16/2022 Existing PM

Synchro 11 Light Report
Page 1

BACKGROUND 2025

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th AWSC

1: 1st Street & Harmony Road

05/02/2021

Intersection												
Intersection Delay, s/veh	53.4											
Intersection LOS	F											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	101	410	82	49	298	29	121	160	63	17	81	69
Future Vol, veh/h	101	410	82	49	298	29	121	160	63	17	81	69
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	10	10	10	5	5	5	10	10	10	10	10	10
Mvmt Flow	110	446	89	53	324	32	132	174	68	18	88	75
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	2			2			2			2		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	2			2			2			2		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	2			2			2			2		
HCM Control Delay	97.1			31.5			19.6			17		
HCM LOS	F			D			C			C		
Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2				
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%				
Vol Thru, %	0%	72%	0%	83%	0%	91%	0%	54%				
Vol Right, %	0%	28%	0%	17%	0%	9%	0%	46%				
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop				
Traffic Vol by Lane	121	223	101	492	49	327	17	150				
LT Vol	121	0	101	0	49	0	17	0				
Through Vol	0	160	0	410	0	298	0	81				
RT Vol	0	63	0	82	0	29	0	69				
Lane Flow Rate	132	242	110	535	53	355	18	163				
Geometry Grp	7	7	7	7	7	7	7	7				
Degree of Util (X)	0.324	0.55	0.254	1.145	0.125	0.778	0.048	0.389				
Departure Headway (Hd)	9.304	8.579	8.344	7.709	8.799	8.216	9.897	9.037				
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Cap	389	424	430	471	410	444	364	401				
Service Time	7.004	6.279	6.089	5.453	6.499	5.916	7.597	6.737				
HCM Lane V/C Ratio	0.339	0.571	0.256	1.136	0.129	0.8	0.049	0.406				
HCM Control Delay	16.4	21.3	13.9	114.2	12.8	34.3	13.1	17.4				
HCM Lane LOS	C	C	B	F	B	D	B	C				
HCM 95th-tile Q	1.4	3.2	1	18.9	0.4	6.8	0.2	1.8				

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

3: Tailholt Ave & Harmony Road

06/18/2021

Intersection						
Int Delay, s/veh	1.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	452	60	43	387	43	24
Future Vol, veh/h	452	60	43	387	43	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	0	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	491	65	47	421	47	26
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	556	0	1039	524
Stage 1	-	-	-	-	524	-
Stage 2	-	-	-	-	515	-
Critical Hdwy	-	-	4.15	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.245	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	1000	-	255	553
Stage 1	-	-	-	-	594	-
Stage 2	-	-	-	-	600	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	1000	-	243	553
Mov Cap-2 Maneuver	-	-	-	-	243	-
Stage 1	-	-	-	-	594	-
Stage 2	-	-	-	-	572	-
Approach	EB		WB		NB	
HCM Control Delay, s	0		0.9		20.5	
HCM LOS					C	
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	304	-	-	1000	-	
HCM Lane V/C Ratio	0.24	-	-	0.047	-	
HCM Control Delay (s)	20.5	-	-	8.8	-	
HCM Lane LOS	C	-	-	A	-	
HCM 95th %tile Q(veh)	0.9	-	-	0.1	-	

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

4: Hidden Lake Dr & Tailholt Ave

06/22/2021

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	7	60	5	12	91
Future Vol, veh/h	3	7	60	5	12	91
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	8	67	6	13	101

Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	197	70	0	0	73	0
Stage 1	70	-	-	-	-	-
Stage 2	127	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	792	993	-	-	1527	-
Stage 1	953	-	-	-	-	-
Stage 2	899	-	-	-	-	-
Platoon blocked, %			-	-	-	-
Mov Cap-1 Maneuver	785	993	-	-	1527	-
Mov Cap-2 Maneuver	785	-	-	-	-	-
Stage 1	953	-	-	-	-	-
Stage 2	891	-	-	-	-	-

Approach	WB	NB	SB		
HCM Control Delay, s	9	0	0.9		
HCM LOS	A				

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)	-	-	920	1527	-
HCM Lane V/C Ratio	-	-	0.012	0.009	-
HCM Control Delay (s)	-	-	9	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

5: Tailholt Ave & Gwentyth Lake Dr

06/22/2021

Intersection						
Int Delay, s/veh	1					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	7	58	5	12	82
Future Vol, veh/h	3	7	58	5	12	82
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	8	64	6	13	91
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	184	67	0	0	70	0
Stage 1	67	-	-	-	-	-
Stage 2	117	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	805	997	-	-	1531	-
Stage 1	956	-	-	-	-	-
Stage 2	908	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	798	997	-	-	1531	-
Mov Cap-2 Maneuver	798	-	-	-	-	-
Stage 1	956	-	-	-	-	-
Stage 2	900	-	-	-	-	-
Approach	WB		NB		SB	
HCM Control Delay, s	8.9		0		0.9	
HCM LOS	A					
Minor Lane/Major Mvmt		NBT	NBRWBLn1	SBL	SBT	
Capacity (veh/h)		-	-	928	1531	-
HCM Lane V/C Ratio		-	-	0.012	0.009	-
HCM Control Delay (s)		-	-	8.9	7.4	0
HCM Lane LOS		-	-	A	A	A
HCM 95th %tile Q(veh)		-	-	0	0	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	1	1	1	4	1	7	1	100	1	8	60	1
Future Vol, veh/h	1	1	1	4	1	7	1	100	1	8	60	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	1	4	1	8	1	109	1	9	65	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	200	196	66	197	196	110	66	0	0	110	0	0
Stage 1	84	84	-	112	112	-	-	-	-	-	-	-
Stage 2	116	112	-	85	84	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	759	699	998	762	699	943	1536	-	-	1480	-	-
Stage 1	924	825	-	893	803	-	-	-	-	-	-	-
Stage 2	889	803	-	923	825	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	748	694	998	756	694	943	1536	-	-	1480	-	-
Mov Cap-2 Maneuver	748	694	-	756	694	-	-	-	-	-	-	-
Stage 1	923	820	-	892	802	-	-	-	-	-	-	-
Stage 2	880	802	-	915	820	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	9.6			9.3			0.1			0.9		
HCM LOS	A			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1536	-	-	794	848	1480	-	-
HCM Lane V/C Ratio	0.001	-	-	0.004	0.015	0.006	-	-
HCM Control Delay (s)	7.3	0	-	9.6	9.3	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
8: Central Ave & 1st Street

05/02/2021

Intersection												
Int Delay, s/veh	1.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔		↔	↔	
Traffic Vol, veh/h	3	0	3	11	0	18	15	287	12	27	145	4
Future Vol, veh/h	3	0	3	11	0	18	15	287	12	27	145	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	10	10	10	10	10	10
Mvmt Flow	3	0	3	12	0	20	17	319	13	30	161	4

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	593	589	163	585	585	326	165	0
Stage 1	223	223	-	360	360	-	-	-
Stage 2	370	366	-	225	225	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.2	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.29	-
Pot Cap-1 Maneuver	417	421	882	422	423	715	1366	-
Stage 1	780	719	-	658	626	-	-	-
Stage 2	650	623	-	778	718	-	-	-
Platoon blocked, %								-
Mov Cap-1 Maneuver	394	405	882	408	407	715	1366	-
Mov Cap-2 Maneuver	394	405	-	408	407	-	-	-
Stage 1	771	701	-	650	618	-	-	-
Stage 2	624	616	-	755	700	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	11.7	11.9	0.4	1.2
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1366	-	-	545	556	1184	-	-
HCM Lane V/C Ratio	0.012	-	-	0.012	0.058	0.025	-	-
HCM Control Delay (s)	7.7	-	-	11.7	11.9	8.1	-	-
HCM Lane LOS	A	-	-	B	B	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0	0.2	0.1	-	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	1	1	1	4	1	7	1	100	1	8	60	1
Future Vol, veh/h	1	1	1	4	1	7	1	100	1	8	60	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	1	4	1	8	1	109	1	9	65	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	200	196	66	197	196	110	66	0	0	110	0	0
Stage 1	84	84	-	112	112	-	-	-	-	-	-	-
Stage 2	116	112	-	85	84	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	759	699	998	762	699	943	1536	-	-	1480	-	-
Stage 1	924	825	-	893	803	-	-	-	-	-	-	-
Stage 2	889	803	-	923	825	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	748	694	998	756	694	943	1536	-	-	1480	-	-
Mov Cap-2 Maneuver	748	694	-	756	694	-	-	-	-	-	-	-
Stage 1	923	820	-	892	802	-	-	-	-	-	-	-
Stage 2	880	802	-	915	820	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	9.6			9.3			0.1			0.9		
HCM LOS	A			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1536	-	-	794	848	1480	-	-
HCM Lane V/C Ratio	0.001	-	-	0.004	0.015	0.006	-	-
HCM Control Delay (s)	7.3	0	-	9.6	9.3	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	1	1	1	2	1	6	1	89	5	7	100	4
Future Vol, veh/h	1	1	1	2	1	6	1	89	5	7	100	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	1	2	1	7	1	97	5	8	109	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	233	231	111	230	231	100	113	0	0	102	0	0
Stage 1	127	127	-	102	102	-	-	-	-	-	-	-
Stage 2	106	104	-	128	129	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	722	669	942	725	669	956	1476	-	-	1490	-	-
Stage 1	877	791	-	904	811	-	-	-	-	-	-	-
Stage 2	900	809	-	876	789	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	713	664	942	719	664	956	1476	-	-	1490	-	-
Mov Cap-2 Maneuver	713	664	-	719	664	-	-	-	-	-	-	-
Stage 1	876	786	-	903	810	-	-	-	-	-	-	-
Stage 2	892	808	-	869	784	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	9.8			9.3			0.1			0.5		
HCM LOS	A			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1476	-	-	756	852	1490	-	-
HCM Lane V/C Ratio	0.001	-	-	0.004	0.011	0.005	-	-
HCM Control Delay (s)	7.4	0	-	9.8	9.3	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

TOTAL 2025

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th AWSC
1: 1st Street & Harmony Road

06/27/2022

Intersection												
Intersection Delay, s/veh	101											
Intersection LOS	F											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	101	484	82	77	375	48	121	160	90	35	81	69
Future Vol, veh/h	101	484	82	77	375	48	121	160	90	35	81	69
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Heavy Vehicles, %	10	10	10	5	5	5	10	10	10	10	10	10
Mvmt Flow	110	526	89	84	408	52	132	174	98	38	88	75
Number of Lanes	1	1	0	1	1	0	1	1	0	1	1	0
Approach	EB			WB			NB			SB		
Opposing Approach	WB			EB			SB			NB		
Opposing Lanes	2			2			2			2		
Conflicting Approach Left	SB			NB			EB			WB		
Conflicting Lanes Left	2			2			2			2		
Conflicting Approach Right	NB			SB			WB			EB		
Conflicting Lanes Right	2			2			2			2		
HCM Control Delay	186			74.9			24.5			18.6		
HCM LOS	F			F			C			C		
Lane	NBLn1	NBLn2	EBLn1	EBLn2	WBLn1	WBLn2	SBLn1	SBLn2				
Vol Left, %	100%	0%	100%	0%	100%	0%	100%	0%				
Vol Thru, %	0%	64%	0%	86%	0%	89%	0%	54%				
Vol Right, %	0%	36%	0%	14%	0%	11%	0%	46%				
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Stop	Stop				
Traffic Vol by Lane	121	250	101	566	77	423	35	150				
LT Vol	121	0	101	0	77	0	35	0				
Through Vol	0	160	0	484	0	375	0	81				
RT Vol	0	90	0	82	0	48	0	69				
Lane Flow Rate	132	272	110	615	84	460	38	163				
Geometry Grp	7	7	7	7	7	7	7	7				
Degree of Util (X)	0.341	0.647	0.269	1.399	0.203	1.042	0.105	0.412				
Departure Headway (Hd)	10.128	9.338	9.061	8.437	9.415	8.81	10.855	9.986				
Convergence, Y/N	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes				
Cap	358	389	399	437	383	414	332	364				
Service Time	7.828	7.038	6.761	6.137	7.115	6.51	8.555	7.686				
HCM Lane V/C Ratio	0.369	0.699	0.276	1.407	0.219	1.111	0.114	0.448				
HCM Control Delay	18	27.6	15.1	216.5	14.5	85.9	14.8	19.5				
HCM Lane LOS	C	D	C	F	B	F	B	C				
HCM 95th-tile Q	1.5	4.4	1.1	29	0.7	13.8	0.3	2				

Franklin Place W/ Comm & Church 5:00 pm 05/01/2021 2025 Total PM
RR

Synchro 10 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

3: Tailholt Ave & Harmony Road

06/27/2022

Intersection						
Int Delay, s/veh	11.7					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	452	179	80	387	167	62
Future Vol, veh/h	452	179	80	387	167	62
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	502	199	89	430	186	69
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	701	0	1110	502
Stage 1	-	-	-	-	502	-
Stage 2	-	-	-	-	608	-
Critical Hdwy	-	-	4.15	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.245	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	882	-	232	569
Stage 1	-	-	-	-	608	-
Stage 2	-	-	-	-	543	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	882	-	209	569
Mov Cap-2 Maneuver	-	-	-	-	209	-
Stage 1	-	-	-	-	608	-
Stage 2	-	-	-	-	488	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	1.6		64.3		
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	209	569	-	-	882	-
HCM Lane V/C Ratio	0.888	0.121	-	-	0.101	-
HCM Control Delay (s)	83.7	12.2	-	-	9.5	-
HCM Lane LOS	F	B	-	-	A	-
HCM 95th %tile Q(veh)	7	0.4	-	-	0.3	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

4: Hidden Lake Dr & Tailholt Ave

06/27/2022

Intersection												
Int Delay, s/veh	5.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	159	1	23	3	1	7	18	63	5	12	94	154
Future Vol, veh/h	159	1	23	3	1	7	18	63	5	12	94	154
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	177	1	26	3	1	8	20	70	6	13	104	171

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	334	332	190	342	414	73	275	0
Stage 1	216	216	-	113	113	-	-	-
Stage 2	118	116	-	229	301	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	620	588	852	612	529	989	1288	-
Stage 1	786	724	-	892	802	-	-	-
Stage 2	887	800	-	774	665	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	602	573	852	581	515	989	1288	-
Mov Cap-2 Maneuver	602	573	-	581	515	-	-	-
Stage 1	773	717	-	878	789	-	-	-
Stage 2	865	787	-	742	658	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.5	9.7	1.6	0.3
HCM LOS	B	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1288	-	-	625	776	1523	-
HCM Lane V/C Ratio	0.016	-	-	0.325	0.016	0.009	-
HCM Control Delay (s)	7.8	0	-	13.5	9.7	7.4	0
HCM Lane LOS	A	A	-	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.4	0	0	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
5: Tailholt Ave & Gwentyh Lake Dr

06/27/2022

Intersection												
Int Delay, s/veh	1.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	3	1	11	3	1	7	10	76	5	12	101	3
Future Vol, veh/h	3	1	11	3	1	7	10	76	5	12	101	3
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	1	12	3	1	8	11	84	6	13	112	3

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	254	252	114	255	250	87	115	0	0	90	0	0
Stage 1	140	140	-	109	109	-	-	-	-	-	-	-
Stage 2	114	112	-	146	141	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	699	651	939	698	653	971	1474	-	-	1505	-	-
Stage 1	863	781	-	896	805	-	-	-	-	-	-	-
Stage 2	891	803	-	857	780	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	684	640	939	679	642	971	1474	-	-	1505	-	-
Mov Cap-2 Maneuver	684	640	-	679	642	-	-	-	-	-	-	-
Stage 1	856	774	-	889	799	-	-	-	-	-	-	-
Stage 2	876	797	-	837	773	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.3	9.4	0.8	0.8
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1474	-	-	849	834	1505	-
HCM Lane V/C Ratio	0.008	-	-	0.02	0.015	0.009	-
HCM Control Delay (s)	7.5	0	-	9.3	9.4	7.4	0
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
8: Central Ave & 1st Street

06/27/2022

Intersection												
Int Delay, s/veh	2.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔		↔	↔	
Traffic Vol, veh/h	3	1	3	40	1	18	15	314	40	27	173	4
Future Vol, veh/h	3	1	3	40	1	18	15	314	40	27	173	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	10	10	10	10	10	10
Mvmt Flow	3	1	3	44	1	20	17	349	44	30	192	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	670	681	194	661	661	371	196	0	0	393	0	0
Stage 1	254	254	-	405	405	-	-	-	-	-	-	-
Stage 2	416	427	-	256	256	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.2	-	-	4.2	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.29	-	-	2.29	-	-
Pot Cap-1 Maneuver	371	373	847	376	383	675	1330	-	-	1123	-	-
Stage 1	750	697	-	622	598	-	-	-	-	-	-	-
Stage 2	614	585	-	749	696	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	348	358	847	362	368	675	1330	-	-	1123	-	-
Mov Cap-2 Maneuver	348	358	-	362	368	-	-	-	-	-	-	-
Stage 1	740	678	-	614	590	-	-	-	-	-	-	-
Stage 2	587	577	-	725	677	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	12.8			15.1			0.3			1.1		
HCM LOS	B			C								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1330	-	-	468	422	1123	-	-
HCM Lane V/C Ratio	0.013	-	-	0.017	0.155	0.027	-	-
HCM Control Delay (s)	7.7	-	-	12.8	15.1	8.3	-	-
HCM Lane LOS	A	-	-	B	C	A	-	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0.5	0.1	-	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	13	1	1	4	1	7	1	100	1	8	60	10
Future Vol, veh/h	13	1	1	4	1	7	1	100	1	8	60	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	1	1	4	1	8	1	109	1	9	65	11

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	205	201	71	202	206	110	76	0
Stage 1	89	89	-	112	112	-	-	-
Stage 2	116	112	-	90	94	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	753	695	991	756	691	943	1523	-
Stage 1	918	821	-	893	803	-	-	-
Stage 2	889	803	-	917	817	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	742	690	991	750	686	943	1523	-
Mov Cap-2 Maneuver	742	690	-	750	686	-	-	-
Stage 1	917	816	-	892	802	-	-	-
Stage 2	880	802	-	909	812	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.9	9.3	0.1	0.8
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1523	-	-	751	844	1480	-
HCM Lane V/C Ratio	0.001	-	-	0.022	0.015	0.006	-
HCM Control Delay (s)	7.4	0	-	9.9	9.3	7.4	0
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

Franklin Place Total 2025 2040 AM 10:19 am 09/08/2022 Total 2025 2040 AM

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	29	1	1	2	1	6	1	89	5	7	100	33
Future Vol, veh/h	29	1	1	2	1	6	1	89	5	7	100	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	1	1	2	1	7	1	97	5	8	109	36

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	249	247	127	246	263	100	145	0	0	102	0	0
Stage 1	143	143	-	102	102	-	-	-	-	-	-	-
Stage 2	106	104	-	144	161	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	705	655	923	708	642	956	1437	-	-	1490	-	-
Stage 1	860	779	-	904	811	-	-	-	-	-	-	-
Stage 2	900	809	-	859	765	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	696	650	923	702	638	956	1437	-	-	1490	-	-
Mov Cap-2 Maneuver	696	650	-	702	638	-	-	-	-	-	-	-
Stage 1	859	774	-	903	810	-	-	-	-	-	-	-
Stage 2	892	808	-	852	760	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	10.4			9.3			0.1			0.4		
HCM LOS	B			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1437	-	-	700	842	1490	-
HCM Lane V/C Ratio	0.001	-	-	0.048	0.012	0.005	-
HCM Control Delay (s)	7.5	0	-	10.4	9.3	7.4	0
HCM Lane LOS	A	A	-	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-

Franklin Place Total 2025/2040 PM 10:22 am 09/08/2022
Total 2025 2040 PM

Synchro 11 Light Report
Page 1

BACKGROUND 2040

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary

1: 1st Street & Harmony Road

09/07/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	171	690	138	100	589	59	373	465	183	23	106	91
Future Volume (veh/h)	171	690	138	100	589	59	373	465	183	23	106	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1826	1826	1826	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	186	750	150	109	640	64	405	505	199	25	115	99
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	5	5	5	10	10	10	10	10	10
Cap, veh/h	224	660	132	122	698	70	418	469	185	55	143	123
Arrive On Green	0.08	0.47	0.47	0.04	0.43	0.43	0.19	0.39	0.39	0.16	0.16	0.16
Sat Flow, veh/h	1668	1417	283	1739	1633	163	1668	1196	471	696	869	748
Grp Volume(v), veh/h	186	0	900	109	0	704	405	0	704	25	0	214
Grp Sat Flow(s),veh/h/ln	1668	0	1701	1739	0	1797	1668	0	1667	696	0	1617
Q Serve(g_s), s	7.8	0.0	60.5	4.6	0.0	48.0	25.1	0.0	51.0	0.0	0.0	16.6
Cycle Q Clear(g_c), s	7.8	0.0	60.5	4.6	0.0	48.0	25.1	0.0	51.0	21.4	0.0	16.6
Prop In Lane	1.00		0.17	1.00		0.09	1.00		0.28	1.00		0.46
Lane Grp Cap(c), veh/h	224	0	792	122	0	768	418	0	654	55	0	266
V/C Ratio(X)	0.83	0.00	1.14	0.89	0.00	0.92	0.97	0.00	1.08	0.45	0.00	0.80
Avail Cap(c_a), veh/h	254	0	792	122	0	768	418	0	654	55	0	266
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	28.8	0.0	34.8	31.7	0.0	35.1	36.2	0.0	39.5	65.0	0.0	52.3
Incr Delay (d2), s/veh	18.6	0.0	76.8	49.7	0.0	15.8	35.7	0.0	57.6	24.3	0.0	22.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	4.2	0.0	41.2	3.6	0.0	24.0	14.7	0.0	31.0	1.2	0.0	8.4
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	47.4	0.0	111.6	81.4	0.0	50.9	71.9	0.0	97.1	89.3	0.0	74.4
LnGrp LOS	D	A	F	F	A	D	E	A	F	F	A	E
Approach Vol, veh/h	1086			813			1109			239		
Approach Delay, s/veh	100.6			55.0			87.9			76.0		
Approach LOS	F			D			F			E		
Timer - Assigned Phs	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	55.5	9.5	65.0	29.6	25.9	14.4	60.1					
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5					
Max Green Setting (Gmax), s	51.0	5.0	60.5	25.1	21.4	12.3	53.2					
Max Q Clear Time (g_c+I1), s	53.0	6.6	62.5	27.1	23.4	9.8	50.0					
Green Ext Time (p_c), s	0.0	0.0	0.0	0.0	0.0	0.1	1.5					
Intersection Summary												
HCM 6th Ctrl Delay	83.0											
HCM 6th LOS	F											

Scenario 1 Franklin Place 11:59 pm 03/22/2021 2040 Background PM NO Improvements
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 2010 TWSC

3: Tailholt Ave & Harmony Road

06/30/2022

Intersection						
Int Delay, s/veh	40.2					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	1333	60	58	1142	50	27
Future Vol, veh/h	1333	60	58	1142	50	27
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	1449	65	63	1241	54	29
Major/Minor	Major1	Major2		Minor1		
Conflicting Flow All	0	0	1514	0	2816	1449
Stage 1	-	-	-	-	1449	-
Stage 2	-	-	-	-	1367	-
Critical Hdwy	-	-	4.15	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.245	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	433	-	~ 20	161
Stage 1	-	-	-	-	216	-
Stage 2	-	-	-	-	237	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	433	-	~ 17	161
Mov Cap-2 Maneuver	-	-	-	-	~ 17	-
Stage 1	-	-	-	-	216	-
Stage 2	-	-	-	-	203	-
Approach	EB	WB		NB		
HCM Control Delay, s	0	0.7		\$ 1381.5		
HCM LOS	F					
Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT	
Capacity (veh/h)	25	-	-	433	-	
HCM Lane V/C Ratio	3.348	-	-	0.146	-	
HCM Control Delay (s)	\$ 1381.5	-	-	14.7	-	
HCM Lane LOS	F	-	-	B	-	
HCM 95th %tile Q(veh)	10.4	-	-	0.5	-	
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Scenario 1 Franklin Place 03/23/2021 2040 Background PM
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 2010 TWSC

4: Hidden Lake Dr & Tailholt Ave

06/30/2022

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	W		T			T
Traffic Vol, veh/h	3	7	70	5	12	106
Future Vol, veh/h	3	7	70	5	12	106
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	8	78	6	13	118
Major/Minor						
	Minor1		Major1		Major2	
Conflicting Flow All	225	81	0	0	84	0
Stage 1	81	-	-	-	-	-
Stage 2	144	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	763	979	-	-	1513	-
Stage 1	942	-	-	-	-	-
Stage 2	883	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	756	979	-	-	1513	-
Mov Cap-2 Maneuver	756	-	-	-	-	-
Stage 1	942	-	-	-	-	-
Stage 2	875	-	-	-	-	-
Approach						
	WB		NB		SB	
HCM Control Delay, s	9.1		0		0.8	
HCM LOS	A					
Minor Lane/Major Mvmt						
	NBT		NBRWBLn1		SBL	SBT
Capacity (veh/h)	-	-	899	1513	-	-
HCM Lane V/C Ratio	-	-	0.012	0.009	-	-
HCM Control Delay (s)	-	-	9.1	7.4	0	-
HCM Lane LOS	-	-	A	A	A	-
HCM 95th %tile Q(veh)	-	-	0	0	-	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 2010 TWSC

5: Tailholt Ave & Gwenyth Lake Dr

06/30/2022

Intersection						
Int Delay, s/veh	0.9					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	7	68	5	12	97
Future Vol, veh/h	3	7	68	5	12	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	3	8	76	6	13	108
Major/Minor						
	Minor1		Major1		Major2	
Conflicting Flow All	213	79	0	0	82	0
Stage 1	79	-	-	-	-	-
Stage 2	134	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	775	981	-	-	1515	-
Stage 1	944	-	-	-	-	-
Stage 2	892	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	768	981	-	-	1515	-
Mov Cap-2 Maneuver	768	-	-	-	-	-
Stage 1	944	-	-	-	-	-
Stage 2	884	-	-	-	-	-
Approach						
	WB		NB		SB	
HCM Control Delay, s	9		0		0.8	
HCM LOS	A					
Minor Lane/Major Mvmt						
	NBT		NBRWBLn1		SBL	SBT
Capacity (veh/h)	-	-	906	1515	-	-
HCM Lane V/C Ratio	-	-	0.012	0.009	-	-
HCM Control Delay (s)	-	-	9	7.4	0	
HCM Lane LOS	-	-	A	A	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-	-

Scenario 1 Franklin Place 03/23/2021 2040 Background PM
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
8: Central Ave & 1st Street

06/26/2021

Intersection												
Int Delay, s/veh	4.3											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	0	3	6	0	53	15	1421	11	27	718	4
Future Vol, veh/h	3	0	3	6	0	53	15	1421	11	27	718	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10	2	2	2	2	2	2
Mvmt Flow	3	0	3	7	0	58	16	1545	12	29	780	4

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	2452	2429	782	2425	2425	1551	784	0	0	1557	0	0
Stage 1	840	840	-	1583	1583	-	-	-	-	-	-	-
Stage 2	1612	1589	-	842	842	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.6	6.3	7.2	6.6	6.3	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.6	-	6.2	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.6	-	6.2	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4.09	3.39	3.59	4.09	3.39	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	20	30	382	21	30	134	834	-	-	425	-	-
Stage 1	348	370	-	131	162	-	-	-	-	-	-	-
Stage 2	126	161	-	348	369	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	11	27	382	19	27	134	834	-	-	425	-	-
Mov Cap-2 Maneuver	11	27	-	19	27	-	-	-	-	-	-	-
Stage 1	341	345	-	129	159	-	-	-	-	-	-	-
Stage 2	70	158	-	321	344	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	240.4		130.3		0.1		0.5	
HCM LOS	F		F					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	834	-	-	21	83	425	-
HCM Lane V/C Ratio	0.02	-	-	0.311	0.773	0.069	-
HCM Control Delay (s)	9.4	-	-	240.4	130.3	14.1	-
HCM Lane LOS	A	-	-	F	F	B	-
HCM 95th %tile Q(veh)	0.1	-	-	0.9	3.9	0.2	-

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	1	1	1	2	1	6	1	89	5	7	100	4
Future Vol, veh/h	1	1	1	2	1	6	1	89	5	7	100	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	1	2	1	7	1	97	5	8	109	4

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	233	231	111	230	231	100	113	0	0	102	0	0
Stage 1	127	127	-	102	102	-	-	-	-	-	-	-
Stage 2	106	104	-	128	129	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	722	669	942	725	669	956	1476	-	-	1490	-	-
Stage 1	877	791	-	904	811	-	-	-	-	-	-	-
Stage 2	900	809	-	876	789	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	713	664	942	719	664	956	1476	-	-	1490	-	-
Mov Cap-2 Maneuver	713	664	-	719	664	-	-	-	-	-	-	-
Stage 1	876	786	-	903	810	-	-	-	-	-	-	-
Stage 2	892	808	-	869	784	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	9.8			9.3			0.1			0.5		
HCM LOS	A			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1476	-	-	756	852	1490	-	-
HCM Lane V/C Ratio	0.001	-	-	0.004	0.011	0.005	-	-
HCM Control Delay (s)	7.4	0	-	9.8	9.3	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

Franklin Place Back 2025/2040 PM 10:14 am 09/08/2022 Background 2025/2040 PM

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	1.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	1	1	1	4	1	7	1	100	1	8	60	1
Future Vol, veh/h	1	1	1	4	1	7	1	100	1	8	60	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	1	1	1	4	1	8	1	109	1	9	65	1

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	200	196	66	197	196	110	66	0	0	110	0	0
Stage 1	84	84	-	112	112	-	-	-	-	-	-	-
Stage 2	116	112	-	85	84	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	759	699	998	762	699	943	1536	-	-	1480	-	-
Stage 1	924	825	-	893	803	-	-	-	-	-	-	-
Stage 2	889	803	-	923	825	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	748	694	998	756	694	943	1536	-	-	1480	-	-
Mov Cap-2 Maneuver	748	694	-	756	694	-	-	-	-	-	-	-
Stage 1	923	820	-	892	802	-	-	-	-	-	-	-
Stage 2	880	802	-	915	820	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	9.6			9.3			0.1			0.9		
HCM LOS	A			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1536	-	-	794	848	1480	-	-
HCM Lane V/C Ratio	0.001	-	-	0.004	0.015	0.006	-	-
HCM Control Delay (s)	7.3	0	-	9.6	9.3	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0	0	0	-	-

TOTAL 2040

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary

1: 1st Street & Harmony Road

09/07/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	171	764	138	128	666	78	373	465	210	41	106	91
Future Volume (veh/h)	171	764	138	128	666	78	373	465	210	41	106	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1826	1826	1826	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	186	830	150	139	724	85	405	505	228	45	115	99
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	5	5	5	10	10	10	10	10	10
Cap, veh/h	196	676	122	132	686	81	403	445	201	51	164	142
Arrive On Green	0.09	0.47	0.47	0.05	0.43	0.43	0.17	0.39	0.39	0.19	0.19	0.19
Sat Flow, veh/h	1668	1444	261	1739	1604	188	1668	1143	516	678	869	748
Grp Volume(v), veh/h	186	0	980	139	0	809	405	0	733	45	0	214
Grp Sat Flow(s),veh/h/ln	1668	0	1705	1739	0	1792	1668	0	1659	678	0	1617
Q Serve(g_s), s	11.2	0.0	65.5	6.5	0.0	59.9	23.5	0.0	54.5	0.0	0.0	17.3
Cycle Q Clear(g_c), s	11.2	0.0	65.5	6.5	0.0	59.9	23.5	0.0	54.5	26.5	0.0	17.3
Prop In Lane	1.00		0.15	1.00		0.11	1.00		0.31	1.00		0.46
Lane Grp Cap(c), veh/h	196	0	798	132	0	767	403	0	646	51	0	306
V/C Ratio(X)	0.95	0.00	1.23	1.05	0.00	1.06	1.00	0.00	1.14	0.87	0.00	0.70
Avail Cap(c_a), veh/h	196	0	798	132	0	767	403	0	646	51	0	306
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	43.7	0.0	37.3	36.8	0.0	40.1	41.2	0.0	42.8	70.0	0.0	53.0
Incr Delay (d2), s/veh	50.2	0.0	113.9	92.8	0.0	48.0	45.9	0.0	78.8	92.6	0.0	12.5
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	9.3	0.0	51.9	6.1	0.0	36.2	8.8	0.0	36.2	2.9	0.0	8.1
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	94.0	0.0	151.1	129.6	0.0	88.1	87.1	0.0	121.6	162.6	0.0	65.5
LnGrp LOS	F	A	F	F	A	F	F	A	F	F	A	E
Approach Vol, veh/h	1166			948			1138			259		
Approach Delay, s/veh	142.0			94.2			109.3			82.4		
Approach LOS	F			F			F			F		
Timer - Assigned Phs	2		3	4	5	6	7	8				
Phs Duration (G+Y+Rc), s	59.0		11.0	70.0	28.0	31.0	16.6	64.4				
Change Period (Y+Rc), s	4.5		4.5	4.5	4.5	4.5	4.5	4.5				
Max Green Setting (Gmax), s	54.5		6.5	65.5	23.5	26.5	12.1	59.9				
Max Q Clear Time (g_c+I1), s	56.5		8.5	67.5	25.5	28.5	13.2	61.9				
Green Ext Time (p_c), s	0.0		0.0	0.0	0.0	0.0	0.0	0.0				
Intersection Summary												
HCM 6th Ctrl Delay	114.1											
HCM 6th LOS	F											

Scenario 1 Franklin Place w Comm & Church 5:00 pm 03/23/2021 2040 Total PM with No Improvements
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

3: Tailholt Ave & Harmony Road

06/30/2022

Intersection						
Int Delay, s/veh	389.5					
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑	↑	↑	↑	↑
Traffic Vol, veh/h	1333	179	95	1142	174	65
Future Vol, veh/h	1333	179	95	1142	174	65
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	0	0	-	0	0
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	5	5	5	5	2	2
Mvmt Flow	1449	195	103	1241	189	71
Major/Minor	Major1	Major2	Minor1			
Conflicting Flow All	0	0	1644	0	2896	1449
Stage 1	-	-	-	-	1449	-
Stage 2	-	-	-	-	1447	-
Critical Hdwy	-	-	4.15	-	6.42	6.22
Critical Hdwy Stg 1	-	-	-	-	5.42	-
Critical Hdwy Stg 2	-	-	-	-	5.42	-
Follow-up Hdwy	-	-	2.245	-	3.518	3.318
Pot Cap-1 Maneuver	-	-	385	-	~ 18	161
Stage 1	-	-	-	-	216	-
Stage 2	-	-	-	-	216	-
Platoon blocked, %	-	-	-	-	-	-
Mov Cap-1 Maneuver	-	-	385	-	~ 13	161
Mov Cap-2 Maneuver	-	-	-	-	~ 13	-
Stage 1	-	-	-	-	216	-
Stage 2	-	-	-	-	~ 158	-
Approach	EB	WB	NB			
HCM Control Delay, s	0	1.4	\$ 4862.7			
HCM LOS			F			
Minor Lane/Major Mvmt	NBLn1	NBLn2	EBT	EBR	WBL	WBT
Capacity (veh/h)	13	161	-	-	385	-
HCM Lane V/C Ratio	14.548	0.439	-	-	0.268	-
HCM Control Delay (s)	\$ 6662.9	43.8	-	-	17.7	-
HCM Lane LOS	F	E	-	-	C	-
HCM 95th %tile Q(veh)	24.9	2	-	-	1.1	-
Notes						
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon						

Scenario 1 Franklin Place w/ Commercial & Church 5:00 pm 03/23/2021 2040 Total PM
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

4: Hidden Lake Dr & Tailholt Ave

06/28/2022

Intersection												
Int Delay, s/veh	5.1											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	159	1	19	3	1	7	18	73	5	12	109	154
Future Vol, veh/h	159	1	19	3	1	7	18	73	5	12	109	154
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	177	1	21	3	1	8	20	81	6	13	121	171

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	362	360	207	368	442	84	292	0	0	87	0	0
Stage 1	233	233	-	124	124	-	-	-	-	-	-	-
Stage 2	129	127	-	244	318	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	594	567	833	588	510	975	1270	-	-	1509	-	-
Stage 1	770	712	-	880	793	-	-	-	-	-	-	-
Stage 2	875	791	-	760	654	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	576	551	833	560	496	975	1270	-	-	1509	-	-
Mov Cap-2 Maneuver	576	551	-	560	496	-	-	-	-	-	-	-
Stage 1	757	704	-	865	780	-	-	-	-	-	-	-
Stage 2	852	778	-	731	647	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	14.1	-	-	9.8	-	-	1.5	-	-	0.3	-	-
HCM LOS	B	-	-	A	-	-	-	-	-	-	-	-

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1270	-	-	595	756	1509	-
HCM Lane V/C Ratio	0.016	-	-	0.334	0.016	0.009	-
HCM Control Delay (s)	7.9	0	-	14.1	9.8	7.4	0
HCM Lane LOS	A	A	-	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	1.5	0	0	-

Scenario 1 Franklin Place w Comm & Church 5:00 pm 03/23/2021 2040 Total PM
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC

5: Tailholt Ave & Gwentyh Lake Dr

06/28/2022

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	3	1	11	3	1	7	10	86	5	12	110	9
Future Vol, veh/h	3	1	11	3	1	7	10	86	5	12	110	9
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	90	90	90	90	90	90	90	90	90	90	90	90
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	3	1	12	3	1	8	11	96	6	13	122	10

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	279	277	127	281	279	99	132	0	0	102	0	0
Stage 1	153	153	-	121	121	-	-	-	-	-	-	-
Stage 2	126	124	-	160	158	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	673	631	923	671	629	957	1453	-	-	1490	-	-
Stage 1	849	771	-	883	796	-	-	-	-	-	-	-
Stage 2	878	793	-	842	767	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	658	620	923	653	618	957	1453	-	-	1490	-	-
Mov Cap-2 Maneuver	658	620	-	653	618	-	-	-	-	-	-	-
Stage 1	842	764	-	876	790	-	-	-	-	-	-	-
Stage 2	863	787	-	822	760	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.4	9.5	0.7	0.7
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1453	-	-	829	813	1490	-
HCM Lane V/C Ratio	0.008	-	-	0.02	0.015	0.009	-
HCM Control Delay (s)	7.5	0	-	9.4	9.5	7.4	0
HCM Lane LOS	A	A	-	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-

Scenario 1 Franklin Place w Comm & Church 5:00 pm 03/23/2021 2040 Total PM
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
8: Central Ave & 1st Street

06/28/2022

Intersection												
Int Delay, s/veh	26.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔		↔	↔		↔	↔	
Traffic Vol, veh/h	3	1	3	35	2	18	15	1448	40	27	746	4
Future Vol, veh/h	3	1	3	35	2	18	15	1448	40	27	746	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10	2	2	2	2	2	2
Mvmt Flow	3	1	3	38	2	20	16	1574	43	29	811	4

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	2510	2520	813	2501	2501	1596	815	0
Stage 1	871	871	-	1628	1628	-	-	-
Stage 2	1639	1649	-	873	873	-	-	-
Critical Hdwy	7.2	6.6	6.3	7.2	6.6	6.3	4.12	-
Critical Hdwy Stg 1	6.2	5.6	-	6.2	5.6	-	-	-
Critical Hdwy Stg 2	6.2	5.6	-	6.2	5.6	-	-	-
Follow-up Hdwy	3.59	4.09	3.39	3.59	4.09	3.39	2.218	-
Pot Cap-1 Maneuver	18	26	366	~ 18	27	126	812	-
Stage 1	335	358	-	123	154	-	-	-
Stage 2	121	150	-	334	357	-	-	-
Platoon blocked, %								-
Mov Cap-1 Maneuver	13	24	366	~ 16	25	126	812	-
Mov Cap-2 Maneuver	13	24	-	~ 16	25	-	-	-
Stage 1	328	332	-	121	151	-	-	-
Stage 2	99	147	-	306	331	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	202.8	\$ 1080.4	0.1	0.5
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	812	-	-	25	23	403	-
HCM Lane V/C Ratio	0.02	-	-	0.304	2.599	0.073	-
HCM Control Delay (s)	9.5	-	-	202.8	1080.4	14.6	-
HCM Lane LOS	A	-	-	F	F	B	-
HCM 95th %tile Q(veh)	0.1	-	-	0.9	7.6	0.2	-

Notes							
~: Volume exceeds capacity \$: Delay exceeds 300s +: Computation Not Defined *: All major volume in platoon							

Scenario 1 Franklin Place w Comm & Church 5:00 pm 03/23/2021 2040 Total PM
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	1.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↔			↔			↔			↔		
Traffic Vol, veh/h	13	1	1	4	1	7	1	100	1	8	60	10
Future Vol, veh/h	13	1	1	4	1	7	1	100	1	8	60	10
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	14	1	1	4	1	8	1	109	1	9	65	11

Major/Minor	Minor2		Minor1		Major1		Major2	
Conflicting Flow All	205	201	71	202	206	110	76	0
Stage 1	89	89	-	112	112	-	-	-
Stage 2	116	112	-	90	94	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-
Pot Cap-1 Maneuver	753	695	991	756	691	943	1523	-
Stage 1	918	821	-	893	803	-	-	-
Stage 2	889	803	-	917	817	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	742	690	991	750	686	943	1523	-
Mov Cap-2 Maneuver	742	690	-	750	686	-	-	-
Stage 1	917	816	-	892	802	-	-	-
Stage 2	880	802	-	909	812	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	9.9	9.3	0.1	0.8
HCM LOS	A	A		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1523	-	-	751	844	1480	-	-
HCM Lane V/C Ratio	0.001	-	-	0.022	0.015	0.006	-	-
HCM Control Delay (s)	7.4	0	-	9.9	9.3	7.4	0	-
HCM Lane LOS	A	A	-	A	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	0	0	-	-

Franklin Place Total 2025 2040 AM 10:19 am 09/08/2022 Total 2025 2040 AM

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
9: Tailholt Ave & Central Ave

09/08/2022

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations	↕			↕			↕			↕		
Traffic Vol, veh/h	29	1	1	2	1	6	1	89	5	7	100	33
Future Vol, veh/h	29	1	1	2	1	6	1	89	5	7	100	33
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	32	1	1	2	1	7	1	97	5	8	109	36

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	249	247	127	246	263	100	145	0	0	102	0	0
Stage 1	143	143	-	102	102	-	-	-	-	-	-	-
Stage 2	106	104	-	144	161	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	705	655	923	708	642	956	1437	-	-	1490	-	-
Stage 1	860	779	-	904	811	-	-	-	-	-	-	-
Stage 2	900	809	-	859	765	-	-	-	-	-	-	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	696	650	923	702	638	956	1437	-	-	1490	-	-
Mov Cap-2 Maneuver	696	650	-	702	638	-	-	-	-	-	-	-
Stage 1	859	774	-	903	810	-	-	-	-	-	-	-
Stage 2	892	808	-	852	760	-	-	-	-	-	-	-

Approach	EB			WB			NB			SB		
HCM Control Delay, s	10.4			9.3			0.1			0.4		
HCM LOS	B			A								

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1437	-	-	700	842	1490	-
HCM Lane V/C Ratio	0.001	-	-	0.048	0.012	0.005	-
HCM Control Delay (s)	7.5	0	-	10.4	9.3	7.4	0
HCM Lane LOS	A	A	-	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0	0	-

2025 and 2040 WITH IMPROVEMENTS

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary

1: 1st Street & Harmony Road

05/05/2021

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	101	410	82	49	298	29	121	160	63	17	81	69
Future Volume (veh/h)	101	410	82	49	298	29	121	160	63	17	81	69
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1826	1826	1826	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	110	446	89	53	324	32	132	174	68	18	88	75
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	5	5	5	10	10	10	10	10	10
Cap, veh/h	498	600	120	363	692	68	471	349	136	410	254	217
Arrive On Green	0.42	0.42	0.42	0.42	0.42	0.42	0.29	0.29	0.29	0.29	0.29	0.29
Sat Flow, veh/h	960	1418	283	849	1635	162	1145	1199	469	1066	873	744
Grp Volume(v), veh/h	110	0	535	53	0	356	132	0	242	18	0	163
Grp Sat Flow(s),veh/h/ln	960	0	1701	849	0	1797	1145	0	1667	1066	0	1618
Q Serve(g_s), s	2.9	0.0	8.3	1.8	0.0	4.5	3.2	0.0	3.8	0.4	0.0	2.5
Cycle Q Clear(g_c), s	7.4	0.0	8.3	10.1	0.0	4.5	5.7	0.0	3.8	4.2	0.0	2.5
Prop In Lane	1.00		0.17	1.00		0.09	1.00		0.28	1.00		0.46
Lane Grp Cap(c), veh/h	498	0	720	363	0	761	471	0	485	410	0	471
V/C Ratio(X)	0.22	0.00	0.74	0.15	0.00	0.47	0.28	0.00	0.50	0.04	0.00	0.35
Avail Cap(c_a), veh/h	641	0	972	489	0	1027	792	0	953	709	0	925
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	9.2	0.0	7.6	11.9	0.0	6.5	11.1	0.0	9.3	11.0	0.0	8.8
Incr Delay (d2), s/veh	0.2	0.0	2.1	0.2	0.0	0.4	0.3	0.0	0.8	0.0	0.0	0.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	0.5	0.0	2.1	0.3	0.0	1.1	0.6	0.0	1.0	0.1	0.0	0.7
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	9.4	0.0	9.7	12.1	0.0	7.0	11.4	0.0	10.1	11.1	0.0	9.2
LnGrp LOS	A	A	A	B	A	A	B	A	B	B	A	A
Approach Vol, veh/h	645			409			374			181		
Approach Delay, s/veh	9.7			7.6			10.5			9.4		
Approach LOS	A			A			B			A		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	13.7			17.8			13.7			17.8		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	18.0			18.0			18.0			18.0		
Max Q Clear Time (g_c+I1), s	7.7			10.3			6.2			12.1		
Green Ext Time (p_c), s	1.4			2.5			0.7			1.2		
Intersection Summary												
HCM 6th Ctrl Delay				9.3								
HCM 6th LOS				A								

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary

1: 1st Street & Harmony Road

06/30/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	101	484	82	77	375	48	121	160	90	35	81	69
Future Volume (veh/h)	101	484	82	77	375	48	121	160	90	35	81	69
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1826	1826	1826	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	110	526	89	84	408	52	132	174	98	38	88	75
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	5	5	5	10	10	10	10	10	10
Cap, veh/h	362	676	114	247	735	94	485	407	229	395	338	288
Arrive On Green	0.46	0.46	0.46	0.46	0.46	0.46	0.39	0.39	0.39	0.39	0.39	0.39
Sat Flow, veh/h	873	1460	247	788	1587	202	1145	1052	593	1037	873	744
Grp Volume(v), veh/h	110	0	615	84	0	460	132	0	272	38	0	163
Grp Sat Flow(s),veh/h/ln	873	0	1707	788	0	1789	1145	0	1645	1037	0	1618
Q Serve(g_s), s	6.3	0.0	18.1	6.0	0.0	11.1	5.3	0.0	7.3	1.7	0.0	4.1
Cycle Q Clear(g_c), s	17.4	0.0	18.1	24.1	0.0	11.1	9.4	0.0	7.3	9.0	0.0	4.1
Prop In Lane	1.00		0.14	1.00		0.11	1.00		0.36	1.00		0.46
Lane Grp Cap(c), veh/h	362	0	791	247	0	829	485	0	637	395	0	626
V/C Ratio(X)	0.30	0.00	0.78	0.34	0.00	0.56	0.27	0.00	0.43	0.10	0.00	0.26
Avail Cap(c_a), veh/h	416	0	896	296	0	939	485	0	637	395	0	626
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00	1.00
Uniform Delay (d), s/veh	17.9	0.0	13.5	23.7	0.0	11.6	15.8	0.0	13.5	16.8	0.0	12.5
Incr Delay (d2), s/veh	0.5	0.0	3.9	0.8	0.0	0.6	1.4	0.0	2.1	0.5	0.0	1.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	1.2	0.0	6.7	1.1	0.0	3.9	1.5	0.0	2.8	0.4	0.0	1.5
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	18.4	0.0	17.4	24.5	0.0	12.2	17.1	0.0	15.6	17.3	0.0	13.5
LnGrp LOS	B	A	B	C	A	B	B	A	B	B	A	B
Approach Vol, veh/h	725			544			404			201		
Approach Delay, s/veh	17.6			14.1			16.1			14.3		
Approach LOS	B			B			B			B		
Timer - Assigned Phs	2			4			6			8		
Phs Duration (G+Y+Rc), s	27.7			32.3			27.7			32.3		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	19.5			31.5			19.5			31.5		
Max Q Clear Time (g_c+I1), s	11.4			20.1			11.0			26.1		
Green Ext Time (p_c), s	1.4			3.8			0.6			1.6		

Intersection Summary

HCM 6th Ctrl Delay 15.9
HCM 6th LOS B

Notes

User approved pedestrian interval to be less than phase max green.

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary
3: Tailholt Ave & Harmony Road

06/27/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	452	179	80	387	167	62
Future Volume (veh/h)	452	179	80	387	167	62
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1870	1870
Adj Flow Rate, veh/h	502	199	89	430	186	69
Peak Hour Factor	0.90	0.90	0.90	0.90	0.90	0.90
Percent Heavy Veh, %	5	5	5	5	2	2
Cap, veh/h	769	652	288	769	716	637
Arrive On Green	0.42	0.42	0.42	0.42	0.40	0.40
Sat Flow, veh/h	1826	1547	728	1826	1781	1585
Grp Volume(v), veh/h	502	199	89	430	186	69
Grp Sat Flow(s),veh/h/ln	1826	1547	728	1826	1781	1585
Q Serve(g_s), s	11.2	4.4	5.7	9.1	3.6	1.4
Cycle Q Clear(g_c), s	11.2	4.4	16.9	9.1	3.6	1.4
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	769	652	288	769	716	637
V/C Ratio(X)	0.65	0.31	0.31	0.56	0.26	0.11
Avail Cap(c_a), veh/h	1092	926	417	1092	716	637
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	11.8	9.8	18.5	11.2	10.2	9.5
Incr Delay (d2), s/veh	0.9	0.3	0.6	0.6	0.9	0.3
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.9	1.3	0.9	3.1	1.3	0.5
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	12.7	10.1	19.1	11.8	11.1	9.9
LnGrp LOS	B	B	B	B	B	A
Approach Vol, veh/h	701			519	255	
Approach Delay, s/veh	12.0			13.1	10.7	
Approach LOS	B			B	B	
Timer - Assigned Phs	2			4		8
Phs Duration (G+Y+Rc), s	25.0			26.0		26.0
Change Period (Y+Rc), s	4.5			4.5		4.5
Max Green Setting (Gmax), s	20.5			30.5		30.5
Max Q Clear Time (g_c+I1), s	5.6			13.2		18.9
Green Ext Time (p_c), s	0.6			3.7		2.6
Intersection Summary						
HCM 6th Ctrl Delay			12.1			
HCM 6th LOS			B			

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary

1: 1st Street & Harmony Road

07/05/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	171	690	138	100	589	59	373	465	183	23	106	91
Future Volume (veh/h)	171	690	138	100	589	59	373	465	183	23	106	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1826	1826	1826	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	186	750	150	109	640	64	405	505	199	25	115	99
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	5	5	5	10	10	10	10	10	10
Cap, veh/h	298	1495	929	257	1431	143	558	785	665	235	386	327
Arrive On Green	0.45	0.45	0.45	0.45	0.45	0.45	0.18	0.45	0.45	0.22	0.22	0.22
Sat Flow, veh/h	696	3328	1485	604	3185	318	1668	1752	1485	696	1752	1485
Grp Volume(v), veh/h	186	750	150	109	348	356	405	505	199	25	115	99
Grp Sat Flow(s),veh/h/ln	696	1664	1485	604	1735	1769	1668	1752	1485	696	1752	1485
Q Serve(g_s), s	22.0	14.0	3.7	13.7	12.1	12.2	15.5	19.6	7.5	2.5	4.8	4.9
Cycle Q Clear(g_c), s	34.2	14.0	3.7	27.8	12.1	12.2	15.5	19.6	7.5	2.5	4.8	4.9
Prop In Lane	1.00		1.00	1.00		0.18	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	298	1495	929	257	779	795	558	785	665	235	386	327
V/C Ratio(X)	0.62	0.50	0.16	0.42	0.45	0.45	0.73	0.64	0.30	0.11	0.30	0.30
Avail Cap(c_a), veh/h	317	1583	968	273	825	841	558	785	665	235	386	327
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	28.4	17.2	6.8	27.0	16.6	16.7	20.2	18.8	15.4	27.7	28.5	28.6
Incr Delay (d2), s/veh	3.5	0.3	0.1	1.1	0.4	0.4	4.7	4.0	1.2	0.9	2.0	2.4
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	3.8	5.2	1.1	2.0	4.7	4.8	6.7	8.4	2.6	0.5	2.2	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	31.9	17.4	6.9	28.2	17.0	17.0	25.0	22.8	16.6	28.6	30.5	31.0
LnGrp LOS	C	B	A	C	B	B	C	C	B	C	C	C
Approach Vol, veh/h	1086			813			1109			239		
Approach Delay, s/veh	18.5			18.5			22.5			30.5		
Approach LOS	B			B			C			C		
Timer - Assigned Phs	2			4			5			8		
Phs Duration (G+Y+Rc), s	43.8			43.9			20.0			23.8		
Change Period (Y+Rc), s	4.5			4.5			4.5			4.5		
Max Green Setting (Gmax), s	39.3			41.7			15.5			19.3		
Max Q Clear Time (g_c+I1), s	21.6			36.2			17.5			6.9		
Green Ext Time (p_c), s	3.8			3.2			0.0			0.9		
Intersection Summary												
HCM 6th Ctrl Delay				20.7								
HCM 6th LOS				C								

Scenario 1 Franklin Place 03/23/2021 2040 Background PM
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary

1: 1st Street & Harmony Road

07/05/2022

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	171	764	138	128	666	78	373	465	210	41	106	91
Future Volume (veh/h)	171	764	138	128	666	78	373	465	210	41	106	91
Initial Q (Qb), veh	0	0	0	0	0	0	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)	1.00		1.00	1.00		1.00	1.00		1.00	1.00		1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No			No			No		
Adj Sat Flow, veh/h/ln	1752	1752	1752	1826	1826	1826	1752	1752	1752	1752	1752	1752
Adj Flow Rate, veh/h	186	830	150	139	724	85	405	505	228	45	115	99
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	10	10	10	5	5	5	10	10	10	10	10	10
Cap, veh/h	285	982	723	252	846	99	592	825	699	237	397	337
Arrive On Green	0.10	0.29	0.29	0.08	0.27	0.27	0.19	0.47	0.47	0.23	0.23	0.23
Sat Flow, veh/h	1668	3328	1485	1739	3127	367	1668	1752	1485	678	1752	1485
Grp Volume(v), veh/h	186	830	150	139	401	408	405	505	228	45	115	99
Grp Sat Flow(s),veh/h/ln	1668	1664	1485	1739	1735	1760	1668	1752	1485	678	1752	1485
Q Serve(g_s), s	6.8	20.1	5.0	4.9	18.9	18.9	15.4	18.4	8.3	4.7	4.7	4.8
Cycle Q Clear(g_c), s	6.8	20.1	5.0	4.9	18.9	18.9	15.4	18.4	8.3	4.7	4.7	4.8
Prop In Lane	1.00		1.00	1.00		0.21	1.00		1.00	1.00		1.00
Lane Grp Cap(c), veh/h	285	982	723	252	469	476	592	825	699	237	397	337
V/C Ratio(X)	0.65	0.85	0.21	0.55	0.86	0.86	0.68	0.61	0.33	0.19	0.29	0.29
Avail Cap(c_a), veh/h	319	1103	777	269	514	522	592	825	699	237	397	337
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	21.8	28.5	12.6	22.4	29.8	29.8	18.1	16.9	14.2	27.5	27.5	27.6
Incr Delay (d2), s/veh	4.0	5.7	0.1	2.1	12.5	12.5	3.2	3.4	1.2	1.8	1.8	2.2
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	2.8	8.5	1.6	2.1	9.2	9.4	6.1	7.7	2.9	0.9	2.1	1.9
Unsig. Movement Delay, s/veh												
LnGrp Delay(d),s/veh	25.8	34.2	12.7	24.5	42.3	42.2	21.4	20.3	15.5	29.3	29.4	29.8
LnGrp LOS	C	C	B	C	D	D	C	C	B	C	C	C
Approach Vol, veh/h	1166			948			1138			259		
Approach Delay, s/veh	30.1			39.7			19.7			29.5		
Approach LOS	C			D			B			C		
Timer - Assigned Phs	2	3	4	5	6	7	8					
Phs Duration (G+Y+Rc), s	45.0	11.1	29.9	21.0	24.0	13.3	27.8					
Change Period (Y+Rc), s	4.5	4.5	4.5	4.5	4.5	4.5	4.5					
Max Green Setting (Gmax), s	40.5	7.5	28.5	16.5	19.5	10.5	25.5					
Max Q Clear Time (g_c+I1), s	20.4	6.9	22.1	17.4	6.8	8.8	20.9					
Green Ext Time (p_c), s	4.1	0.0	3.2	0.0	1.0	0.1	2.1					
Intersection Summary												
HCM 6th Ctrl Delay	29.3											
HCM 6th LOS	C											

Scenario 1 Franklin Place w Comm & Church 5:00 pm 03/23/2021 2040 Total PM with Improvements
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary
3: Tailholt Ave & Harmony Road

06/30/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↓	↑↑	↓	↓
Traffic Volume (veh/h)	1333	60	58	1142	50	27
Future Volume (veh/h)	1333	60	58	1142	50	27
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No		
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1870	1870
Adj Flow Rate, veh/h	1449	65	63	1241	54	29
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	5	5	5	5	2	2
Cap, veh/h	1764	787	172	1764	375	202
Arrive On Green	0.51	0.51	0.51	0.51	0.34	0.34
Sat Flow, veh/h	3561	1547	337	3561	1099	590
Grp Volume(v), veh/h	1449	65	63	1241	84	0
Grp Sat Flow(s),veh/h/ln	1735	1547	337	1735	1709	0
Q Serve(g_s), s	21.2	1.3	9.3	16.4	2.0	0.0
Cycle Q Clear(g_c), s	21.2	1.3	30.5	16.4	2.0	0.0
Prop In Lane		1.00	1.00		0.64	0.35
Lane Grp Cap(c), veh/h	1764	787	172	1764	584	0
V/C Ratio(X)	0.82	0.08	0.37	0.70	0.14	0.00
Avail Cap(c_a), veh/h	1764	787	172	1764	584	0
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	0.00
Uniform Delay (d), s/veh	12.5	7.6	26.1	11.3	13.7	0.0
Incr Delay (d2), s/veh	3.3	0.0	1.3	1.3	0.5	0.0
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	7.4	0.4	0.9	5.4	0.8	0.0
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	15.7	7.6	27.4	12.6	14.2	0.0
LnGrp LOS	B	A	C	B	B	A
Approach Vol, veh/h	1514			1304	84	
Approach Delay, s/veh	15.4			13.3	14.2	
Approach LOS	B			B		
Timer - Assigned Phs	2			4		8
Phs Duration (G+Y+Rc), s	25.0			35.0		35.0
Change Period (Y+Rc), s	4.5			4.5		4.5
Max Green Setting (Gmax), s	20.5			30.5		30.5
Max Q Clear Time (g_c+I1), s	4.0			23.2		32.5
Green Ext Time (p_c), s	0.2			5.4		0.0
Intersection Summary						
HCM 6th Ctrl Delay			14.4			
HCM 6th LOS			B			
Notes						
User approved volume balancing among the lanes for turning movement.						

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th Signalized Intersection Summary
3: Tailholt Ave & Harmony Road

06/28/2022

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑↑	↑	↓	↑↑	↓	↑
Traffic Volume (veh/h)	1333	170	95	1142	167	62
Future Volume (veh/h)	1333	170	95	1142	167	62
Initial Q (Qb), veh	0	0	0	0	0	0
Ped-Bike Adj(A_pbT)		1.00	1.00		1.00	1.00
Parking Bus, Adj	1.00	1.00	1.00	1.00	1.00	1.00
Work Zone On Approach	No			No	No	
Adj Sat Flow, veh/h/ln	1826	1826	1826	1826	1870	1870
Adj Flow Rate, veh/h	1449	185	103	1241	182	67
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Percent Heavy Veh, %	5	5	5	5	2	2
Cap, veh/h	2001	893	193	2001	507	451
Arrive On Green	0.58	0.58	0.58	0.58	0.28	0.28
Sat Flow, veh/h	3561	1547	300	3561	1781	1585
Grp Volume(v), veh/h	1449	185	103	1241	182	67
Grp Sat Flow(s),veh/h/ln	1735	1547	300	1735	1781	1585
Q Serve(g_s), s	19.7	3.7	17.8	15.3	5.3	2.1
Cycle Q Clear(g_c), s	19.7	3.7	37.5	15.3	5.3	2.1
Prop In Lane		1.00	1.00		1.00	1.00
Lane Grp Cap(c), veh/h	2001	893	193	2001	507	451
V/C Ratio(X)	0.72	0.21	0.53	0.62	0.36	0.15
Avail Cap(c_a), veh/h	2001	893	193	2001	507	451
HCM Platoon Ratio	1.00	1.00	1.00	1.00	1.00	1.00
Upstream Filter(I)	1.00	1.00	1.00	1.00	1.00	1.00
Uniform Delay (d), s/veh	10.0	6.6	25.4	9.1	18.5	17.4
Incr Delay (d2), s/veh	1.3	0.1	2.8	0.6	2.0	0.7
Initial Q Delay(d3),s/veh	0.0	0.0	0.0	0.0	0.0	0.0
%ile BackOfQ(50%),veh/ln	6.3	1.0	1.7	4.7	2.3	0.8
Unsig. Movement Delay, s/veh						
LnGrp Delay(d),s/veh	11.3	6.7	28.3	9.6	20.5	18.1
LnGrp LOS	B	A	C	A	C	B
Approach Vol, veh/h	1634			1344	249	
Approach Delay, s/veh	10.8			11.1	19.8	
Approach LOS	B			B		
Timer - Assigned Phs		2		4		8
Phs Duration (G+Y+Rc), s		23.0		42.0		42.0
Change Period (Y+Rc), s		4.5		4.5		4.5
Max Green Setting (Gmax), s		18.5		37.5		37.5
Max Q Clear Time (g_c+I1), s		7.3		21.7		39.5
Green Ext Time (p_c), s		0.5		10.1		0.0
Intersection Summary						
HCM 6th Ctrl Delay			11.6			
HCM 6th LOS			B			
Notes						
User approved pedestrian interval to be less than phase max green.						

Scenario 1 Franklin Place w Comm & Church 5:00 pm 03/23/2021 2040 Total PM with Improvements
RR

Synchro 11 Light Report
Page 1

FRANKLIN PLACE | TRANSPORTATION STUDY SUPPLEMENT
Town of Severance

HCM 6th TWSC
8: Central Ave & 1st Street

09/08/2022

Intersection												
Int Delay, s/veh	19.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	3	1	3	35	2	53	15	1448	40	27	746	4
Future Vol, veh/h	3	1	3	35	2	53	15	1448	40	27	746	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	0	-	-	0	-	-	0	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	10	10	10	10	10	10	2	2	2	2	2	2
Mvmt Flow	3	1	3	38	2	58	16	1574	43	29	811	4

Major/Minor	Minor2		Minor1		Major1			Major2				
Conflicting Flow All	2529	2520	813	2501	2501	1596	815	0	0	1617	0	0
Stage 1	871	871	-	1628	1628	-	-	-	-	-	-	-
Stage 2	1658	1649	-	873	873	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.6	6.3	7.2	6.6	6.3	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.6	-	6.2	5.6	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.6	-	6.2	5.6	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4.09	3.39	3.59	4.09	3.39	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	17	26	366	~ 18	27	126	812	-	-	403	-	-
Stage 1	335	358	-	123	154	-	-	-	-	-	-	-
Stage 2	118	150	-	334	357	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	8	24	366	~ 16	25	126	812	-	-	403	-	-
Mov Cap-2 Maneuver	8	24	-	~ 16	25	-	-	-	-	-	-	-
Stage 1	328	332	-	121	151	-	-	-	-	-	-	-
Stage 2	62	147	-	306	331	-	-	-	-	-	-	-

Approach	EB		WB		NB		SB	
HCM Control Delay, s	\$ 361.1		\$ 479.2		0.1		0.5	
HCM LOS	F		F					

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	812	-	-	16	16	110	403	-	-
HCM Lane V/C Ratio	0.02	-	-	0.476	2.378	0.543	0.073	-	-
HCM Control Delay (s)	9.5	-	-	\$ 361.1	\$ 1120.4	71.2	14.6	-	-
HCM Lane LOS	A	-	-	F	F	F	B	-	-
HCM 95th %tile Q(veh)	0.1	-	-	1.2	5.4	2.5	0.2	-	-

Notes			
~: Volume exceeds capacity	\$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Scenario 1 Franklin Place w Comm & Church 5:00 pm 03/23/2021 2040 Total PM with Improvements
RR

Synchro 11 Light Report
Page 1

Appendix C Figure and Table 4C-3 Manual on Uniform Traffic Control Devices

Excerpt from the Federal Highway Administration's, "Manual on Uniform Traffic Control Devices" (MUTCD), 2009

2009 EDITION PART 4 FIGURE 4C-3. WARRANT 3, PEAK HOUR

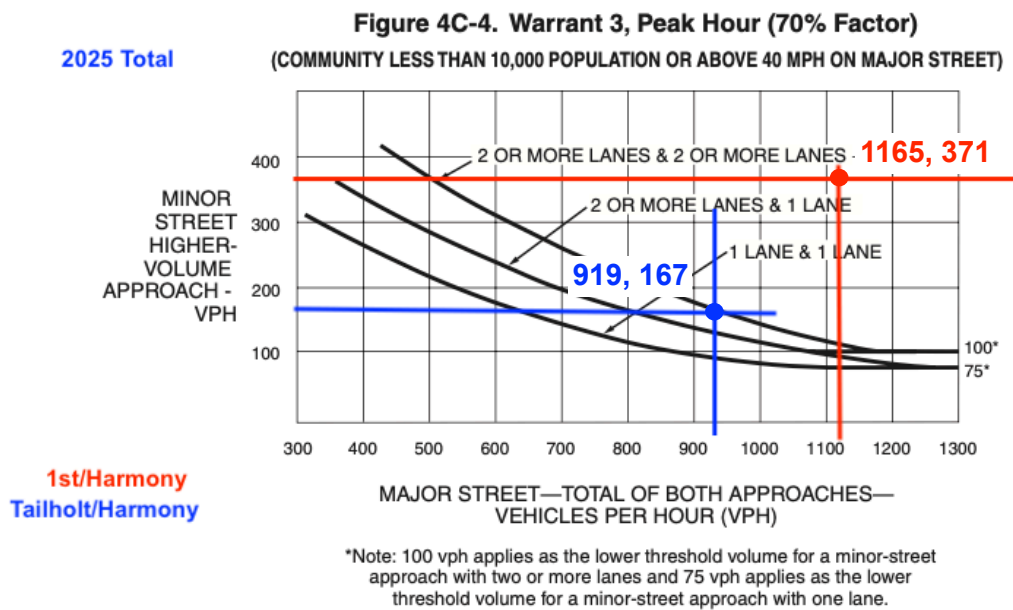


Figure 4C-3. Warrant 3, Peak Hour

This figure shows a graph depicting numerical values for Warrant 3, Peak Hour (see Section 4C.04 for further details). The figure displays three curves—one for each existing combination of approach lanes: one lane and one lane, two or more lanes and one lane, and two or more lanes and two or more lanes.

The table below shows the approximate VPH on the major street and corresponding VPH on the minor street for each combination of approach lanes.

Table for Figure 4C-3					
One lane and one lane		Two or more lanes and one lane		Two or more lanes and two or more lanes	
VPH on the major street (Total of both approaches)	VPH on the minor street (Higher volume approach)	VPH on the major street (Total of both approaches)	VPH on the minor street (Higher volume approach)	VPH on the major street (Total of both approaches)	VPH on the minor street (Higher volume approach)
1800	100	1800	100 or 150*	1800	150
1700	100	1700	100 or 150*	1700	150
1600	100	1600	120 or 150*	1600	170
1500	100	1500	145 or 150*	1500	180
1400	120	1400	155	1400	220
1300	130	1300	190	1300	250
1200	150	1200	220	1200	285
1100	175	1100	250	1100	340
1000	200	1000	285	1000	370
900	245	900	325	900	425
800	285	800	360	800	475
700	325	700	420	700	540
600	360	600	460	600	590
500	420	500	Not available	500	Not available

* Note: 150 vph applies as the lower threshold volume for a minor-street approach with two or more lanes and 100 vph applies as the lower threshold volume for a minor-street approach with one lane.

Source: Federal Highway Administration's online "Manual on Uniform Traffic Control Devices" (MUTCD) 2009

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Town of Severance Review Comments

Date: 9.12.22 Revised: 9.16.22

Project Name/Contact: Franklin Place (Tailholt 3rd) Prelim Plat /Sam Case

Project Address: Southeast corner of E. Harmony Road/Tailholt Ave

Customer/Project Number: 246 – Franklin Place

Review Number: 4th Submittal

Project Coordinator: Abdul Barzak, Town Planner

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

Project Coordinator – Abdul Barzak, Town Planner, Town of Severance

Item 1	Redlines	Resolved?
Notes	All Civil, Legal, and Planning Redlines to be corrected. Town Staff is comfortable at the Preliminary Plat stage, applicant will be required to address all comments and finalized all documents and submittal items prior to Final Plat if approved.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Comments have been addressed and resubmitted.	
Notes	Applicant has corrected all redlines, Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 2	Staff Comments	Resolved?
Notes	Applicant to provide response to all staff comments	☒ YES

Applicant Response	Comments have been addressed and resubmitted.	☐ NO ☐ SEE ATTACHED
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 3	Referral Comments	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Applicant will need to address all referral/stakeholder comments received, once a resubmittal has been received, Town staff will push out for revised stakeholder comments.	
Applicant Response	Comments have been addressed and resubmitted.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	

Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of Severance

Item 1	No Comments at this time	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	No Comments at this time	
Applicant Response	Noted.	

Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

Item 1	Plat notes	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Note 2. on the plat mentions the easements being vacated, but there is no indication that the utility easements from Tailholt 3rd are being reestablished.	
Applicant Response	Utility easements are being reestablished adjacent to ROW.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Item 2	Blanket Easements	
Notes	What is "A, D & UE" referring to? Is this a blanket easement?	
Applicant Response	Correct – blanket easements.	☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Applicant has corrected and provided additional clarification relating to easements. Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 3	Detention ponds	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	For the drainage easements, please include the detention ponds to be dedicated on the plat. Additionally, include the existing 40' easement along the southern portion of the property on the plat.	
Applicant Response	Drainage easements have been added and blanket drainage easement removed.	

Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 4	Open space	Resolved?
Notes	The Management Plan suggest this open space area will be used for community gatherings and farmers markets. If this is to be accessed by the public, please include in an easement.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	All of area on the commercial lot that is open space – large plazas in front of buildings, detention ponds, etc. have a blanket access easement. The church open space is private for the church. The only access easement on the church lot is for the parking lot so it can be utilized by overflow commercial parking. The church will have discretion on the open space to the north of their building on public use for events.	
Notes	Further clarification and management will be finalized in the Development Agreement at final plat. Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 5	Redlines	Resolved?
Notes	See redlines for plat legibility suggestions.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Redlines have been addressed.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 6	Concept Plan	Resolved?
Notes	Additional landscape islands will need to be included on the very southern parking row to ensure there are no more than 20 contiguous parking spaces.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Additional island has been added.	
Notes	Applicant has addressed and no longer requesting a variance. Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 7	Concept Plan/ Landscaping	Resolved?
Notes	The southern lot line will need to be more densely vegetated with year-round plantings to ensure adequate screening of the parking lot.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Additional evergreen trees have been added.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	

Civil Engineering – Chris Messersmith & Amber Messersmith , P.E , Colorado Civil Group, Inc.

Item 1	Please see attached Memo and Redlines	Resolved?
Notes	Engineering Comment Memo and Redlines are included in the dropbox link:	☐ YES ☐ NO ☒ SEE ATTACHED

	https://www.dropbox.com/sh/jrauxd7dzt2a1z/AAAx-G_yt_yLsK7iRpQ3VKYq?dl=0	
Applicant Response	Redlines have been addressed.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 2	Preliminary Plat - General	Resolved?
Notes	The commercial buildings are platted on a single lot (Lot 1) and the church building is platted on a single lot (Lot 2). We assume these buildings will all be owned by a single entity and that the buildings/units will be leased or rented. A replat will be required for any future building sales.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	The intent of the commercial area is to keep it as one lot with multiple building envelopes that will allow the sale of certain buildings as per a condo map. There may then be multiple owners for the buildings, but one owner/business association owning and maintaining the common open space and parking lot.	
Notes	If approved at preliminary plat the applicant will be required to provide additional information as well as management plans at Final Plat. Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 3	Updated Concept Plan - E Harmony Rd	Resolved?
Notes	E Harmony Road – The truck loading access please see Traffic Engineering Item 1.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Noted, please see response below.	
Notes	Town Traffic Engineering has reviewed and approved additional items. Please see below under JR Engineering Comments. Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 4	Utility Report	Resolved?
Notes	The Town's Master Meter No. 2 has been operational since February 2022. The Utility Report for Franklin Place will require a potable water hydraulic model analysis that includes the WSFR fire flow requirements. The Town of Severance recently adopted Ordinance No. 2022-13. This application will need to satisfy the requirements of this Ordinance. This requirement can be completed with the Preliminary Plat submittal package. It would be beneficial if the UR included water usage records (monthly usage) for 2020 and 2021 for similar tenants.	☐ YES ☒ NO ☐ SEE ATTACHED
Applicant Response	Utility report to be updated and provided at final.	
Notes	As this project was submitted prior to the passing of Ordinance No. 2022-13, a full and updated utility report will be submitted at Final Plat. Applicant is aware of Ordinance and will comply at Final Plat. Town staff is comfortable moving	

	forward at this time. All plans to be finalized prior to Final Plat meetings.	
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Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

Item 1	Truck Access off E. Harmony Road	Resolved?
Notes	Staff is comfortable with the truck loading access on E. Harmony Road as long as the applicant property signs the entrance following MUTCD as a delivery truck access only. To be finalized during the Final Plat process.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Noted, signs have been added to site plans.	
Notes	With additional signs on plans Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 2	Provide LOS analysis of Central and Tailholt.	Resolved?
Notes	With the traffic generated from the site, we want to ensure there are no queueing issues at this intersection with adjacent home driveways.	☐ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	See updated TIS that includes Central and Tailholt.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 3	Please provide mitigation for WB LOS/queue issue at Central Avenue and 1st Street (intersection #8).	Resolved?
Notes	The WB queue length could potentially obstruct the upstream intersection.	☐ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Striping of a WB LT lane and WB T/RT lane will result in queues of 6 and 3 vehicles respectively. Note that excessive future queues would result in traffic redirecting to the future signal at Harvest Moon Drive and 1st Street. See updated TIS.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 4	Provide ADT for Central Avenue.	Resolved?
Notes	The Town will need to monitor volumes along Central Avenue and implement traffic calming if ADT thresholds are exceeded.	☐ YES ☒ NO ☐ SEE ATTACHED
Applicant Response	See updated TIS with existing ADT on Central Avenue.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 5	Please provide additional analysis of Harmony Road with only 2 lanes and no SBR turn lane at 1st Street.	Resolved?
Notes	Widening Harmony to 4 lanes through downtown is likely not feasible; the town has mentioned they probably won't do this. Additionally, the SBR turn lane is not likely as it would conflict with the existing bar at that corner.	☒ YES ☐ NO ☐ SEE ATTACHED

Applicant Response	See updated TIS	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 6	Please provide queue lengths for the movements exiting the project site at intersections #4 and #5.	
Notes	There is a large volume of exiting vehicles during peak hour at #4 so we want to determine if there will be any queueing issues. Vehicles may want to reroute to the south access if there are queue issues.	Resolved? ☒ YES ☐ NO ☒ SEE ATTACHED
Applicant Response	See appendix in updated TIS. The 95 th %tile queues is 2 vehicles.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	
Item 7	Additional Information Requested	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	Please provide graph of traffic signal warrant with points plotted.	
Applicant Response	See updated TIS.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	

Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

Item 1	Plat	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes	See annotated plat for comments. Please note the comments are aimed at what the final plat should look like based on the information currently available.	
Applicant Response	Redlines have been addressed.	
Notes	Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	Resolved? ☐ YES ☒ NO ☐ SEE ATTACHED
Item 2	Commercial spaces on Lot 1	
Notes	Our office is curious to learn whether the commercial spaces in the 5 buildings proposed on lot 1 will be tenant/leased spaces or owner-occupied, or some combination of both? Put another way, is the applicant contemplating the future establishment of lot 1 as a common interest community in the form of a condominium development? Depending on the answer, our office will likely have further comments on what the final plat should look like along with additional notes that may need to be provided.	
Applicant Response	The intent of the commercial area is to keep it as one lot with multiple building envelopes that will allow the sale of certain	

	buildings as per a condo map. There may then be multiple owners for the buildings, but one owner/business association owning and maintaining the common open space and parking lot.	
Notes	If approved at preliminary plat the applicant will be required to provide additional information as well as management plans at Final Plat. Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.	

Public Works – John Zacklene, Public Works Director, Town of Severance

Item 1	No Comments Received at this Time	Resolved?
Notes		☒ YES
Applicant Response	Noted.	☐ NO ☐ SEE ATTACHED

Police - Chief Gerdeman, Chief of Police, Severance Police

Item 1	No Comments Received at this Time	Resolved?
Notes		☒ YES
Applicant Response	Noted.	☐ NO ☐ SEE ATTACHED

Building Department— Russ Weber, Chief Building Official, SAFEbuilt

Item 1	No Comments at this time	Resolved?
Notes		☒ YES
Applicant Response	Noted.	☐ NO ☐ SEE ATTACHED

Neighborhood Meeting Notes – January 11, 2021

Item 1	Existing resident concern over Multi-Family including
Notes	Residents expressed concerns over density, rental cost, noise, parking, traffic, market need, crime, product type, and existing single family property values.
Staff Comments	Applicant has heard public concerns and worked with staff, applicant has eliminated the Multi-Family from this project.
Item 2	Commercial tenants
Notes	Concern over commercial tenants and potential types of business that could be tenants in future, as well as operating hours.
Staff Comments	Applicant has received a number of inquiries of potential business to fill these commercial lots, if approved talks between the applicant and potential commercial users can develop. No determined business hours at this time,

	however applicant discussed a family-oriented community theme with reasonable hours.
Item 3	Buffering
Notes	Residents asked for additional buffering between new and existing uses
Staff Comments	Applicant has reworked project to included additional buffering and landscape screening
Item 4	Church
Notes	Residents asked for the number of church services per week.
Staff Comments	At this time it is anticipated that the church would have a Student Ministry on Wednesday and no regular Saturday Services, and would prefer if necessary two (2) Sunday morning services and encourage drop off
Item 5	Support
Notes	Some Residents in attendance express pleasure with the plan applauding its gathering spaces and sense of community.
Staff Comments	None at this time.

Planning Commission Notes – August 17th, 2022

Item 1	Buffering
Notes	Commissioners discussed buffering (landscape/fencing) between the proposed multi-family and existing single-family
Staff Comments	As the plan has been adjusted buffering and landscape has increased. Town staff will continue to work with the applicant to discuss adequate buffering or other mitigations to be finalized at final plat
Item 2	Multi-Family
Notes	- Commissioners applauded product diversity and need for additional housing types in Town - Commissioners discussed density - Commissioners discussed multi-family controls (items that can be regulated) that are in place through multi-family management and covenants that are not in place with single family, like parking, storage, and background checks
Staff Comments	Applicant has eliminated the Multi-Family from this project.
Item 3	Traffic

Notes	Commissioners talked to traffic concerns and asked that the applicant continue to work with Town Staff regarding mitigations/options relating to traffic
Staff Comments	Town Staff has worked with the applicant and JR Engineering who conducted the Severance Transportation Master Plan to determine appropriate mitigations regarding traffic. Town staff will continue to work with the applicant at Final Plat. Applicant has eliminated Ruth Ave as a connection through the project to help mitigate residential traffic concerns, eliminating the Multi-Family component will lessen traffic impacts.
Item 4	School Site/Impact Fees
Notes	Applicant will be required to pay impact fees as determined by Weld RE4. The district has included comments located in this packet
Staff Comments	None at this time
Item 5	Commercial Tenants
Notes	Commissioners talked about commercial users and cautioned vacancies.
Staff Comments	Applicant spoke to a list of interested tenants that can be engaged further if approved and pricing can be determined.
Item 6	Water Needs
Notes	Commissioners discussed water needs with commercial
Staff Comments	As this project was submitted prior to the passing of Ordinance No. 2022-13, a full and updated utility report will be submitted at Final Plat. Applicant is aware of Ordinance and will comply at Final Plat. Town staff is comfortable moving forward at this time. All plans to be finalized prior to Final Plat meetings.
Item 9	Recommendation
Notes	The Planning Commission forwarded a recommendation of approval for the proposed Franklin Place Preliminary Plat to the Severance Town Council.

Town Council Notes – August 24, 2021

Item 1	Traffic
Notes	Councilmembers discussed traffic as well as the TIS and Traffic Review Memo prepared by JR Engineering. Discussion of traffic flows, Ruth Ave. connection and potential mitigations needed
Staff Comments	Ruth Rollins with Rollins Consult and Eli Farney with JR Engineering spoke to the councilmembers concerns. If approved at Preliminary Plat Town staff will work the applicant to have traffic related items and mitigations in an SIA at Final Plat stage. Applicant has submitted an updated TIS with this submittal that has

	been reviewed as some project components have changed. Town staff is comfortable moving forward at this stage.
Item 2	Parking
Notes	Councilmembers clarified the total number of parking spaces proposed with this development. How many are shared, if that is acceptable within the code, and why certain parking requirements were used. Councilmembers also clarified delivery parking or areas
Staff Comments	Applicant is asking for a 30% parking share between the Church and Commercial parking. A parking share is allowed per Section 16.9.40 (b) which states, "Shared off-street parking. Shared off-street parking may be used when there are opportunities to support parking demand through shared off-street parking for compatible uses (such as a theater and an office building, which would have staggered peak hours)." With parking share that applicant has met parking requirements.
Item 3	Multi-Family
Notes	Councilmembers discussed - Roof pitches and building height of the multi-family - Loading Zones - Size
Staff Comments	Applicant has eliminated the Multi-Family from this project
Item 9	Final Vote
Notes	At the August 24, 2021, Town Council meeting, the Council voted 3v3. At that time, a second motion was made, which the Town Council approved, to issue a continuance to the September 28, 2021, Town Council meeting. At the September 28, 2021, Town Council meeting, the applicant requested a continuance to "a further date that is available," which was granted by the Town Council. After a building permit moratorium and working with Town staff, the applicant has resubmitted for Preliminary Plat tonight.

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,

A handwritten signature in black ink, appearing to read 'Abdul Barzak', with a stylized flourish at the end.

Abdul Barzak

Town Planner

abarzak@townofseverance.org

Town of Severance

3 South Timber Ridge Parkway

PO BOX 339

Severance, CO 80546

970-692-1556



TO: Mr. Nick Wharton, Severance Town Manager
Ms. Lindsay Radcliff-Coombes, Severance Deputy Town Manager
Mr. Abdul Barzak, Severance Town Planner

FROM: Chris Messersmith, Colorado Civil Group, Inc.
Ed Jansury, Colorado Civil Group, Inc.
Amber Messersmith, Colorado Civil Group, Inc.

DATE: July 27, 2022

SUBJECT: Franklin Place, Preliminary Plat

CCG PROJECT NO.: 0042.0001.10

TOWN CUSTOMER ID: 246

We have completed our engineering review of the Franklin Place Preliminary Plat 3rd submittal package received on July 6, 2022. The Land Use Application indicated the following items were included with the submittal package:

- Letter of Intent
- Title Commitment
- Property Tax Statements
- 8.5" x 11" Legal Description (PDF file)
- Preliminary Plat
- Drainage Plan (not submitted)
- Drainage Report (not submitted)
- Utility Plans (Preliminary Construction Plans were not submitted)
- Utility Report (not submitted)
- Soils Report
- Landscape & Opens Space Plan
- Traffic Study
- Mineral/Oil & Gas Rights Documentation
- Oil & Gas Surface Use Agreement (not submitted)
- Draft Management Plan
- Vicinity Map (included in Draft Management Plan)
- Updated Concept Plan (included, not listed on Land Use Application)
- Conceptual Utility and Grading Plan (included, not listed on Land Use Application)

We offer the following comments:

General:

1. The site layout has changed with this resubmittal. There are several items that were not submitted (noted above) and therefore many of our comments are *repeat comments (shown in italics)* and/or repeat redlines from previous submittals.



RESPONSE: This submittal is a concept/preliminary plat submittal. The submittal requirements as outlined by Town planning have been met. As the site plan changed substantially, we will ensure all relevant comments original submittal are addressed at first round final.

2. All references to County Road 74 (4th Avenue) should be changed to read E Harmony Road (WCR 74).

RESPONSE: Labels have been updated.

3. The commercial buildings are platted on a single lot (Lot 1) and the church building is platted on a single lot (Lot 2). We assume these buildings will all be owned by a single entity and that the buildings/units will be leased or rented. A replat will be required for any future building sales.

RESPONSE: The intent of the commercial area is to keep it as one lot with multiple building envelopes that will allow the sale of certain buildings as per a condo map. There may then be multiple owners for the buildings, but one owner/business association owning and maintaining the common open space and parking lot.

4. Oil and Gas - According to the COGCC website, there does not appear to be any surface oil and gas facilities that impact this property. No development setbacks from wells and facilities are shown (ORDINANCE NO. 2019-02 Sec. 16.11.80).

RESPONSE: Noted.

Land Use Application:

5. The land use application states the following:
 - Proposed Use: Commercial and Place of Worship
 - Proposed Zoning: Town Core
 - Proposed Residential Lots: 0
 - Proposed Commercial Lots: 2
 - Total Development Area: 10.73± acres
 - Total Residential Area: 0 ± acres
 - Total Open Space Area: 4.4 ± acres

Title Commitment:

6. The Title Commitment prepared by First American Title Insurance Company, File No. 5524-3968115 with Commitment Date of June 28, 2022 lists: TJB Partners Inc, a Colorado corporation as the fee simple owner. The Title Commitment legal description in Exhibit A is correct. There are no deeds of trust listed on the Title Commitment.

RESPONSE: Noted.

Tax Certificate:

7. Updated Tax Certificates for Parcel #080701236003 and Parcel #080701236004 were submitted. The property appears to be included in all the required districts.

RESPONSE: Noted.

Legal Description:

8. The aliquot legal description should be modified to read "Tract A Tailholt Subdivision Third Filing recorded 11/07/2019 at Reception No. 4539494 within the records of the Weld County Clerk and Recorder, being a portion of the Northwest Quarter (NW1/4) of Section One (1), Township Six North (T.6N.) Range Sixty-Seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado." (repeat)

RESPONSE: Legal description has been updated on the PDP cover page to match the above.

Updated Concept Plan:

9. The Applicant should confirm that the private parking lot access widths are acceptable to the Windsor Severance Fire Rescue.

RESPONSE: Noted, no changes per fire comments.

10. The applicant shall confirm if the driveway access for 11160 County Road 74 is being relocated from E Harmony Road to 3rd Street.

RESPONSE: Driveway access will be relocated to 3rd. A letter signed by the owner of residential property agreeing to the relocation has been submitted.

Preliminary Plat:

11. Sheet 1 (Signature Blocks) – See redlines for minor comments on Signature Blocks.

RESPONSE: Signature block shave been updated.

12. Sheet 1 (Town Notes) – Based on other development reviews, the Town Attorney has determined that the Town's Standard Plat notes do not belong on the Plat and should instead be covered in the Development Agreement. Notes are required regarding the development agreement, emergency access easement, drainage easements, and blanket utility easements (see redlines from CCG & Town Attorney).

RESPONSE: Comments have been addressed.

13. Sheet 2 – Drainage Easements need to be dedicated on the Plat for the Detention Ponds, instead of having blanket drainage easements over the site.

RESPONSE: Drainage easements have bee defined separately.

14. Refer to Plat redlines for any additional comments.

RESPONSE: Comments addressed.

Preliminary Construction Plans (PCD):

15. The Preliminary Construction Drawings were not included with this submittal. Our previous comments on the PCD are below in italics.

RESPONSE: Please see comment response on #1. Plans will be submitted with Final Plat.

16. E Harmony Road is classified as the General Urban Zone Arterial (T4) Streetscape section per the East Harmony Road/WCR 74 and 1st Street/WCR 23 Corridor Plans. The vertical curb & gutter shall be installed 40 feet south of the centerline (section line). The southerly eastbound lane will be the dedicated right turn lane at the intersection with Tailholt Avenue. Town staff will need to determine if the 10-foot-wide concrete sidewalk shall be installed adjacent to the 70-foot right-of-way or with a 10-foot offset per (T4) Streetscape section. E Harmony Road is anticipated to be expanded to a 4-lane arterial (5-10 years) and the dedicated right turn lane at Tailholt Avenue will need to be relocated at that time.

RESPONSE: Please coordinate with traffic. The response from traffic is that Harmony will probably never be widened to 4-lanes. Per discussion with Town staff and project Traffic Engineer, turn lane has been updated.

17. Sheet OU1 (Overall Utility Plan) – The Town is amendable to the water lines, meters and fire hydrants being located in a blanket utility easement. The water meters must be located in a landscape area. Meter pits/vaults shall not be installed in any street, parking area, driveway, or

sidewalk. Utility easements need to be labeled on all Utility Plans. Water service sizing calculations and floorplans for the commercial buildings and the church will be required with final plat. (repeat)

Response: Understood. Utility easements adjacent to the ROW have been left as we've found it's best practice to define a utility corridor even within a blanket easement in order to better define the area for installation of dry utilities.

18. *Refer to the Preliminary Construction Plans for any additional redlines. (repeat) The 2nd submittal redlined responses from Northern Engineering indicate that many of the 1st submittal redlines have been addressed, but the only sheets updated in the construction plans for the 2nd submittal were Sheets R1, R2, and SP1. The site layout has changed with this submittal therefore some of our previous redlines might not be valid.*

RESPONSE: Understood. As the site plan changed substantially, we will ensure all relevant comments from original submittal are addressed at first round final.

Conceptual Utility & Grading Exhibit:

19. *See redlines for comments on fire hydrant location, water meter location, and location of proposed curb & gutter on southside of E Harmony Road.*

Response: Concept plan has been updated.

Landscape Plans (Preliminary Development Plans):

20. *Sheet LP100-LP104 - Shrubs are not allowed within 5' and no trees within 10' of the wet utilities, appurtenances and storm drains owned by the Town of Severance. (COG VIII2.05B&E). (repeat) See redlines on Sheet LP100 for landscaping conflicts with the water meters and/or fire hydrants.*

RESPONSE: Trees have been moved, dimensions added. Note has been added on landscape notes – shrubs are not shown at this time.

Preliminary Drainage Report (PDR):

21. *An updated Preliminary Drainage Report (PDR) was not included with this submittal. The PDR should be updated based on the current site layout. Our previous comments on the PDR are below in italics.*

Response: Understood. As the site plan changed substantially, we will ensure all relevant comments from original submittal are addressed at first round final.

22. *The Preliminary Drainage Report "Franklin Place" prepared by Northern Engineering and dated May 7, 2021 was previously reviewed. (repeat)*

Response: Understood. To be addressed at final.

23. *Detention Pond A drains to Storm Drain A that was installed with the Tailholt Subdivision Second Filing. The release rate from Detention Pond A is 10.8 cfs, which is less than the capacity of Storm Drain A, which was designed to convey 11.4 cfs. Storm Drain A will also convey storm water from the existing 24" CMP culvert (17 cfs) crossing under E Harmony Road (WCR 74), a proposed Type 'R' inlet in E Harmony Road, and a proposed Type 'C' inlet. The storm drain capacity and grading in this area will need to be analyzed to identify the water surface elevation with respect to building elevations on the west side of Tailholt Avenue. (repeat)*

Response: To be addressed at final.

24. *Detention Pond C drains to Storm Drain C that was installed with the Tailholt Subdivision Second Filing. The release rate from Detention Pond C is 21.1 cfs, which is less than the capacity of Storm Drain C, which was designed to convey 22.9 cfs. This is acceptable. (repeat)*

Response: To be addressed at final.

25. *Refer to the report redlines for additional comments. (repeat)*

Response: To be addressed at final.

Traffic Impact Study (TIS):

26. A Traffic Study Supplement prepared by Rollins Consult, LLC dated July 5, 2022 was included in the re-submittal. The study is a supplement to the Traffic Impact Study (TIS) titled Transportation Study Franklin Place prepared by Rollins Consult, LLC and dated July 2, 2021.

Response: Noted

27. JR Engineering, LLC will review the Traffic Study Supplement and provide comments separately.

Response: Noted

Soils Report (SR):

28. An updated Soils Report was not included with this submittal. The SR should be updated based on the current site layout and uses. The Bore Diagram should be updated to reflect the current site plan for this project. Our previous comments on the SR are below in italics.

Response: Soils report has not been updated for the revised site plan. Updated report will be included with text edits listed below. It is not anticipated that new boring locations will be provided, building are still in generally the same locations.

29. *The Soils Report titled "Geotechnical Subsurface Exploration Report Franklin Place – Mixed Use Developed Southwest Corner of East Harmony Road and Tailholt Avenue Severance, Colorado EEC Project No. 1212023" prepared by Earth Engineering Consultants, Inc. and dated April 16, 2021 was previously reviewed. (repeat)*

Response: Noted.

30. *The soils report indicates that all buildings are expected to be constructed as slab-on-grade (no basements). (repeat)*

Response: This is still the case.

31. *On Page 13 the Weld County reference should be changed to Town of Severance. Table V should be updated to include a Major Arterial Minimum Pavement Thickness Recommendation for E Harmony Road (WCR 74). (repeat)*

Response: This will be updated in Final Plat submittal.

32. *On Page 14 it should be noted that HMA grading S is required for collectors and arterials (COG VI Table 2.08.1). (repeat)*

Response: This will be updated in Final Plat submittal.

33. *A note should be added to the Construction Drawings that indicates the required Portland cement concrete mix design (Page 15). This can be completed with the Final Plat submittal. (repeat)*

Response: This will be updated in Final Plat submittal.

Utility Report (UR):

34. An updated Utility Report (UR) was not included with this submittal. The UR should be updated based on the current site layout. Our previous comments on the UR are below in italics.

Response: Understood. To be provided at Final.

35. The Utility Letter titled "Utility Addendum for Franklin Place Project No. 1828-001" prepared by Northern Engineering dated May 7, 2021 was previously reviewed. (repeat)

Response: To be addressed at final.

36. Refer to the report redlines of additional comments. (repeat)

Response: To be addressed at final.

37. The Town's Master Meter No. 2 has been operational since February 2022. The Utility Report for Franklin Place will require a potable water hydraulic model analysis that includes the WSFR fire flow requirements. The Town of Severance recently adopted Ordinance No. 2022-13. This application will need to satisfy the requirements of this Ordinance. This requirement can be completed with the Preliminary Plat submittal package. It would be beneficial if the UR included water usage records (monthly usage) for 2020 and 2021 for similar tenants.

Response: To be addressed at final.

Additional comments can be found on the document redlines, which are listed below and included in the dropbox link below:

https://www.dropbox.com/sh/jrauxd7dztt2a1z/AAAx-G_yt_yLsK7iRpQ3VKYa?dl=0

- 0042.0001.10 PP Redlines (2022.07.27).pdf
- 0042.0001.10 PDP Redlines (2022.07.27).pdf
- 0042.0001.10 C-G&U Exhibit Redlines (2022.07.27).pdf
- 0042.0001.10 Legal Description Redlines (2022.07.27).pdf
- 0042.0001.10 PCD REDLINES (2021.07.08).pdf (repeat redlines from 2nd submittal review)
- 0042.0001.10 PDR REDLINES (2021.06.08).pdf (repeat redlines from 1st submittal review)
- 0042.0001.10 PUR REDLINES (2021.06.08).pdf (repeat redlines from 1st submittal review)

Please let us know if you have any questions or comments regarding this memo.

From: [Mitch Nelson](#)
To: [Abdul Barzak](#)
Subject: FW: [Severance, CO] 74 Development (Sent by Karl Rinne, kkrinne@hotmail.com)
Date: Wednesday, June 9, 2021 4:14:31 PM
Attachments: [image001.png](#)

Mitchell Nelson
Community Development Director
Town of Severance
209 1st Street
PO BOX 339
Severance, CO 80546
Direct: 970-685-7964



From: Contact form at Severance, CO <cmsmailer@civicplus.com>
Sent: Monday, June 7, 2021 1:32 PM
To: Mitch Nelson <mnelson@townofseverance.org>
Subject: [Severance, CO] 74 Development (Sent by Karl Rinne, [REDACTED])

Hello mnelson,

Karl Rinne ([REDACTED]) has sent you a message via your contact form (<https://www.townofseverance.org/user/102/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/102/edit>.

Message:

I am unable to make the meeting regarding the planning meetings due to my work schedule and have found it necessary to take the time to write concerning any and all development on 74 and especially the Franklin Place Plat. I have been in the area since the beginning of time and I saw the concerted as well as multi generational efforts to destroy Windsor. Windsor has gotten themselves into a mess that they can't get out of, and the only available option for them is to continue with their ways, and kick the can down the road. I see Severance beginning to make the exact same mistake of commercial development on their only east/west corridor. 74 is the only access we have as

well as the only access that Eaton has to the larger cities as well as I-25, and will always be the only access. Soon 74 will be bumper to bumper traffic and commercial business on 74 will only add to the traffic as well as the frustration the residents will endure, and endure until the end of time. As things are right now in Windsor, anyone that wants to do anything at any time and for any reason, must drive on Main Street, as if the planners don't understand how a funnel works. Severance is going the same direction and now is the time to stop this. The only viable commercial business that should be allowed on 74 is "nothing" and 74 should be left as a throughfare only. Thinking a few years into the future it's not unrealistic to see 74 as congested as it is west of 257, and that would make commercial development a nightmare for everyone involved.

Thank You for considering my viewpoint
Karl Rinne

|

From: [Sharon Snider](#)
To: [Abdul Barzak](#)
Date: Tuesday, July 13, 2021 1:45:16 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

I just heard about the city letting apartments go up. My feeling are that with apartments you get people who could care less about noise, trash. We I ready are overcrowding. In the schools. So let's build new schools then the application so we won't have crowded class rooms. Thanks Sharon

From: [Mitch Nelson](#)
To: [Abdul Barzak](#)
Subject: FW: Tailholt apartments
Date: Wednesday, February 17, 2021 9:30:19 AM

Mitchell Nelson
Community Development Director
Town of Severance
209 1st Street
PO BOX 339
Severance, CO 80546
Phone: 970-685-7964

-----Original Message-----

From: Stefany Bolander [REDACTED]
Sent: Wednesday, February 17, 2021 9:26 AM
To: Mitch Nelson <mnelson@townofseverance.org>
Subject: Tailholt apartments

Hi, I'm sending an email out of concern in hearing that we are having apartments being built on severance? Why weren't any other neighborhoods notified except Tailholt? We are in Timberidge and this is the first time we are hearing about it...on a social media post from another resident, not even from the town! Are these 'low income' housing? Why are you guys approving all of these developments with absolutely no infrastructure to support ANY of it? I don't get it. We've lived in severance for 12 years and so incredibly disappointed with all of these decisions.

After reading the minutes and the concerns listed, why is there no concern mentioned for schools? Where is the communication with weldre4? Did you all notify them of this new apartment complex? What schools will this feed into? Why is there absolutely NO concern from the town about our schools? I don't get it. You can't just keep building and have no schools for these kids to go to? We are waaaaaay over capacity at RV and SMS (we have 3 kids) and several severance neighborhoods now being bused to Grandview. Hello?! What are you guys thinking? Why do the developers get to do anything they want here? Is it because they can now do metro districts and push the costs off to residents so now it's easier to just build with no regard for anything else?

Im extremely disappointed in hearing this news this morning

Stefany

Sent from my iPhone

From: [Contact form at Severance, CO](#)
To: [Abdul Barzak](#)
Subject: [Severance, CO] Franklin Place Development (Sent by Sheila Hatch, hatchsh@yahoo.com)
Date: Monday, June 7, 2021 2:29:41 PM

Hello abarzak,

Sheila Hatch [REDACTED] has sent you a message via your contact form (<https://www.townofseverance.org/user/101/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/101/edit>.

Message:

Mr. Barzak -

Please attach this letter to the town planning board regarding the Franklin Place Concept plan. I have lived at 206 Ruth in Severance since 2009. My husband and I (who has since passed) moved to this quiet neighborhood to retire and to enjoy the small town atmosphere. We could have moved to the city, but we chose Severance for the quiet small town feel, much like my adjacent neighbors. The addition of the Franklin Place to my immediate neighborhood is very concerning for many reasons. I did not purchase my home next to a "town core" area where there would be multi-family housing and commercial buildings. Now that the town boards have approved this development just 3 houses from my doorstep, I would like to ask your help, the mayor's help, and the help of the town boards to do what can be done to preserve the neighborhood and community that I've grown to love.

I request that Ruth Avenue stay as it is now, and not become a through street to the new development. I would also like to ask for a tall barrier between the "town core" and our single family homes in the Hunter's Hill and what has become the Tailholt single family homes. We do not wish to have the obvious increase in traffic that will occur with this development in our quiet neighborhood running through Ruth Avenue day and night. In addition, it is clear that the commercial customers, apartment building tenants and their guests will be parking closest to the buildings that they live in - which are along Ruth and 4th streets. If Ruth Avenue is approved as a through street, we are in danger of accidents and injuries to the small children who have moved to this neighborhood for its family appeal, and never chose this neighborhood because it would be by a commercial area with multi-family homes. It would be an easy fix for the town to approve that Ruth NOT be a through street and a barrier to be put up for us to preserve our neighborhood as much as we can. The barrier will cut down on parking along our neighborhood streets, and the apartment building tenants will be forced to park in their parking lot and go in through the Tailholt avenue entrance instead of through my neighborhood in Ruth.

In closing - the closing of Ruth Avenue to the development and adding a barrier would help me and my neighbors continue to have some peace from the town center Franklin Place development. Please consider taking action to help the existing citizens of Severance.

Shelia Hatch

From: [Contact form at Severance, CO](#)
To: [Abdul Barzak](#)
Subject: [Severance, CO] Franklin Place Concept Plan (Sent by Japheth and Karen Hessler, contactdrhessler@gmail.com)
Date: Monday, June 7, 2021 2:18:57 PM

Hello abarzak,

Japheth and Karen Hessler [REDACTED] has sent you a message via your contact form (<https://www.townofseverance.org/user/101/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/101/edit>.

Message:

Dear Mr. Barzak & Town Planning Board,

Thank you for taking the time to read our family's letter of request and concern regarding the Franklin Place Concept plan and development. We remain concerned about this development in terms of noise, traffic, and parking in our currently quiet and peaceful neighborhood. We would like to request that:

1. Ruth Avenue NOT be developed as a through street. We request that Ruth Avenue end where it does now. This would decrease the traffic to the apartment area and cut down on tenant, guest, and commercial parking along our streets. It would be a perfect spot for a cul-de-sac or little round about between the Tailholt Avenue entrance at the church and hopefully a barrier for our neighborhood, for cars to turn around or go in and out of the commercial parking spaces. This would slow down traffic in a crowded town core area and make it impossible for cars to get up much speed as they move through the new highly congested area of the multi-family units and commercial buildings with multiple customers.
2. We request that a barrier tall enough that it cannot be climbed be put up all along 4th street, through Ruth Avenue and continue along the property line as shown in the maps sent to current residents. This barrier would help preserve our peaceful neighborhood and block off the parking and tenant walking to and from their cars parked along the streets that line our single-family homes. This would also provide a physical barrier to prevent overflow parking in the commercial areas, apartments, and church during peak times.
3. Please consider putting in place a noise ordinance so that we may have designated quiet times to be able to enjoy our own homes instead of the "hustle and bustle" that is surely to be present all day in a town core area.
4. The developers said in the June 1 informational meeting that these requests (above) will not create a community feel -- please recognize that we already have a community and have had that community for the last 20 years without any of the development that these ladies are offering. We know all of our neighbors, and we take care of one another. Please do not listen to this as a reason listed by the developers for not putting up a barrier and cutting off Ruth Avenue as a through street. These developers are ruining OUR sense of community with their development, they are not "providing" us with a community -- We already have a community that is quite established, peaceful, and what we moved to Severance to enjoy.

In closing - our family moved in our house at 405 3rd Street in 2001 and we have loved living in Severance for the last 20 years. Please consider our position as you make decisions that will affect us long-term. Remember that we did not choose our house because it was next to a town

core - in fact, we chose to live in Severance over the larger cities like Loveland and Fort Collins because we wanted to get away from that city feel. We purposefully drive into our places of work in Loveland and Fort Collins because we wanted to live in a small town. This development proposal has been extremely stressful to our family and our neighbors. This is the time to help us maintain some kind of peace from this development. Once you make the decision to move it on, we will have no relief from the traffic, noise, and parking that will be thrust upon us. Think about those people that are speaking positively for this development – they are either going to profit GREATLY from it, or they do not live by it and can drive over to the shops and enjoy it. Those that love the idea of Franklin Place development do not live anywhere near the actual development. Please, please, please consider those of us that will be living with the noise, the cars, the traffic, the pollution, the loss of peace and sanctity of being at home when you make your decisions.

Thank you for your time, we do appreciate all you do for the Town of Severance,

The Hessler Family



From: Karen Hessler <[REDACTED]>
Sent: Monday, June 21, 2021 4:07 PM
To: [REDACTED]; Butz Family <[REDACTED]>;
Virginia Alba <[REDACTED]>
[REDACTED] Nicholas Wharton <nwharton@townofseverance.org>; Tad
Stout <tad.stout@townofseverance.org>; Michelle Duda
<michelle.duda@townofseverance.org>
Cc: Abdul Barzak <abarzak@townofseverance.org>
Subject: Re: Franklin Place

Abdul, Nicholas, and neighbors -

Thank you for taking the time to consider these thoughts and suggestions regarding the Franklin Place Concept Plan.

I have not to date received an updated letter about the upcoming Planning Commission Meeting in July, and when letters to the town boards from surrounding home owners will be due to be added to the packet and agenda. I have also talked with several of my neighbors *who never received the original letter and in fact had no idea what was being planned by the developers for the land.* I would like to understand your complete plan of informing neighbors of the upcoming meeting, as it does not appear that the current plan is working. Is there not a legal obligation for the public to be informed of changes to their neighborhoods?

As we make preparations and discuss the Franklin Place Concept plan with our neighbors -- I would like to know when the Town of Severance will be conducting an **independent traffic study** that is not paid for by the developers. It is clear that having the traffic study paid for and conducted by the developer is a conflict of interest and is likely to lean toward their needs for the development. I was actually home the day the traffic study was being done. It was in the middle of the morning when we typically have less traffic than usual - not surprising. They actually parked their vehicle right in front of my house and stayed for about 5 minutes. I honestly don't trust any traffic study that would be paid for by the developer. This is just common sense.

I recently found some online statutes for Weld county that stated there need to be 2 off-street parking spaces for each dwelling in multi family and 1 parking space for every 4 church seats. Here is my reference:

https://library.municode.com/co/weld_county/codes/charter_and_county_code?nodeId=HORUCHCOWECO (please see Article XXII - Reserved, Appendix 23-B for details)

According to this document, for 60 dwellings there should be 120 off-street parking spaces dedicated ONLY to the apartment dwellers, but there are only 92 provided. On the concept plan, the developer listed that only 90 were required. Perhaps I have an incorrect reference? Or clearly the developer is fully planning on these residents and their guests using on street parking along Ruth and 4th Streets as we have supposed all along. Similarly, the church is proposing 350 seats so accordingly there should be 88 off-street parking spaces dedicated only for the church at any given time, not just on Sunday mornings. **The developers have listed 11 spaces for the church**, with the other spaces listed as shared (90 - this is the same as the multi-family parking?) and 27 on-street. In addition - the plan lists that the same 90 parking spots are to be shared between commercial, church and apartments, which does not add up to the numbers listed on the website provided. In addition, depending on what goes into the commercial spaces, additional parking spaces will be necessary for not only commercial customers, but also the workers. Understanding that Severance does not have mass transit, the parking of employees who will be working at these commercial sites does need to be part of the overall parking equation. I do recall at the Town Board Meeting in the spring that on-street parking was not recommended by the engineer along Tailholt, I would assume the same recommendation would be in place for Ruth which is not a main thoroughfare like Tailholt is currently. The parking disparity in numbers provided by the developer and actual parking needs should be addressed and is a huge concern of the current plan.

I would like to request that the Franklin Plan be put early if not FIRST on the agenda for the planning commission and the town board meeting. In the last meeting with the Town Board, several people from our neighborhood who wanted to speak could not stay until midnight to do so. Please consider that many of us have children and need to get home to a babysitter, and most if not all of us have jobs that we need to get to the next day. I hope that the town planning and town board would not intentionally change the agenda to put our concerns last on their list in future meetings. This was a disappointing tactic at the Town Board meeting that I last attended with my neighbors. We were forced to stay until midnight, when the meeting was posted on the website to be over by 9pm. This is disrespectful to those in attendance, and in this case, led to many neighbors not having their voices heard.

I would like to be informed of any changes that the developers bring forward to the Town of Severance prior to the planning meeting if at all possible -- and I will pass them on to the neighborhood. It is completely unprofessional for the developers to blind side the current residents with changes that we are not prepared to respond to. These 2 particular developers have a habit of making very small changes to their existing plan, with a caveat that they

have been working with the existing neighbors. The fact of the matter is, neither of these women will hold a conversation with me, even though I suggested that we work together at the last town meeting. I was outright ignored by the developer (Shelly) when I approached her face to face to begin a collegial conversation about how everyone's needs could be met. We've not had any opportunity to provide input to any part of this project, even though we as the existing home owners stand to lose the most. It appears that we are being ignored on purpose - is this how the culture works in the development world? I would prefer to work together and come as a united front to the town, so we do not have to work out our disputes in front of the town board or planning commission. Certainly we can be adults and work together. I had requested this from Mayor McCloud in a personal phone conversation in Feb of 2021.

May I (& perhaps others on this email) have a meeting with the town lawyer to discuss what we legally can and cannot ask for in the planning meetings and town board meetings from a legal standpoint? We need to have a clear understanding of what the legal boundaries are so we are not ignorant going into the meeting. We are all well educated, working people, but we do not have legal, land use, or development knowledge, and therefore will depend on our public servants to help us in the best way that they can.

Finally -- perhaps the biggest concern other than the developers forcing their plan through town meetings during a Global Pandemic without proper neighborhood input, is how we could have voting or approval of any concept or major change proposal when the Town of Severance does not currently have a mayor. It is unsettling to know that the mayor has stepped down, who has been part of the approval process of the concept plan and rezoning and actually voted against this proposal in favor of the community members. I personally feel that one of our largest advocates as existing tax payers has been removed and that is a huge concern. I am curious as to how this vacancy will affect the ongoing approval of any project. Would it not be more prudent and wise to wait until there is a permanent mayor in place to lead the Town of Severance in changes? **I would like to respectfully request a delay of all approvals for the Franklin Place Concept Plan until there is an acting (not temporary) approved mayor in place. This is an important concept plan that will affect our town for generations, and we need to have full and solid leadership in place prior to major decisions being made.** We simply need more time to consider these important changes to our town, and should not feel obligated by the developers to move forward without full leadership in place.

Thank you for your time - I look forward to your response,

Dr. Karen Hessler

[REDACTED]

[REDACTED]

On Fri, Jun 11, 2021 at 12:11 PM Butz Family [REDACTED] > wrote:

Thanks so much for letting us know.

-Tamara

On Jun 11, 2021, at 11:43 AM, Abdul Barzak
<abarzak@townofseverance.org> wrote:

Hello and Happy Friday,

I wanted to give you a heads up that Town Staff has postponed and pushed the Franklin Place Planning Commission meeting originally scheduled for June 16th. The applicant is hoping to make the July 21st Planning Commission. Town Staff will properly re-notice with letters and postings pre Municipal code. I wanted to send you folks an email to keep you in the loop. Please reach out with questions.

Enjoy your weekend.

Abdul Barzak

Town Planner

3 South Timber Ridge Parkway

PO Box 339

Severance, CO 80546

970-686-1218

970-222-0584

Mon. – Fri. 8 am-Noon, 1 pm – 5 pm

<image001.jpg>



June 29, 2021

To whom it may concern;

Hello, and thank you for taking the time to write the letter regarding Franklin Place Preliminary Plat, as community involvement is an integral part of the Town of Severance's development review process.

The Town of Severance has recently updated (3.23.2021) our Land Use Code to make community outreach and notification a priority, and we have increased our notification standards. The Franklin Place project was initially submitted on 12.11.2020; however, the Town of Severance has required the applicant to notify under the newly adopted standards (as of 3.23.2021) though they are not required to do so. The updated criteria are outlined in Sec. 16.1.160 of the Severance Municipal Code, which sets Public Hearing and General Notice Provisions. The code update has increased mailed notices to property owners from 500 feet to 1,000 feet. These mailed notices are sent out 15 days prior to the Planning Commission Hearing, at that same time the Town of Severance will publish in the Greeley Tribune and post throughout Town (Town Hall, Post Office, and 74 Xpress Community Board) the Public Notice notifying the community of the upcoming public hearings. Further, a development sign will be posted physically on-site, notifying residents that that particular parcel is under review. These notifications and public notices are only sent out and published after a 30-day review by Planning Staff, Administration, Civil Engineering, and an independently hired Traffic Engineer to review all submitted documents for a project.

Part of the submittal items that the Town of Severance requires for a Preliminary Plat submittal (like Franklin Place) does include a Traffic Impact Study. Section 16.4.50. (b) of the Severance Municipal Code states that the Traffic Impact Study.

"Must be prepared by a professional Traffic Engineer and must identify the projected impacts to the local and regional traffic system. Town will engage a third-party Traffic Engineer at applicant's expense. The projected direct roadway impacts, and proposed share of regional improvements and intersections must be identified."

The Town of Severance does have the applicant pay for the Traffic Impact Study not to pass that expense onto the Town and its citizens. Further, the Town of Severance does engage a third-party Traffic Engineer that is hired by the Town, independently from the applicant, to review that Traffic Impact Study to further protect the Town and its citizens. Today's Traffic Engineers use a multitude of different methods to take traffic counts and conduct the entire Traffic Impact Study.

The Town of Severance Municipal Code outlines the Parking requirements in Sec. 16.9.40. In that section of code, it states:

"Adjacent on-street parking. In order to promote a pedestrian scale, to encourage an environment of safety and to maximize land use efficiency and land devoted to parking in the Town Core land use district, parking may be satisfied using adjacent on-street parking or shared rear-lot parking areas."

Further, that section outlines parking requirements in Table 9-2. That table is included below. The parking requirement for multi-family is 1.5 spaces per unit. Franklin Place has 60 proposed multi-family units which would require 90 parking spaces; as proposed, the plan has 92. The parking requirement set forth in the Severance Municipal Code for public assembly facilities like a church is 1 space for every 3 seats. The proposed church facility has 350 seats which to meet code would require 117 spaces. Franklin Place as proposed has 128 spaces allocated to Church parking utilizing dedicated spaces (11), a parking share (90), and on-street parking (27) which are all acceptable in the Town Core Zoning. The parking share will only be for the proposed commercial and church (no multi-family) as typical heavy use times and days are often opposite of one another. The Severance Municipal Code outlines that 1 space is required for every 250 square feet of Gross Land Area for the commercial area parking requirements. As proposed, the Franklin Place project has 37,011 square feet of commercial space, requiring 148 total parking spaces. The project has allotted 152 total spaces using dedicated spaces (62) and the parking share (90) with the church. This project meets and exceeds the parking requirements set forth in the Severance Municipal Code. Only 27 spaces for the church are anticipated for on-street parking.

Additionally, in the Severance Transportation Plan, which was adopted 6.22.2021 local or residential streets should allow for on-street parking on both sides of the street. Ruth Ave is considered a local residential road and will allow for on-street parking. Roads classified as a collector like Tailholt Ave do not permit on-street parking as outlined in the Severance Transportation Plan. The Severance Police Department has been included in the review process and will continue to be included and recommend enforcement recommendations. Additionally, the applicant has stated that multi-family covenants will require multi-family residents to only park in the dedicated multi-family parking spaces.

Use	Parking Spaces Required
Single-family residence	2 spaces per dwelling unit
Multi-family dwelling residence	1.5 spaces per unit
Public assembly facilities, provided for seated audiences (churches, theaters, auditoriums, etc.)	1 space for every 3 seats
Elementary schools (if the school includes an auditorium, the auditorium requirement shall govern, if it is greater)	2 spaces for every classroom
Junior and senior high schools	Auditorium requirement or 1 space for every 5 students of maximum capacity
Hospitals	1 space for every 2 beds
Clinics	5 spaces for every practitioner on Staff
Industrial uses	1 space for every 1 employee unless justified otherwise and approved by the Board
Retail stores, customer service establishments, shopping centers and other similar uses	1 space for every 250 square feet of Gross Land Area (GLA)
Eating and drinking establishments	1 space for every 200 square feet of GLA, plus 1 space for every 2 employees, computed on the maximum service capacity
Hotels or motels	1 space for every room to be rented, plus 1 space for every 2 employees, computed on the maximum service capacity

Scheduling for the Planning Commission and the Board of Trustees is handled often months in advance and done on a first-come, first-served basis. This can cause items to be placed later on the night's agenda, depending on previous commitments and projects. For example, Land Use items are typically placed first or second on the agenda if available; however, the mayor can change the agenda order prior to a meeting which occurred in this case as he decided to place Land Use last. Unfortunately, this is out of the control of Administration and Staff, but we do understand and apologize for the late night.

As mentioned previously, the Community Development Department is happy to meet with anyone and go over all items that have been submitted to the Town. We are delighted to meet in person, over the phone, or virtually.

Thank you,

Abdul Barzak
Planner

Nicholas Wharton
Town Administrator

From: [Karen Hessler](#)
To: [Abdul Barzak](#)
Cc: [REDACTED]; [Nicholas Wharton](#); [Tad Stout](#); [Michelle Duda](#);
Subject: Re: Franklin Place
Date: Tuesday, June 29, 2021 3:19:47 PM

Mr. Wharton

I greatly appreciate your letter in response to my emailed questions.

I am curious how the Weld County reference I provided in my email can differ from the Town of Severance in terms of parking requirements. I do appreciate your time in pointing this out, however the reference I provided was not addressed in your letter. Perhaps the Town of Severance can be less restrictive in their parking than the county? As I've mentioned before, this is not my area of expertise, so I would benefit from your knowledge on that discrepancy.

I appreciate the information about how the neighbors should be notified. I can bring it up at a future town meeting -- but please consider that the mail may not get to the hands of the working-class neighbors until it is too late. We all have existing schedules that are at times planned out months in advance, and therefore cannot be in attendance at meetings on short notice. I also walked all the way around the lot and only when I walked on the far NORTH side of the property where NO houses are located did I see any sort of sign about the development. In the code it does state that this information is to be posted on public streets and should be legible from the street. The sign should be moved to be in view of the neighbors that the town is attempting to notify. The sign is also very small and morphed by the larger development sign that is adjacent -- I've provided a picture for you to view.

****Please do drive by the lot yourself and see if you can make out any kind of word on this posted notification.**

In terms of the classification of streets -- I am wondering if you can address when a road transitions in definition or classification from "local residential" to "collector". Does the addition of a zoning change to the Franklin Place Concept to Town Core change the street classifications that are planned in and around the area? It would make logical sense that more density would equate to more people and traffic (both on foot and in vehicles), and therefore beg for a reclassification of what was once a residential street to a collector street? Ruth, for example, in the Franklin Place concept plan should no longer be considered a residential street if it indeed connects the residential neighborhood to the higher density town core zoning. Unless there is a plan to change Ruth as a main arterial through the new development, I would like clear evidence that traffic will still be treated and expected under the definition of "local residential" on pages 31-21 of the Town of Severance Transportation Plan.

To support my argument -- here is a copy and paste of those particular definitions and pages I am referencing:

LOCAL RESIDENTIAL FUNCTION – Local streets should provide local traffic and have low traffic volumes. Traffic carried by Local streets should have an origin or a destination within the neighborhood and are designed to discourage through traffic. Local streets are typically designed to connect to Collector streets, although they can also be designed as cul-

de-sacs or provide connectivity to adjacent subdivisions.

PLANNING CHARACTERISTICS –Local residential streets are intended for use in residential neighborhoods. Local streets should not intersect Major Collectors or Arterial streets. Parking should be allowed on both sides of local residential streets. Traffic control should be provided using stop signs at all intersections.

The request for myself and my neighbors to have the opportunity to meet with the town lawyer was not answered in your letter, nor was the possibility of a delay of the boards at the Town hearing and deciding on the Franklin Place Concept Plan until we have a new mayor elected. Can you please address these important requests as well? To that end - when is the planning board meeting going to be held for the Franklin Place Concept so that we may be prepared and plan for it in our schedules?

Thank you very much,

Karen

On Tue, Jun 29, 2021 at 9:26 AM Abdul Barzak <abarzak@townofseverance.org> wrote:

From: [Abdul Barzak](#)
To: [Karen Hessler](#)
Cc: [REDACTED]; [Nicholas Wharton](#); [Tad Stout](#); [Michelle Duda](#);
Subject: RE: Franklin Place
Date: Thursday, July 1, 2021 7:54:00 AM

Good Morning Dr. Hessler,

The Town of Severance is an independent government from Weld County. The Trustees for the Town of Severance set all standards regarding development within the Town of Severance. These standards can be found in Chapter 16 of our Municipal Code and online here:

https://library.municode.com/co/severance/codes/municipal_code?nodeId=CH16LAUSCO .

With that said, our codes will differ from Weld County and the surrounding towns as the Board of Trustees create these policies, and then staff enforces them. When looking through our Town code, you will find areas where our Town might be less strict or, in many cases, more stringent than surrounding governments.

We encourage you to please bring your suggestions on notification to the Town Board as they are the ones with the power to change the code mentioned above. As for the signage, this is meant to allow those not notified by neighborhood letter to gather information about the topic and is placed on the most traveled road of the project. To quote Section 16.4.50(b)(4) of the Severance Land Use Code "...The Town shall publish notice in a newspaper of general circulation and post the property with at least one (1) sign clearly visible from a public right-of-way. Publication and posting shall be consistent with this code." The current posting meets the standards of our Town Code; however, we will consider multiple postings and larger postings for future projects.

Typically, existing streets do not change classifications, as each classification of the road requires a different design and standard. Streets classified as local/residential are designed at a smaller width than a street classified as a collector. A change in zoning alone does not trigger a change in roadway classification. Staff is working with the applicant to combine the proposed design with existing conditions and encourage traffic to flow towards our collector and arterial roadways such as Tailholt Ave and E. Harmony Road. The Town's Traffic Engineer will provide packet materials and a report at the Planning Commission and Board of Trustees hearings responding to your concerns.

We apologize that our comment regarding the Town Attorney was left out of the last letter. We have reached out to the firm the Town currently contracts with, Bell, Gould Scott, Linder, and have yet to receive a response on when they can meet. As soon as we receive a reply with available times, Mr. Wharton will facilitate that meeting.

As the Town Administrator, nor as staff, we do not have the right to delay a project if it meets all standards of the Town Code for the next step of the preliminary plat process. Thus, this project has been rescheduled for the July 21st Planning Commission Meeting and the August 3rd Town Board Meeting; notifications were sent via USPS on Monday, June 28th. As for the Mayor, he or she are only one member of the Town Board, which has an equal seat and voting power in the Boardroom. The Town Board decided to proceed with a special election for a mayor, knowing that the Board remains a six-person board until September. Just because one member of the Board is not present, this should not stop the process of a government moving forward with all operations.

If you or any of your neighbors have additional questions, please do not hesitate to contact us.

Thank you,

Abdul Barzak

Sent on behalf of Nicholas Wharton, Town Administrator

Abdul Barzak

Town Planner

3 South Timber Ridge Parkway

PO Box 339

Severance, CO 80546

O: 970-686-1218

D: 970-222-0584

Mon. – Fri. 8am - Noon, 1pm – 5pm



From: [Karen Hessler](#)
To: Abdul Barzak; Tad Stout; Michelle Duda; [REDACTED] [Stephen Gagliardi](#)
Subject: Please include in Docs for 7-21-2021 for Planning Board members
Date: Tuesday, July 13, 2021 10:17:37 AM
Attachments: [Owen & Miller \(2011, Feb\) Protecting Existing Neighborhoods from the Impacts of New Development.pdf](#)

Good Morning, Abdul -

To further support the letter of request for a barrier from myself and a few of my neighbors that were sent in anticipation of the June Planning meeting - please accept these additional comments about buffer zones (copied below with references) and allowing development while also maintaining current use of single family homes adjacent (Owen & Miller, 2011, PDF attached). Without more time I could not find a more recent reference.

Buffer zone information:

Board Members -- please consider the following information in your preparation for the upcoming meeting in July, 2021:

A buffer zone is a piece of land that separates one property from another, typically utilized between two distinct zoning uses, like industrial and commercial districts or residential and agricultural. A buffer area can be divided by a solid structure, vegetation, or even open space like a park or busy road, which filters or otherwise separates one use from another. Local government will create specific guidelines based on the interaction and overall layout of the city.

Buffer zones are part of a comprehensive plan to keep the uses from encroaching on each other or otherwise creating negative impacts on others' use. For example, most businesses in a commercial district wouldn't want their shop located next to a manufacturing plant that produces loud noises and smells. That same plant wouldn't want pedestrians wandering past while trucks go in and out with materials. This zoning requirement can be a great benefit to the investor, since it can help improve real estate values and lead to happier residents or tenants. Reference accessed July of 2021 from: <https://www.millionacres.com/real-estate-market/homebuying/what-is-a-real-estate-buffer-zone/>

** This seems to be a common practice in order to preserve existing neighborhood attributes and current culture.

** In the attached document, a barrier is suggested per the highlighted portions.

In addition to these documents/requests, I would like to propose an alternate plan to the Franklin Concept Apartments. If the developers truly want to build a community feel as they've stated in planning meetings, they will be open to removing all apartments and investing, together with the town and the adjacent neighbors, in an open space and/or park for the community. **I am a skilled grant writer and I've been in contact with GoCo (<https://goco.org/programs-projects/our-grant-programs>) who are excited about partnering with Severance on such a project. I will donate my time and expertise to write the grant for the Town of Severance toward this great opportunity for our neighborhood and the planned church.** The grant would pay for the development of a park area and possibly more - they've listed Severance as a place that they would be interested in funding on their website, and direct contact with the grants office staff has confirmed this exciting opportunity.

I have attempted several times to schedule a time to discuss this possibility with the current mayor, Mr. Gagliardi, but our work schedules are not permitting a timely meeting for this discussion. I hope to hear back from him soon and give him some additional details (he is copied here), but at this point, I am not expecting that he will be able to meet with me prior to the planning meeting.

I would also still respectfully request that there be more time for the existing home owners to come together and form a united voice about the plans as written. Many of us work full-time, and as you know summer is a time for family vacations, so schedules are not aligning for us to gather and discuss this important project in our neighborhood.

Please do contact me with any questions and thank you again for your time and service,

Karen Hessler

I can be reached anytime at [REDACTED]

Protecting Existing Neighborhoods from the Impacts of New Development

March 1, 2012 by John Owen and Rachel Miller

Category: Planning Advisor

This Advisor column was originally published in February 2011.

This is the first of two articles discussing regulatory strategies to address two challenges to creating compatible and livable infill development. This article focuses on achieving compatibility between new multistory development and existing smaller-scale neighborhoods. The second article describes concepts for providing open space in new multifamily residences.

Smart growth principles call for the development of more intense mixed-use centers at transportation hubs or other strategic locations. Pursuing this direction, many communities are transforming older downtowns and commercial strips into more intense centers with multistory mixed-use buildings by encouraging 3- to 6-story buildings that add the resident population and activity necessary to support improved transit, local commercial services, and attractive living conditions. And such a strategy has been successful in many communities, such as Renton, Kirkland, Everett, Bellevue, Kent, and several Seattle neighborhoods. Developers, planners, and designers have found ways to improve pedestrian conditions, handle parking and traffic impacts, and create livable—even vibrant—urban centers.

One of the most difficult challenges to planning more intense community development has been the protection of living conditions in adjacent neighborhoods, especially preserving the privacy, solar access, and character of adjacent residences. Maintaining livability in nearby residential areas is critically important because the success of mixed-use centers is economically and physically dependent on the support of the adjacent neighborhoods. At the same time, development economics generally requires 4-story to 6-story construction. The challenge for planners and designers is how to condition new multistory development so that the privacy, solar access, and general livability conditions of adjacent residences are not significantly impacted.

Sometimes the properties adjacent to the new development are already occupied with, or planned for, multifamily residences with appropriate setbacks and mitigation. In this case, new development is often compatible with existing conditions. But often, especially along commercial strips, commercial/mixed-use zones directly abut established single-family neighborhoods. Most city zoning codes have requirements for setbacks, step-backs, screens, and buffers to mitigate the impacts of larger scale development adjacent to single-family homes, but the provisions vary widely from city to city. This article examines such measures in an effort to provide a more coherent rationale and guidance towards such regulations.

Physical Development Standards for Privacy

Ground-Level Screening

Physical impacts of new multistory development to adjacent residences generally arise from two sources: ground-level activities, such as parking and services, and upper-story impacts affecting privacy, sunlight, and visual qualities. Ground-level impacts are typically addressed by screening with a solid—preferably masonry—wall plus trees that grow at least 20 to 25 feet high. Trees this height are about as tall as a 2-story building and will screen views both into and from the residences' second story windows. Building setbacks should be sufficient to allow space for the tree canopy, and the amount of space required should be tied to the tree type. Generally, at least 10 feet is required for columnar trees, and the tree should be located so that the canopy does not extend much over the adjacent residence's yard.

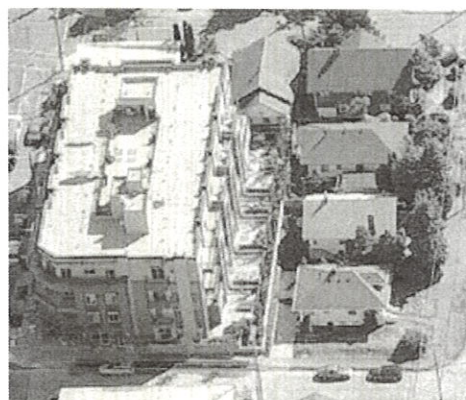


Figure 1. Maintaining the livability of low-rise neighborhoods near multistory development is a major challenge.



Figure 2. When a multistory building is developed adjacent to their residences, many homeowners install evergreen screens on their own property as the most effective way to retain some privacy. Requiring the developer to install such a screen seems like an effective and equitable measure.

Another approach to protecting the quality of neighboring residences is to allow a single-story building or portion of

A masonry wall provides privacy and a property edge along which the adjacent resident can landscape in a variety of ways. Also, parking and service areas are enclosed, and the new development has fewer site constraints. Allowing buildings to extend to the

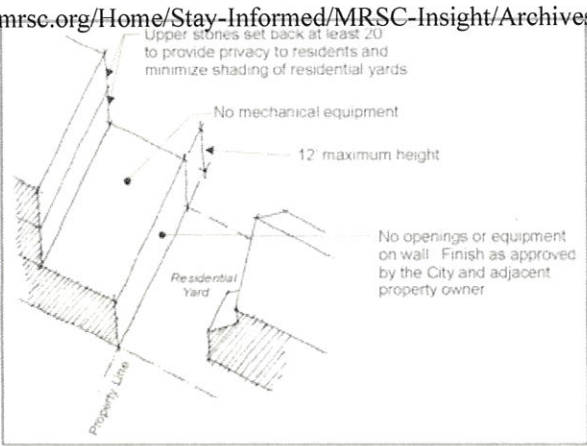


Figure 3. Allowing a low firewall constructed on the property line may be a good way to reduce impacts to existing residences.

Upper-Story Setbacks

activities? In his text, *Site Planning* (page 15), Kevin Lynch notes that 80 feet is the distance at which a person becomes socially relevant, that is, the distance at which one can recognize a person and perceive his mood and feelings. Eighty feet is a typical arterial

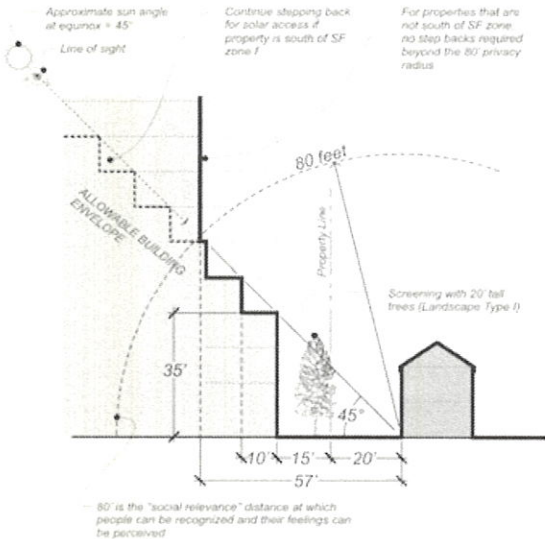


Figure 4. Upper-story setbacks for privacy.

trees is provided. Without a screen of trees, all stories would need to be set back at least 60 feet or more in order to prevent loss of privacy. Screening with mature trees, while costing more than the standard perimeter landscaping, can be very cost-effective for the developer because it allows the reduction of the setback needed to provide greater separation.

The firewall solution shown in Figure 3 requires a greater setback to achieve the same level of privacy. (Figure 5.) Note that the setbacks will vary with the assumptions made about the width of the back yard and the level of privacy to be achieved. If the new building faces onto single-family side yards, then the geometry changes, but the objective of ensuring sufficient space between existing outdoor living spaces and the new residential units is still valid. This suggests a performance-based requirement rather than a specific setback requirement. For example, a code might allow a lesser setback provided the applicant can show there is at least an 80-foot separation between residential units and existing or potential outdoor living areas.

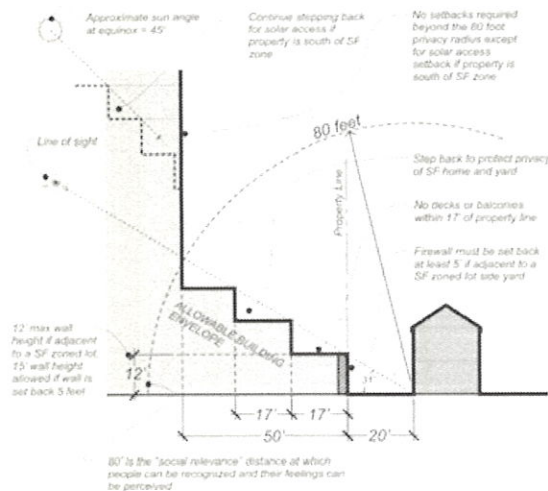


Figure 5. Setbacks for new development with firewall option.

Another means to reduce impacts to privacy and increase the attractiveness of new buildings is to require that the balcony railings provide at least 50 percent visual screening; that is, the area below the hand rail is at least sight-obscuring solid material (Figure 6). This means that a person sitting on the balcony will not be able to look down on activities below but will be able to look out horizontally. At the same time, activities and objects stored on the deck (e.g., barbeque grills, furniture, etc.) will not be as visible from below, giving the new residential units a tidier appearance and their own privacy.

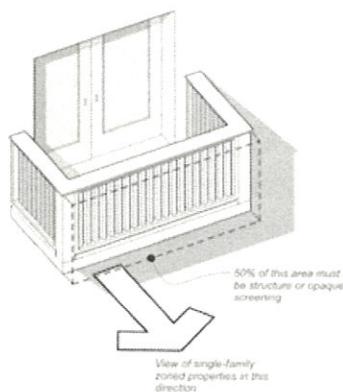


Figure 6. Balcony railing requirements.



Figure 7. The balconies on the left offer more privacy and hide stored furniture better than those on the right.

Sunlight

Steps should also be taken to prevent substantial shading of existing ground-related residences. Here again, it is important to consider the development context. A tall building built north of a residence will not shade that house. Similarly, new structures built to the east and west of a residential lot will still allow sunlight to the lot most of

the day. Therefore, provisions to protect properties from shading need not apply if there is not an outdoor living space or low-rise residence directly to the north. Buildings south of a residence, however, may shade a residential lot during the critical mid-day period during which many plants need direct sunlight and outdoor activities are most common.

Generally, most people's outdoor activities occur between the equinoxes. Memorial Day and Labor Day are often spoken of as the beginning and end of the summer season, and all but the very late tomatoes have been harvested by mid-September. So if a new building is set back or stepped back sufficiently to provide sun at the equinoxes, impacts to the adjacent residence will be greatly mitigated. The sun angle in the Northwest at the equinox is about 45 degrees, so stepping a building back 45 degrees will allow solar access during the most critical periods. The step-back should not necessarily be projected from the property line, since it may not be realistic that the whole yard receive sunlight during that time. After all, a 25-foot-tall house built 5 feet from the property line will cast a long shadow on

Figures 4 and 5 illustrate step-backs for solar access.

Other Factors

Where alleys separate new development from single-family zones, the issues discussed above are much easier to resolve. Obviously, alleys reduce the setback needed to achieve a given level of privacy and solar access, so development standards should be flexible enough not to unnecessarily restrict new development. Sometimes commercial/mixed-use properties extend through the block so that their lots face across the street from single family residences. In this case, the most important considerations are that parking lots and service areas be fully screened from residences on the opposite side of the street and that vehicle entries be located to reduce traffic impacts. Substantial street trees are a good way to reduce the impacts of commercial and mixed-use development on residential streets.

Dumpsters and service areas are also sources of irritation, particularly if they contain food waste from restaurants. The best solution is to require that they be located internally within the building or at least be set back from the adjacent property line and screened. Roofed dumpster enclosures should be required near residential areas. (Figure 9.)



Figure 8. Commercial yard setbacks are often filled with trash and unsightly storage.

Noise can also be a significant irritant but can be addressed by requiring that the mechanical equipment for new development not cause any more than 55 decibels of sound at the property line adjacent to a single-family (or multifamily) zone. Fifty-five decibels is lower than a normal conversation. Fan and equipment manufacturers provide noise ratings for their equipment, and the dissipation of noise over a given distance can be calculated.



Figure 9. A well-designed dumpster enclosure.

Land Use Measures

Another common strategy to address impacts to existing neighborhoods is to rezone properties adjacent to the high-intensity zone to encourage their redevelopment to more compatible uses and building types.

One simple method to address the issues discussed above is to allow businesses to occupy homes adjacent to commercial or mixed-use zones, provided that the properties meet all the physical standards of the single-family zone and that parking is accommodated. This allows small professional offices in existing houses. The office uses do not require the same privacy and livability conditions as a residence and would provide efficient space for a whole class of businesses. At the same time, business/property owners will likely provide better maintenance for property than would be the case for a rental house in a less-than-desirable setting. (Figure 10.)



Figure 10. Allowing businesses to occupy houses adjacent to multistory buildings can reduce neighborhood impacts.

Another strategy is to allow single-family attached housing next to mixed-use properties. While the considerations described above should be addressed, the redevelopment of the properties provides an opportunity to consider privacy and other issues in the design of the new units.



Figure 11. This new townhouse-like residence is designed to mitigate the loss of privacy and transitions between the taller building and single-family neighborhood.

Finally, cities can rezone lots adjacent to or near commercial/mixed-use zones to allow multifamily development. While this is a common strategy, there are some downsides. For one, the multifamily buildings may not be built for a number of years. Property owners often allow existing houses to deteriorate for several years prior to redevelopment in order to "bleed" their value from the properties. And, extending larger scale development into existing single-family zones often just pushes the same impacts further into the neighborhood. Even if these impacts can be adequately addressed, neighbors are likely to raise vocal opposition. Again, the most effective measures will depend on the current conditions, such as the quality of existing housing, topography, and potential for traffic impacts.

Conclusions

This brief article is aimed at providing practical suggestions to address a small-scale but prevalent redevelopment challenge. However, three general observations arise that have implications for the broader practice of shaping new development through regulatory measures. First, the objectives for any regulatory program should be clearly identified. For example, in establishing step-backs to protect access to sunlight, it is necessary to first determine how much solar access should be provided and why. Second, in successfully addressing difficult issues such as compatibility between different scaled building types, it is often necessary to closely examine the various conditions to which the regulations apply. The development standards themselves must be flexible enough to account for those different situations. Finally, when establishing quantitative requirements such as setback widths, planners should consider behavioral and environmental science research applicable to the situation. Thinking through the issues and examining successful examples is preferable to simply establishing a number without an explicit rationale. Case study or post-construction research regarding the impacts of adjacent tall buildings would greatly enhance the profession's knowledge on this subject.

The suggestions in this article will not completely "solve" the problem of attaining full compatibility between new multistory development and smaller scaled residential neighborhoods. However, they hopefully provide a few tools to use in working with residents, property owners, and communities that face this persistent challenge.

MRSC is a private nonprofit organization serving local governments in Washington State. Eligible government agencies in Washington State may use our free, one-on-one [Ask MRSC service](#) to get answers to legal, policy, or financial questions.

About John Owen and Rachel Miller

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From: [Karen Hessler](#)
To: [Abdul Barzak](#); [Stephen Gagliardi](#); [Nicholas Wharton](#)
Subject: Fwd: Franklin Place development
Date: Wednesday, July 14, 2021 3:16:09 PM

Good Afternoon -

I was asked by a Baldridge neighbor to share the following message with you about the Franklin Place Concept. I got permission to forward Chuck's email for your review (see below).

I did have one additional question -- if we plan for a meeting on Thursday the 22nd, it will be after the Town Planning Commission meeting on the 21st. Should we meet before the planning meeting or does that not matter in the big scheme of things since the board has final approval? I was also not sure if Franklin Place will be on the July 27th Town Board meeting agenda with only a week between those 2 meetings.

Thank you again for all of your patience with the existing neighbors and spending some of your valuable time to hear our concerns,

In appreciation,

Karen

----- Forwarded message -----

From: **Charles Landgraf** [REDACTED]
Date: Wed, Jul 14, 2021 at 10:43 AM
Subject: RE: Franklin Place development
To: Karen Hessler [REDACTED]

Karen,

My wife Davida and I will be out of town on July 21st. So, unfortunately we will not be able to attend the meeting. But PLEASE pass on our concerns about this development. Our concerns pretty much mirror what you have spelled out. If there is one "non-negotiable" for us it would be the apartments. That type of development, in that particular space, is NOT conducive to the over-all neighborhood. I don't see the need for apartments within the town of Severance. We don't currently have that type of population in Severance. So there is no present need for providing that type of housing.

Thank you for championing this for us!

Chuck Landgraf CFP®

Investment Advisor Representative*

CL Financial Planning Inc.

1219 Baldrige Dr

Severance, Co 80615



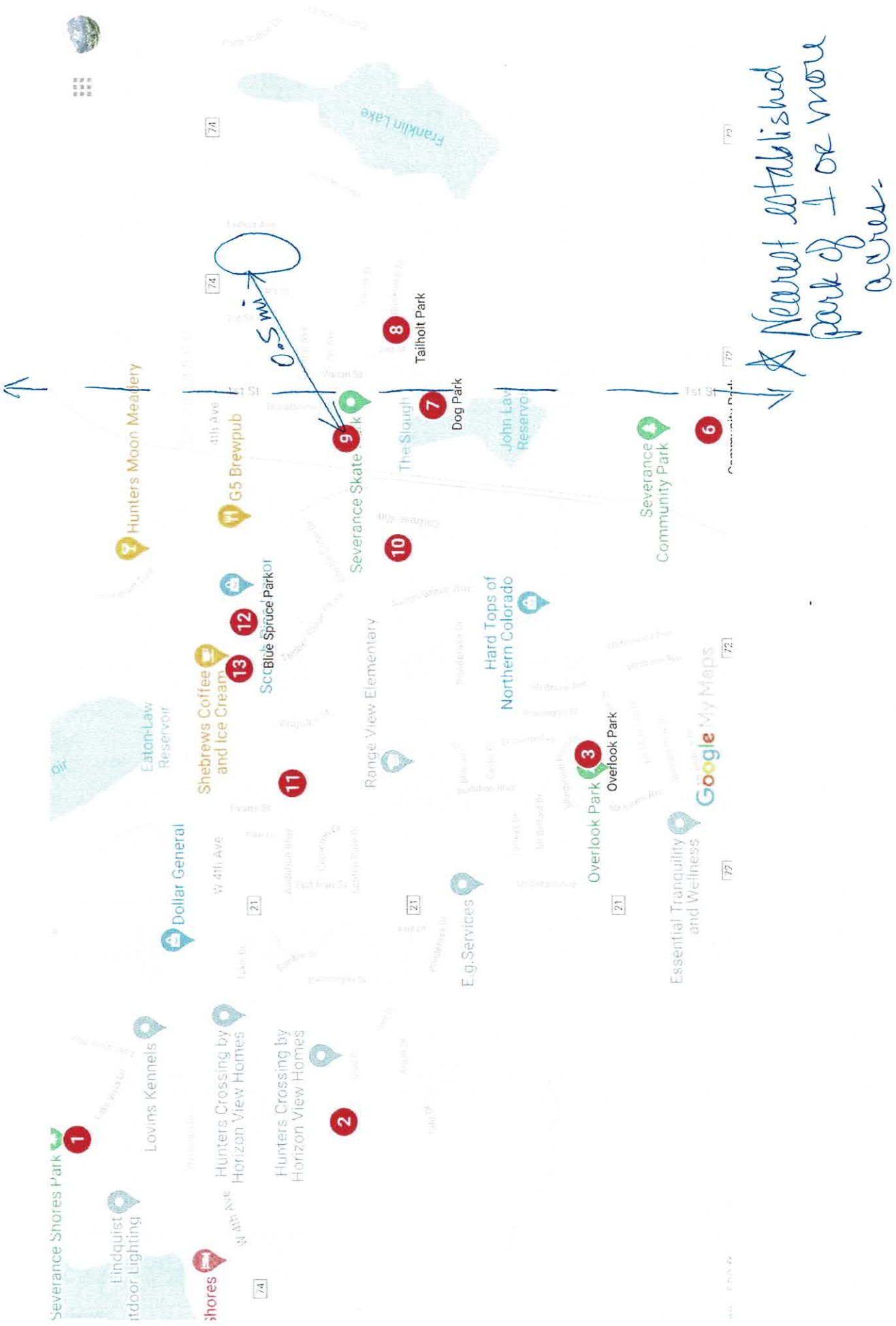
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ARTICLE 12 - Parks and Open Space

Division 1 - General Provisions

Sec. 16.12.10. - Intent.

The intent of this Article is to ensure that a comprehensive, integrated network of parks and open space is developed and preserved as the community grows. Civic spaces should appropriately correspond to their neighborhoods and generally be located at the neighborhood center. Playgrounds should be distributed evenly throughout each neighborhood. The following are formal standards to ensure functionality and walkability and should be viewed as guidelines, as all variables cannot be included. Each subdivision will be viewed independently for indirect recreational amenities and opportunities and for the overall active and passive recreational needs of the community. It is not the intent of the Town for all parks in all subdivisions to be alike. All parks should be designed to maximize activity and supervision.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.20. - Open space defined.

Open space is any land or water area with its surface open to the sky, which serves specific uses of:

- (1) Providing park and recreation opportunities;
- (2) Conserving natural areas and environmental resources;
- (3) Structuring urban development form; and
- (4) Protecting areas of agricultural, archeological or historical significance.

(Ord. No. 2018-11, § 2, 6-18-2018)

Division 2 - Types of Parks and Open Space

Sec. 16.12.110. - Plazas.

Plazas are typically located in commercial areas to serve as gathering places. Civic or private buildings with windows and active entrances border plazas. Plazas may range from having very active places with adjacent complementary uses such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art. Developers are responsible for developing and providing the appropriate amenities for each plaza.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.120. - Squares.

Squares are surrounded by active public streets and are lined by shade trees and street from civic and private buildings with windows and active entrances. The center should be grassed areas and paved areas for strolling. Like plazas, squares may range from active places with adjacent complementary uses such as restaurants and cafes, to quiet areas with only seating, formal landscape plantings and amenities such as fountains or public art.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.130. - Neighborhood parks.

- 1-2 acre park
- (a) Neighborhood parks provide places within walking distance (approximately one-third [$\frac{1}{3}$] of a mile) of residential units for supervised play for young children and unstructured activities for neighborhood residents. Developers must either provide the land and develop a one-to-two-acre park for every five hundred (500) people (two hundred [200] residential units) or demonstrate proximity to existing parks and provide a cash-in-lieu equivalent. Neighborhood parks shall be owned and operated by a homeowners' or business association. Development agreements shall provide the Town with the right to own and operate such parks in the future. At a minimum, a neighborhood park shall include live groundcover, trees and irrigation, plus one (1) of the following: playground equipment, contemplative garden, community garden or other active or passive recreation opportunities for the neighborhood.
- (b) These parks shall not stand alone but shall be integrated within the community's park and trail system. Each park should reflect the distinctive characteristics and needs of the neighborhood and shall be unique.
- 1/3 of a mile
- (c) Projects with less than two hundred (200) units must provide a neighborhood park or demonstrate that they are within walking distance of a park. If credit is taken for proximity to a park, the developer must provide a cash-in-lieu equivalent for the pro rata share of the cost of land and improvements for a neighborhood park (i.e., provide twenty-five percent [25%] of a neighborhood park for fifty [50] units).
- (d) Projects with small private yards must have additional play lots, contemplative gardens or otherwise useful community open space included in the plan.
- (e) The land and amenities of a neighborhood park may be added to a centrally located community park, neighborhood park or square. With appropriate design, the Town encourages this. The neighborhood park amenities placed in such a park must be within walking distance of all of the sub-neighborhood's two hundred (200) residences served. For

example, a park serving a neighborhood of four hundred (400) residences will have the equivalent of two (2) neighborhood park amenity pods within such park. The developer and Town officials will collaborate to determine appropriate amenities.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.140. - Community parks.

In the Town, community parks serve the residents of the entire Town. The parks should maximize frontage by active public streets and can include multiple-use lawn areas, picnic areas, playground equipment, court game facilities, ball fields and community gardens. These parks should be located so as to be within walking and biking distance of the maximum number of residents. Community parks are to be located and landscaped so as to minimize the impact of organized recreational activities such as lighted ball fields. Every residential development shall either provide land for a community park, provide a fair share, cash-in-lieu contribution for a community park or have a combination of the two (2). Land for the community park can be credited toward the land dedication required at the time of subdivision. These parks will be purchased and developed by the Town.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.150. - Trails.

The trail system shall link neighborhoods, parks, schools, open spaces, employment centers, community facilities and neighboring communities and thus provide important transportation connections, as well as recreational opportunities and access. Developers must provide trails in the vicinity of all areas designated "Parks and Trails" on the Town's Parks and Trails Map, as well as connections to the Town's trail system and destinations within the neighborhood. The developer shall dedicate a public right-of-way of twenty (20) feet for trails, with the eight-foot trail maintained by the Town and remainder maintained by an owners' association. Trails are not included in the land dedication requirements.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.160. - Regional open space.

The Town's open space system will include private and public land legally recorded and dedicated as "open space" in order to preserve natural areas, natural area buffer zones, wetlands and other environmental resources or to act as a buffer between land uses. Open space may support passive recreation uses, including but not limited to trails, picnic areas, fishing areas or observation points for wildlife or vistas. The Town's Future Land Use Map identifies particular open space corridors.

Drainageways are included but may only count toward land dedication requirements if designed appropriately and specifically permitted by the Board of Trustees.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.170. - Storm drainage facilities.

Storm drainage facilities, including stormwater detention and stormwater retention ponds, may function as open space for active recreation, trail corridors or habitat enhancement areas if designed appropriately. The Board of Trustees will consider credit toward the open space dedication requirements on a case-by-case basis at the time of platting.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.180. - Private open space.

Open space with limited access shall not relieve a developer of obligations to contribute to the public parks and open space requirements. However, such space may count toward meeting the recreation needs of the neighborhood. Upon approval of the Board of Trustees, such an exchange may take place with a fee in lieu of a neighborhood park paid to the Town for development of public parks.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.190. - Purpose of open space.

Open space should serve as the neighborhood focus. Open space, such as buffers, drainageways and developed parks, squares and plazas, shall be used to organize and focus lot, block and circulation patterns and to enhance surrounding development. Street, block, lot and building patterns shall respond to the views, landscape and recreational opportunities provided by the open space.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.200. - Public access.

- (a) Areas designated as public open space shall be both visibly and physically accessible to the community. Public access shall be provided to all public open space, natural and developed, directly from the public street and trail system. Open space areas, including parks, shall be bounded along at least fifty percent (50%) of the perimeter by a street, except for plazas and private open space, unless otherwise authorized by the Board of Trustees. Neighborhood parks, community parks, plazas and squares shall be integrated into the neighborhood design, be accessible to pedestrians and bicyclists and be handicapped accessible.

- (b) Buildings shall front public open space. Development adjacent to open spaces shall front onto the area as much as possible so that the areas are not enclosed by back yards. In the case of conservation subdivisions, open space frontage shall be appropriate to the design and character of the development. Open space and adjacent trail areas shall have a minimum of three hundred (300) feet of street frontage unless otherwise authorized by the Board of Trustees.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.210. - Buffering.

Appropriate buffering and setbacks shall be used between environmental resources and proposed development to ensure that the proposed development does not degrade the existing habitat. Developers shall provide an open space buffer zone around all-natural areas unless otherwise authorized by the Board of Trustees. The size of the buffer zone shall be in accordance with studies prepared by the Colorado Division of Wildlife or a qualified wetland/wildlife ecologist approved and/or retained by the Town and paid for by the developer.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.220. - Open space uses.

Uses designated within the open space shall be appropriate to the context and character of the site and the intensity of the proposed development.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.230. - Ownership and maintenance of open space.

- (a) Community parks. The Town shall own and maintain community parks.
- (b) Neighborhood parks, plazas and public squares shall be owned by the Town. The Town shall maintain facilities, including but not limited to walkways, trails, park equipment and accessories. The owners' association shall be responsible for all other maintenance, including that on the approved landscaping plan. Each platted lot within the owners' association shall be obligated on a pro rata basis to reimburse the Town for performance of any owners' association or developer maintenance obligations not timely performed by the party with the primary obligation.
- (c) Private open space. Privately held squares, recreation facilities, open space and other landscaped outlots shall be owned and maintained by an owner or owners' association.
- (d) Conservation subdivisions. Conservation areas set aside as part of a conservation subdivision

shall be owned and maintained by the owners' association.

- (e) Trails. Trails which are part of the Town's trail system and are within outlots and open space dedicated to the Town shall be maintained by the Town. All other maintenance, exclusive of concrete or hard facilities affiliated with the drainage function and the trails themselves, shall be maintained by the owners' association. In the rare cases where, by special approval of the Board of Trustees, there are trails which are part of the Town's trail system over land not dedicated to the Town, the Town shall hold trail easements, generally twenty (20) feet wide.
- (f) Drainage. Areas designated as storm water drainage or detention areas shall be dedicated to the Town. The Town shall maintain the concrete or hard facilities affiliated with the drainage function. The owner or owners' association shall be responsible for all other maintenance of drainage facilities, including that on the approved landscaping plan. Each platted lot within the owners' association shall be obligated on a pro rata basis to reimburse the Town for performance of any owners' association or developer maintenance obligations not timely performed by the party with the primary obligation.
- (g) Open space. Areas that are designated as open space shall be maintained according to the designated function of the area. Applicants shall work with the National Resources Conservation Service or another service approved by the Town to develop a management plan which addresses irrigation, revegetation, erosion control and weed management. If the area, including greenbelts, is to remain in private ownership, a mechanism ensuring that maintenance will be funded in perpetuity must be in place at the time of final plat approval.
- (h) Open space protection. Areas that are designated as open space shall be protected by a deed restriction or other appropriate method to ensure that they remain open in perpetuity. They may be dedicated to the public or held in private ownership. Appropriate ownership will be determined through the review process in cooperation with the landowner. Future use may include recreational or agricultural activities.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.240. - Open space requirements.

(a) Open space includes:

- (1) Areas within the community designated for the common use of the residents of an individual development and/or the community at large.
- (2) Areas designated for preservation and protection of environmental resources, including floodplains, natural drainageways and wetland areas.
- (3) Landscaped strips between the back of the curb and the sidewalk (tree lawns) in residential local street rights-of-way (only). Landscaped areas shall be maintained with

approved vegetation.

- (4) Areas designated for agricultural preservation.
- (5) Areas of archaeological and historic significance.
- (b) Open space shall not include the following:
 - (1) Required setback areas around oil and gas production facilities.
 - (2) Disconnected remnants of land created by division of sites into lots or parcels that do not qualify as functional open space or that preserve environmental resources, unless approved by the Board of Trustees.
 - (3) Private yards.
 - (4) Landscaped areas in street rights-of-way, unless greater than the required minimums.
 - (5) Required parking lot landscaping associated with all uses, except parking specifically designated for access to open space areas and that is within commercial and/or industrial projects.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.250. - Amount of open space required.

The amount of functional open space required in each development will be based on the density of the development, the recreational requirements of the anticipated users and the anticipated opportunities for recreation within walking distance of the site. However, all subdivisions shall include a dedication of a percent of the gross land area, or fee in lieu thereof, for public parks, trails, open space or other civic purposes at the time of subdivision. Nonresidential subdivisions demonstrating essential benefits to the community may be exempted from this requirement by the Board of Trustees. As appropriate for proximity to existing parks, payment in lieu of dedication may be considered.

- (1) Conservation subdivision.
 - a. The developer shall provide a minimum of fifty percent (50%) of the developable land (gross land less primary conservation areas) being subdivided as functional open space, which may include agricultural land, natural areas, drainageways, floodplains, subsidence areas, trails and other civic purposes.
 - b. To the greatest extent practicable, land should be designated as a single block with logical boundaries and avoiding thin strips of conservation land, unless necessary to protect or connect other significant areas, and should connect with existing or potential adjoining conservation areas. Lots and streets should be located around, not within, the primary conservation area, which includes land in floodways below the high-water mark of existing bodies of water, and unbuildable wetlands and the

secondary conservation area, which would include upland buffers around wetlands and water bodies, natural meadows, drainage areas, significant wildlife habitat and migration corridors, sites of historic or archaeological significance, prime farmland, critical plant communities and hazard areas.

8

(2) Single-family residential developments. The developer shall provide:

- a. A minimum of fifteen percent (15%), or twenty percent (20%) if the gross greater than or equal to eighty (80) acres, of the gross land being subdivided as functional open space, which may include neighborhood parks, trails, recreational amenities, homeowners' association-owned landscaped areas (excluding parking lots), natural areas and amenities for residents or other civic purposes;
- b. One (1) centrally located neighborhood park for every two hundred (200) residential units, as detailed in Section 16.12.130;
- c. The land for one (1) community park or a fair-share, cash-in-lieu contribution; and
- d. An internal trail system and the trails designated on the Town's Parks and Trails Map.

(3) Multi-family residential developments. The developer shall provide:

- a. A minimum of twenty-five percent (25%) of the gross land being subdivided as functional open space, which may include neighborhood parks, plazas, squares, trails, recreational amenities, homeowners' association-owned or landowner-owned landscaped areas (excluding parking lots), natural areas and amenities for residents or other civic purposes;
- b. One (1) centrally located neighborhood park for every five hundred (500) people as detailed in Section 16.12.130;
- c. The land for one (1) community park or a fair-share, cash-in-lieu contribution for the park that will serve the development; and
- d. An internal trail system and trails designated on the Town's Parks and Trails Map.

(4) Suburban Perimeter small lot residential developments. The developer shall provide:

- a. A minimum of twenty percent (20%) of the gross land being subdivided as functional open space, which may include neighborhood parks, trails, recreational amenities, landscaped areas (excluding parking lots), natural areas and amenities for residents or other civic purposes;
- b. One (1) centrally located park for every five hundred (500) people;
- c. The land for one (1) community park or a fair-share, cash-in-lieu contribution for the community park that will serve the development; and
- d. An internal trail system and trails designated on the Town's Parks and Trails Map.

(5) Commercial and industrial developments. The developer or assigns shall provide:

a. A minimum of twenty percent (20%) of the gross land being subdivided as open space, which may include plazas, squares, trails, landscaped areas (including areas in parking lots), recreational amenities and natural areas and other civic purposes; and

b. An internal trail system and trails designated on the Town's Parks and Trails Map.

Note: For commercial and industrial projects developed as a single project with pad sites, the twenty percent (20%) dedication will apply to the entire project. For commercial and industrial subdivisions with individually owned lots, the twenty percent (20%) dedication shall apply to each lot.

(Ord. No. 2018-11, § 2, 6-18-2018)

Sec. 16.12.260. - Open space and ecological characterization plans.

All land development applications, with the exception of plot plan applications for individual single-family residences, shall be accompanied by the appropriate open space plan. Each land development application shall include an ecological characterization report to determine if additional areas within the development shall be preserved. The following information shall be included with the landscape plans or submitted as a separate map:

- (1) Conceptual open space and ecological characterization plan (submit with concept sketch plan and conceptual master plan). The intent of the conceptual open space and ecological characterization plan is to identify the resources on a site and show how they are integrated into the overall design for the project and the neighborhood. This information shall be included on the sketch plan map, which should be combined with the landscape plan if it can be clearly illustrated and the scale is not greater than 1" = 200'. The conceptual open space and ecological characterization plan shall contain the following:
 - a. A verbal and graphic description of the design intention and how the open space will function; and
 - b. Specific information required on the conceptual plan as listed in Table 16-1 below.
- (2) Preliminary open space and ecological characterization plan (submit with preliminary plat). The intent of the plan is to discuss the details of how the open space will be used to organize the overall project design, illustrate how it will function in the overall neighborhood and define long-term maintenance requirements and responsibilities. Information should be included on the preliminary landscape plan if it can be clearly illustrated and the scale is not greater than 1" = 100'. The preliminary open space and ecological characterization plan shall contain the following:
 - a. A description of the design intention and how the proposal is consistent with the

purpose and intent of this Section; and

- b. Specific information required on the preliminary plan as listed in Table 12-1 below.
- (3) Final open space plan and ecological characterization plan (submit with final plat). The intent of the plan is to ensure that all phases of the final open space plan are consistent with the preliminary open space plan as approved during the preliminary plat. For a PUD development, it shall identify the resources on the site and discuss the details of how the open space will be used to organize the overall project design, illustrate how it will function in the overall neighborhood and define long-term maintenance requirements and responsibilities. Information should be included on the final landscape plan if it can be clearly illustrated and the scale is not greater than 1" = 50'. The final open space and ecological characterization plan shall contain the following:
 - a. A description of the design intention and how the proposal is consistent with the preliminary open space and ecological characterization plan;
 - b. Appropriate documentation (i.e., warranty deed, homeowners' association documents, conservation easement and open space management plan) that shows who will own and maintain the open space. The applicant shall develop an open space management plan. Technical information and assistance in developing the plan are available from the National Resources Conservation Service (NRCS), the local Colorado State University Cooperative Extension Service and the local Soil Conservation District; and
 - c. Specific information required on the final open space and ecological characterization plan as listed in Table 12-1 below.

Table 12-1
Open Space and Ecological Characterization Plan

Information Required	Concept	Preliminary	Final
Scale, north arrow, site boundary.	Y	Y	Y
Existing and proposed streets.	Y	Y	Y
Existing and proposed utilities and easements.	Y	Y	Y

Existing contours (2-foot intervals) - may use USGS for concept plan (if combining with landscape plan, gray-scale contours).	Y	Y	Y
Existing site features, including ditches, trees, shrubs and native groundcovers and any drainageways on the site. Indicate which plants will be preserved and method of preservation and which will be removed.	Y	Y	Y
Indicate if there are floodplains, wetlands, wildlife habitat, endangered species, archaeological/historic areas or other resources and prominent views and how they will be preserved and integrated into the overall site design.	Y	Y	Y
Show the species of wildlife using the area, times and seasons the area is used and the "value" (feeding, watering, nesting, roosting, perching, cover) the area provides for such species.	Y	Y	Y
Show wildlife travel corridors.	Y	Y	Y
Note the general ecological functions provided by the site and its features.	Y	Y	Y
Show the bank, shoreline and high-water mark of any body of water on the site.	Y	Y	Y
Illustrate how the open space network and pedestrian circulation system (both private and public) will function within the proposed development and surrounding neighborhood.	Y	Y	Y

Show how the property will relate to the neighborhood parks and trails in the area.	Y	Y	Y
Indicate which areas will be irrigated and method of irrigation.	Y	Y	Y
Define areas to be considered open space and if they will be public or private.	Y	Y	Y
Indicate how open space (i.e., parks, trails, natural areas) will be used and maintained, including erosion control, revegetation, irrigation and weed management both during and after construction.	Y	Y	Y
Describe the design intention.	Y	Y	Y
Conceptual design of neighborhood park (if applicable).	Y	Y	Y

(Ord. No. 2018-11, § 2, 6-18-2018)

From: [Joanna Carroll](#)
To: [Abdul Barzak](#); [Mitch Nelson](#)
Subject: Franklin Place Development
Date: Saturday, July 17, 2021 5:49:29 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good Afternoon,

It has come to my attention that the Franklin Place Development will include 60 multi-family units instead of single family housing as previously indicated. I strongly encourage the town to reconsider allowing multi-family units in the place of single family homes or a reduced number of town homes. My family and I live on Ruth Ave and I believe allowing that much additional traffic in our residential neighborhood will negatively impact my children's safety. On our small section of Ruth Ave alone, from Vivian St to 3rd St, we have 7 homes with younger children who play outside together. Forcing traffic out of the commercial and multi-family parking lots onto Ruth Ave only will send all those cars straight down our road. If 60 units have a conservative average of 2 cars per unit, that is 120 extra cars driving down our road every day, and that doesn't include the traffic from the church or commercial property. With that dramatic of an increase in traffic, it is not a matter of if a child will be hit by a car, it is simply a matter of when. No signs or speed limits will change that fact that that is too many cars for a residential, family neighborhood. Please reject the proposal to include multi-family units and only allow single family units in its place. Please also consider not connecting Ruth Ave, instead keeping it a dead end so cars coming out of the commercial and church lot will have to take Tailholt Ave to exit the neighborhood. Since Tailholt is still undeveloped on one side it can be expanded to include turn lanes to accommodate the increased traffic from the commercial businesses and church.

I have additional concerns about the street parking this many units will require. The updated plan shows only 92 spaces dedicated to the multi-family units. While this technically meets the required 1.5 space per unit, in reality it is not enough parking spots to keep street parking at bay. Those additional cars will park along 4th St, Tailholt Ave and down Ruth Ave, overrunning the neighborhood. Furthermore, this many additional families packed into a small space will put an unnecessary strain on our towns infrastructure. Our schools are already at capacity, our police force is not big enough, we don't even have a grocery store in our town. A much better use of space would be to focus on expanding our infrastructure as well as business and job opportunities so our town can thrive.

Thank you for your time and consideration.

Joanna Carroll

From: [Kevin Udy](#)
To: [Abdul Barzak](#); [Mitch Nelson](#)
Subject: Franklin Place Input
Date: Monday, August 9, 2021 11:32:44 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Hello Abdul and Mitch,

I wanted to provide some feedback on the Franklin Place project for the upcoming board meeting. I own and live at 325 2nd St. I think the project looks terrific, and I would be happy to see more retail/commercial storefront in the town core. I am also happy to see some multi-family development. Thanks!

-Kevin Udy
[REDACTED]

From: [Jennifer Lemos](#)
To: [Abdul Barzak](#)
Subject: Franklin Place
Date: Tuesday, September 13, 2022 8:28:04 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender [REDACTED]

Good morning,

I have a few concerns with this.

- 1: For such a small town, is there legitimate interest in all of these commercial spaces being planned? I would also be concerned with the type of business is going into a residential neighborhood.
- 2: Who is responsible for maintaining the properties and will they be held accountable for maintaining them? There are a number of businesses in Windsor surrounded by dead grass and weeds.

Thank you!

- 3: Turning left onto Harmony could become an issue. Are there plans for lights if necessary?

Thank you!

From: [Gary Cutler](#)
To: [Abdul Barzak](#)
Subject: Franklin Place Plat - Council Consideration Requested
Date: Sunday, September 18, 2022 4:35:17 PM

Greetings Abdul Barzak, Severance Town Planner,

Please include the following email in the Board packet for consideration by the Town Council at the September 27th meeting regarding the Franklin Place property development.

From various conversations with the local community residents, overall we believe that the plan for the Franklin Place project is ideal and much needed for the community. At this time we would like to petition the Board to consider one additional requirement to the existing plan. Although not an existing regulation, we believe the following will assist the local residents in maintaining good order along 4th Street between Central Avenue and Ruth Avenue.

We therefore request that the Board require the developer to erect a Tailholt-style fence without gates the length of 4th Street. It is generally recognized that this fence will preclude access to the church as a shortcut through the back of the property and eliminate the tendency for the church guests to occupy valuable residential parking in or around the mailbox and residential properties. The Board's earnest consideration of this matter would be greatly appreciated.

Regards,

Gary M. Cutler
Sally A. Broughton
[REDACTED] Central Avenue
Severance, Colorado 80550

Sent from [Mail](#) for Windows

From: [Minas Kavallieros](#)
To: [Abdul Barzak](#)
Subject: RE: Franklin Place (Tailholt 3rd) Preliminary Plat (Town of Severance Planning Referral) - REVISED
Date: Thursday, July 7, 2022 11:59:37 AM
Attachments: [image001.png](#)

Abdul,

This one is not in my service territory.

Sincerely,

Minas Kavallieros

Distribution Designer

Poudre Valley Rural Electric Association, Inc.

O: 800.432.1012

D: 970.282.6476

C: 970.821.6576

[pvrea.coop](#) | [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#)

From: Abdul Barzak <abarzak@townofseverance.org>

Sent: Wednesday, July 6, 2022 5:13 PM

To: Al Ermer <al.ermer@xcelenergy.com>; Alex Muckleroy <alexm@lightgig.com>; Allyson Mattson <allyson.mattson@state.co.us>; Autumn - Eaton Ditch <apenfold@eatonditch.com>; B Karasko <bkarasko@NFRMPO.org>; Berryman <aberryman@northernwater.org>; BES <bsdacgtg@boxeldersanitation.org>; Box Elder <info@boxeldersanitation.org>; Brando Muller <brandon.muller@state.co.us>; Casey Lind <cnklind@gmail.com>; Chrys Hinze <chrys@lorlegal.com>; Clearview Library <director@clearviewlibrary.org>; CO-WY District Growth <CO-WYDistrictGrowth@usps.gov>; D Harmon <dharmon@wtrsupply.com>; 'David M Rau' <dmrau@paragoncg.com>; Eaton Ditch <info@eatonditch.com>; Erlinda Martinez <erlinda.j.martinez@usps.gov>; Fire Marshal <firemarshal@wsfr.us>; Gene <gene@equinoxland.com>; Graves, Jeremy S - Windsor, CO <Jeremy.S.Graves@usps.gov>; Great Western Trail (info@gwtrail.com) <info@gwtrail.com>; Heather <heather@wtrsupply.com>; High Plains <askus@highplains.us>; J Gelfembaum <jgelfembaum@weldgov.com>; J McDonald <jmcdonald@weldgov.com>; jackson.davis@state.co.us; Jared Rauch <jaredr@nwcwd.org>; Jay Mendoza <jmendoza@pvrea.coop>; K Nelson - Eaton Ditch <knelson@eatonditch.com>; Kandee Nourse <kandee.nourse@wgcd.org>; Keith Martin - Williamson & Hayashi, LLC (kmartin@h-mlaw.net) <kmartin@h-mlaw.net>; Koelbel <kkoelbel@timnathgov.com>; Larvoss <lar@larvoss.com>; Loup Reservoir Company <loupreservoircompany@gmail.com>; Matt Organ <morgan@pvrea.coop>; Michael McCullar <michael.mccullar@weldre4.org>; Minas Kavallieros <mKavallieros@pvrea.coop>; Moregan <moregan@timnathgov.com>; North Poudre Irrigation Company <info@npicwater.com>; Parchert <cparchert@eaton.k12.co.us>; Phil Hartman LIGHTGIG <phartman@lightgig.com>; S Ballstadt <sballstadt@windsorgov.com>; Sandra Melendez <sandra.u.melendez@usps.gov>; Sharon Seaworth <sharonseaworth@aol.com>; Stephanie Watson <stephanie.watson@weldre4.k12.co.us>; Suzan USPS <suzan.a.streed@usps.gov>; T Parko <tparko@weldgov.com>; Tad Moen <tmoen@npicwater.com>; Terry Stencil (terry.stencil@xcelenergy.com)

From: [Kimberly Lambrecht](#)
To: [Abdul Barzak](#)
Cc: [Carlin Malone](#); [Scott Ballstadt](#); [planningtechs](#)
Subject: RE: Franklin Place (Tailholt 3rd) Preliminary Plat (Town of Severance Planning Referral) - REVISED
Date: Thursday, July 7, 2022 9:48:39 AM
Attachments: [image001.png](#)

Abdul,

Thank you for the opportunity to review the Franklin Place Preliminary Plat revised submittal. The project is outside of the Town of Windsor Growth Management and Community Influence Areas – as such, we have no comment.

Hope you're having a great day!

Kim

Kimberly Lambrecht, Assoc. AIA

Planner II

Dir: 970-674-2415 | Cell: 970-388-5152

www.windsorgov.com

From: Abdul Barzak <abarzak@townofseverance.org>

Sent: Wednesday, July 6, 2022 5:13 PM

To: Al Ermer <al.ermer@xcelenergy.com>; Alex Muckleroy <alexm@lightgig.com>; Allyson Mattson <allyson.mattson@state.co.us>; Autumn - Eaton Ditch <apenfold@eatonditch.com>; B Karasko <bkarasko@NFRMPO.org>; Berryman <aberryman@northernwater.org>; BES <bsdacctg@boxeldersanitation.org>; Box Elder <info@boxeldersanitation.org>; Brando Muller <brandon.muller@state.co.us>; Casey Lind <cnklind@gmail.com>; Chrys Hinze <chrys@lorlegal.com>; Clearview Library <director@clearviewlibrary.org>; CO-WY District Growth <CO-WYDistrictGrowth@usps.gov>; D Harmon <dharmon@wtrsupply.com>; 'David M Rau' <dmrau@paragoncg.com>; Eaton Ditch <info@eatonditch.com>; Erlinda Martinez <erlinda.j.martinez@usps.gov>; Fire Marshal <firemarshal@wsfr.us>; Gene <gene@equinoxland.com>; Graves, Jeremy S - Windsor, CO <Jeremy.S.Graves@usps.gov>; Great Western Trail (info@gwtrail.com) <info@gwtrail.com>; Heather <heather@wtrsupply.com>; High Plains <askus@highplains.us>; J Gelfembbaum <jgelfembbaum@weldgov.com>; J McDonald <jmcdonald@weldgov.com>; jackson.davis@state.co.us; Jared Rauch <jaredr@nwcwd.org>; Jay Mendoza <jmendoza@pvrea.coop>; K Nelson - Eaton Ditch <knelson@eatonditch.com>; Kandee Nourse <kandee.nourse@wgcd.org>; Keith Martin - Williamson & Hayashi, LLC (kmartin@h-mlaw.net) <kmartin@h-mlaw.net>; Koelbel <kkoelbel@timnathgov.com>; Larvoss <lar@larvoss.com>; Loup Reservoir Company <loupreservoircompany@gmail.com>; Matt (PVREA) (morgan@pvrea.com) <morgan@pvrea.com>; Michael McCullar <michael.mccullar@weldre4.org>; Minas (mKavallieros@pvrea.coop) <mKavallieros@pvrea.coop>; Moregan <moregan@timnathgov.com>; North Poudre Irrigation Company <info@npicwater.com>; Parchert <cparchert@eaton.k12.co.us>; Phil Hartman LIGHTGIG <phartman@lightgig.com>; Scott Ballstadt <sballstadt@windsorgov.com>; Sandra Melendez <sandra.u.melendez@usps.gov>; Sharon Seaworth <sharonseaworth@aol.com>; Stephanie Watson <stephanie.watson@weldre4.k12.co.us>; Suzan USPS <suzan.a.streed@usps.gov>; T Parko <tparko@weldgov.com>; Tad Moen <tmoen@npicwater.com>; Terry Stencel (terry.stencel@xcelenergy.com) <terry.stencel@xcelenergy.com>; Timothy Bilobran <timothy.bilobran@state.co.us>; planningtechs <planningtechs@windsorgov.com>

Subject: Franklin Place (Tailholt 3rd) Preliminary Plat (Town of Severance Planning Referral) - REVISED

From: [Sandi Friedrichsen](#)
To: [Abdul Barzak](#)
Subject: RE: Franklin Place (Tailholt 3rd) Preliminary Plat (Town of Severance Planning Referral) - REVISED
Date: Friday, July 15, 2022 4:01:51 PM
Attachments: [image003.png](#)
[image004.png](#)

1. Please have the developer look at our Construction and Development Document that is on our website for lots of information and requirements for building and development.
2. Any building over 5,000 sf is required to be fire sprinklered and fire alarmed
3. Further review will have to be done when each tenant moves in
4. The turning radi must meet our requirements
5. Addressing locations will need to be approved by the FD prior to signage
6. Fire hydrants must be installed to be no more than 150 ft from the FDCs on the buildings and must meet the requirements for spacing that is set forth in the Construction and Development Document.

Please reach out with any questions.

Sandra Friedrichsen
Fire Marshal
Windsor Severance Fire Rescue
100 7th Street - Windsor, CO 80550
Office Hours Monday - Thursday 0700-1700
Main - (970) 686-2626
Email – firemarshal@wsfr.us
www.wsfr.us



**See our [Construction & Development Procedures Guide](#) for information on our construction and development requirements. **

From: Abdul Barzak <abarzak@townofseverance.org>
Sent: Wednesday, July 6, 2022 5:13 PM
To: Al Ermer <al.ermer@xcelenergy.com>; Alex Muckleroy <alexm@lightgig.com>; Allyson Mattson <allyson.mattson@state.co.us>; Autumn - Eaton Ditch <apenfold@eatonditch.com>; B Karasko <bkarasko@NFRMPO.org>; Berryman <aberryman@northernwater.org>; BES <bsdacctg@boxeldersanitation.org>; Box Elder <info@boxeldersanitation.org>; Brando Muller <brandon.muller@state.co.us>; Casey Lind <cnklind@gmail.com>; Chrys Hinze <chrys@lorlegal.com>; Clearview Library <director@clearviewlibrary.org>; CO-WY District Growth <CO-WYDistrictGrowth@usps.gov>; D Harmon <dharmon@wtrsupply.com>; 'David M Rau' <dmrau@paragoncg.com>; Eaton Ditch <info@eatonditch.com>; Erlinda Martinez <erlinda.j.martinez@usps.gov>; Firemarshal <firemarshal@wsfr.us>; Gene <gene@equinoxland.com>; Graves, Jeremy S - Windsor, CO <Jeremy.S.Graves@usps.gov>; Great Western Trail <info@gwtrail.com> <info@gwtrail.com>; Heather <heather@wtrsupply.com>; High

From: [Chrys Hinze](#)
To: [Abdul Barzak](#)
Cc: ["Tad Moen"](#); [Cali Gunter](#)
Subject: RE: Franklin Place (Tailholt 3rd) Preliminary Plat (Town of Severance Planning Referral) - REVISED
Date: Monday, July 18, 2022 12:04:06 PM
Attachments: [image001.png](#)

Hi Abdul,

Thanks for getting us this referral. The proposed development does not appear to affect any of North Poudre's facilities, so North Poudre will respond with a "no comment" as to the above-referenced development (located in Section 1, T6N, R67W -Weld County).

Chrys Hinze

Chrysten Hinze, Esq.
Lind, Ottenhoff & Root, LLP
355 Eastman Park Dr. #200
Windsor, CO 80550

Email: chrys@lorlegal.com
Tel. 970.674-9888
Fax 970.674-9535

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From: Abdul Barzak <abarzak@townofseverance.org>
Sent: Wednesday, July 6, 2022 5:13 PM
To: Al Ermer <al.ermer@xcelenergy.com>; Alex Muckleroy <alexm@lightgig.com>; Allyson Mattson <allyson.mattson@state.co.us>; Autumn - Eaton Ditch <apenfold@eatonditch.com>; B Karasko <bkarasko@NFRMPO.org>; Berryman <aberryman@northernwater.org>; BES <bsdacgtg@boxeldersanitation.org>; Box Elder <info@boxeldersanitation.org>; Brando Muller <brandon.muller@state.co.us>; Casey Lind <cnklind@gmail.com>; Chrys Hinze <chrys@lorlegal.com>; Clearview Library <director@clearviewlibrary.org>; CO-WY District Growth <CO-WYDistrictGrowth@usps.gov>; D Harmon <dharmon@wtrsupply.com>; 'David M Rau' <dmrau@paragoncg.com>; Eaton Ditch <info@eatonditch.com>; Erlinda Martinez <erlinda.j.martinez@usps.gov>; Fire Marshal <firemarshal@wsfr.us>; Gene <gene@equinoxland.com>; Graves, Jeremy S - Windsor, CO <Jeremy.S.Graves@usps.gov>; Great Western Trail (info@gwtrail.com) <info@gwtrail.com>; Heather <heather@wtrsupply.com>; High Plains <askus@highplains.us>; J Gelfembaum <jgelfembaum@weldgov.com>; J McDonald <jmcdonald@weldgov.com>; jackson.davis@state.co.us; Jared Rauch <jaredr@nwcwd.org>; Jay Mendoza <jmendoza@pvrea.coop>; K Nelson - Eaton Ditch <knelson@eatonditch.com>; Kandee Nourse <kandee.nourse@wgcd.org>; Keith Martin - Williamson & Hayashi, LLC (kmartin@h-mlaw.net) <kmartin@h-mlaw.net>; Koelbel <kkoelbel@timnathgov.com>; Larvoss <lar@larvoss.com>; Loup Reservoir Company <loupreservoircompany@gmail.com>; Matt (PVREA) (morgan@pvrea.com) <morgan@pvrea.com>; Michael McCullar <michael.mccullar@weldre4.org>; Minas

Loup Reservoir Company

c/o Weld RE-4 School District
180 North 8th Street
Windsor, CO 80550
Email: LoupReservoirCompany@gmail.com
Phone: 970-302-2668

July 27, 2022

Abdul Barzak
Assistant Town Planner
Town of Severance
PO Box 339
Severance, CO 80546

Re: Franklin Place (Tailholt 3rd) Preliminary Plat (Town of Severance Planning Referral) - REVISED

The Loup Reservoir Company ("Ditch Company") has received a referral from the Town of Severance ("Town") for the above-referenced Preliminary Plat for Franklin Place (Tailholt 3rd).

The Ditch Company owns and operates a ditch and reservoir system with decreed water rights for drainage flows captured by the system. The proposed project is located on property from which, at least in part, water historically drains into the Ditch Company's system.

As such, the Company received notice of the proposed project and, at this time and upon its review, the Company has not identified an issue upon which to comment. We would like to receive any drainage and water issue planning documents and plans when available.

We request the Town of Severance keep us on the referral list for the proposed project in case it evolves in such a way as to change the Company's assessment. The Town or developer may contact me with any questions or concerns.

Sincerely,



Julie Rothe, General Manager
Executive Board Member
Loup Reservoir Company

From: [Jared Rauch](#)
To: [Abdul Barzak](#)
Subject: RE: Franklin Place (Tailholt 3rd) Preliminary Plat (Town of Severance Planning Referral) - REVISED
Date: Tuesday, August 2, 2022 11:43:17 AM
Attachments: [image001.png](#)

Hi Abdul,

Similar to my previous email, below is our response to the Franklin Place (Tailholt 3rd) Preliminary Plat:

We understand that the Town of Severance will be providing water service to the proposed Franklin Place development. However, the District is currently under a moratorium on new development and therefore we are unable to commit any additional Plant Investments to the Town at this time, nor can we guarantee the availability of Plant Investments in the future.

Thanks again,

Jared Rauch

Development Review Engineer

North Weld County Water District

PO Box 56 ~ 32825 WCR 39

Lucerne, CO 80646

Office: (970) 356-3020

Cell: (970) 415-1357

From: Abdul Barzak <abarzak@townofseverance.org>

Sent: Wednesday, July 6, 2022 5:13 PM

To: Al Ermer <al.ermer@xcelenergy.com>; Alex Muckleroy <alexm@lightgig.com>; Allyson Mattson <allyson.mattson@state.co.us>; Autumn - Eaton Ditch <apenfold@eatonditch.com>; B Karasko <bkarasko@NFRMPO.org>; Berryman <aberryman@northernwater.org>; BES <bsdacctg@boxeldersanitation.org>; Box Elder <info@boxeldersanitation.org>; Brando Muller <brandon.muller@state.co.us>; Casey Lind <cnklind@gmail.com>; Chrys Hinze <chrys@lorlegal.com>; Clearview Library <director@clearviewlibrary.org>; CO-WY District Growth <CO-WYDistrictGrowth@usps.gov>; D Harmon <dharmon@wtrsupply.com>; 'David M Rau' <dmrau@paragoncg.com>; Eaton Ditch <info@eatonditch.com>; Erlinda Martinez <erlinda.j.martinez@usps.gov>; Fire Marshal <firemarshal@wsfr.us>; Gene <gene@equinoxland.com>; Graves, Jeremy S - Windsor, CO <Jeremy.S.Graves@usps.gov>; Great Western Trail (info@gwtrail.com) <info@gwtrail.com>; Heather <heather@wtrsupply.com>; High Plains <askus@highplains.us>; J Gelfembbaum <jgelfembbaum@weldgov.com>; J McDonald <jmcdonald@weldgov.com>; jackson.davis@state.co.us; Jared Rauch <jaredr@nwcwd.org>; Jay Mendoza <jmendoza@pvrea.coop>; K Nelson - Eaton Ditch <knelson@eatonditch.com>; Kandee Nourse <kandee.nourse@wgcd.org>; Keith Martin - Williamson & Hayashi, LLC (kmartin@h-mlaw.net) <kmartin@h-mlaw.net>; Koelbel <kkoelbel@timnathgov.com>; Larvoss <lar@larvoss.com>; Loup Reservoir Company <loupreservoircompany@gmail.com>; Matt (PVREA) (morgan@pvrea.com) <morgan@pvrea.com>; Michael McCullar <michael.mccullar@weldre4.org>; Minas

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-40R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROVING A PRELIMINARY SUBDIVISION PLAT FOR
CERTAIN REAL PROPERTY LOCATED WITHIN THE TAILHOLT SUBDIVISION
THIRD FILING**

WHEREAS, TJB Partners, Inc. (“Applicant”), as owner of certain real property located within the Tailholt subdivision third filing (the “Property”), has submitted a proposed preliminary subdivision plat (“Preliminary Plat”) for the Property; and

WHEREAS, the Severance Planning Commission, after conducting a public hearing on the proposed preliminary subdivision plat on July 21, 2021, rendered a decision recommending approval of the Preliminary Plat; and

WHEREAS, on August 24, 2021 and on September 27, 2022, the Town Council conducted a public hearing on the proposed Preliminary Plat; and

WHEREAS, after reviewing the record of the Planning Commission public hearing, and after considering the testimony, evidence and argument presented at the Town Council public hearing, the Town Council finds and determines that the proposed Preliminary Plat is in substantial conformance with the technical requirements of the Severance Municipal Code, and that the proposed subdivision meets the applicable requirements and standards set forth in the Severance Municipal Code.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE COLORADO:**

Section 1. The Town Council hereby approves the Preliminary Plat of Franklin’s Place, attached hereto as **Exhibit A** and incorporated herein by this reference, subject to and conditioned upon:

- (a) All landscaping and other irrigable areas within all lots and common areas of the subdivision shall be irrigated with non-potable water;
- (b) Applicant shall design, construct and install an on-site non-potable water system that is adequate to fully meet all of the irrigation demands and requirements for all end uses of the proposed subdivision and which is in compliance with the Severance Municipal Code;
- (c) Applicant shall connect the on-site non-potable water system to the non-potable water system owned and operated by the Tailholt Metropolitan District;
- (d) The daily volume of wastewater flow generated from all end uses of the proposed subdivision at its peak capacity shall not exceed the design flow of 85.4 gpm, as stated in the Utility Report Addendum for Tailholt Subdivision Fourth Filing, prepared by Northern Engineering and dated September 9, 2020;
- (e) The release rate from the southern detention pond to be installed within Lot 2 shall be less than 22.9 cfs.

- (f) The release rate from the northern detention pond to be installed within Lot 1 shall be less than 11.4 cfs
- (g) All remaining technical corrections to the Franklin Place Preliminary Plat, preliminary construction plans, preliminary drainage report, and preliminary utility report requested by Town staff shall be made to the Town staff's satisfaction;
- (h) All final water plan and reports, final sanitary sewer plan and reports, and final grading and drainage plans and reports shall conform to the preliminary plat report content requirements set forth in the Severance Municipal Code, as amended; and
- (i) At the Final Plat stage, the Town and the Applicant shall execute a subdivision agreement, in a form to be approved by the Town Attorney.

Section 2. Unless otherwise extended by the Town Council, the approval of the Franklin Place Preliminary Plat shall be null and void if a final plat for all or a portion of the Property is not approved by the Town of Severance within three years of the date of this Resolution.

RESOLVED AND APPROVED this 27th day of September, 2022.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

Exhibit A

LEGAL DESCRIPTION

A tract of land located in the Northwest Quarter of Section 1, Township 6 North, Range 67 West of the 6th Principal Meridian, Town of Severance, County of Weld, State of Colorado, being more particularly described as follows:

Tract A Tailholt Subdivision Third Filing recorded 11/07/2019 at Reception No. 4539494 within the records of the Weld County Clerk and Recorder, being a portion of the Northwest Quarter (NW1/4) of Section One (1), Township Six North (T.6N.) Range Sixty-Seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado.

Said described tract of land contains 467,510 square feet or 10.733 acres, more or less and is subject to any rights-of-way or other easements as granted or reserved by instruments of record or as now existing on said described parcel of land.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-42R: A Resolution of the Town Council of the Town of Severance, Colorado, Finding Substantial Compliance of an Annexation Petition for Certain Property Located in Weld County, Colorado and Setting a Public Hearing on the Petition in Accordance with the Municipal Annexation Act of 1965.	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management asks that the Severance Town Council review and discuss the 2022 BHS Solar Annexation Petition and Resolution 2022-42R and take action if they so choose. Actions that may be taken: 1. Approve Resolution 2022-42R 2. Take No Action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u> <u>Annexation</u>
BRIEF SUMMARY		
BHS Solar, LLC (BHS Solar), a wholly owned indirect subsidiary of Hanwha Energy USA Holding Corporation, d.b.a. 174 Power Global (174PG), are petitioning the Town of Severance to annex a 159.164 acre parcel south of Weld County Road 90 east of Weld County Road 19 and a 20.149 acre parcel on the northwest corner of Weld County Road 23 and Weld County Road 84 1/2. A total of 179.313 acres. Tonight's action item begins the annexation process and future meetings/hearings will contemplate the zoning and site plan.		
PUBLIC SUPPORT/CONCERN		
To be contemplated during the Public Hearing Process.		
ANALYSIS AND RECOMMENDATION		
Community Development recommends that the Town Council approve Resolution 2022-42R to be in substantial compliance with Colorado Revised Statutes 31-12-107 and setting a hearing pursuant to Colorado Revised Statute 31-12-108.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		

1. Annexation Petition (Submitted by Applicant, reviewed by Town staff)
2. Annexation Map (Submitted by Applicant, reviewed by Town Staff)
3. Zoning Map (Submitted by Applicant, reviewed by Town Staff)
4. BHS Solar 2022 Annexation Agreement (Generated By Town Legal)
5. 2022-42R - Substantial Compliance (Generated by Town Legal)

PETITION FOR ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO

The undersigned, in accordance with the Municipal Annexation Act of 1965 as set forth Title 31, Article 12, Chapters 101 et. Seq., Colorado Revised Statutes ("Annexation Act"), hereby petition the Mayor and Councilors of the Town of Severance, Colorado ("Town"), for annexation into the Town the unincorporated territory located in Weld County, Colorado, which is more particularly described and depicted on the map designated as "2022 BHS Solar Annexation," attached hereto as **Exhibit A** and incorporated herein by reference.

In support of this petition, the petitioner(s) allege(s) that:

1. The legal description of the land owned by Petitioner and hereby petitioned for annexation into the Town ("Property") is set forth on **Exhibit A**, attached hereto and incorporated herein by this reference.
2. It is desirable and necessary that the Property be annexed to the Town of Severance, Colorado.
3. The requirements of C.R.S. §§ 31-12-104 and 31-12-105 exist or have been met in that:
 - a. Not less than one-sixth of the perimeter of the Property is contiguous with the Town of Severance or will be contiguous with the Town of Severance within such time as required by C.R.S. § 31-12-104;
 - b. A community of interest exists between the Property and the Town of Severance;
 - c. No land within Property which is held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcel without the written consent of the landowner or landowners thereof, except and unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - d. No land within the boundary of the Property which is held in identical ownership, comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon, has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes for the year preceding the annexation, has been included within the territory proposed to be annexed without the written consent of the landowner or landowners;
 - e. The Property is not part of any incorporated city, city and county, or town; nor have any annexation or incorporation proceedings been commenced in an area that is part of all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition;
 - f. The annexation of the Property will not result in the detachment of area from any school district or attachment of same to another school district;

- g. The annexation of the Property will not have the effect of extending the boundary of the Town of Severance more than three miles in any direction from any point of the boundary of the Town of Severance in any one year;
 - h. The proposed annexation will not result in the denial of reasonable access to any landowner, easement holder, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town; and
 - i. In establishing the boundary of the territory proposed to be annexed, if a portion of a platted street or alley is to be annexed, the entire width of the street or alley has been included within the territory to be annexed.
4. Petitioner is the owner of one hundred percent (100%) of the Property, and Petitioner hereby consents to the establishment of the boundaries of the territory to be annexed as shown in the annexation maps submitted herewith.
5. The affidavit of the circulator of this Petition certifying that the signature on this Petition is the signature of each person whose name it purports to be certifying the accuracy of the date of such signatures is attached hereto as **Exhibit B** and is incorporated herein by this reference.
6. Petitioner and the Town specifically acknowledge an Annexation Agreement has been or will be executed by Petitioner and the Town relating to this annexation shortly after the execution of this Petition.
7. Upon the annexation of the Property becoming effective, and subject to the conditions to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.
8. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Section 31-12-107 (l)(g) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.
9. Accompanying this petition are four copies of an annexation map containing the following information:
- a. A written legal description of the boundaries of the area proposed to be annexed;
 - b. A map showing the boundary of the area proposed to be annexed, said map prepared by and containing the seal of a registered engineer;
 - c. Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks;

- d. Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the Town of Severance and the contiguous boundary of any other municipality abutting the area proposed to be annexed, and a showing of the dimensions of such contiguous boundaries.

10. Petitioner hereby reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the Town Clerk in writing at any time prior to: (i) the effective date of the ordinances annexing and zoning the Property; or (ii) the satisfaction of the conditions precedent to the annexation effectiveness to be set forth in the Annexation Agreement.

THEREFORE, the undersigned respectfully petition the Town Council of the Town of Severance to annex the territory described and referenced in 2022 BHS Solar Annexation Map to the Town of Severance in accordance with and pursuant to the Annexation Act.

Respectfully submitted this _____ day of _____ 2022. By this acknowledgment, the undersigned hereby certify that the above information is complete and true.

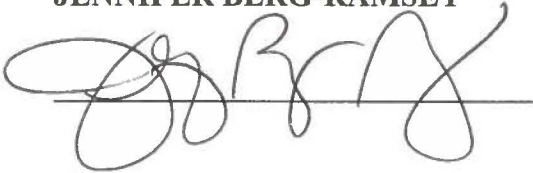
[Remainder of page intentionally left blank—Signature page to follow]

Signatures of Petitioners

TERRY RAMSEY



JENNIFER BERG-RAMSEY



STATE OF COLORADO)

COUNTY OF Weld)ss.
)

The foregoing instrument was acknowledged before me this 4th day of April, 2022, by Terry Ramsey and Jennifer Berg-Ramsey.

Witness my hand and official seal.



(Notary Public Official Signature)

Kelli Antista

(Printed Name of Notary)

03-10-2023

(Commission Expiration)

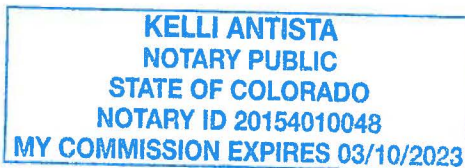


Exhibit A
Legal Description of Territory to be Annexed

2022 BHS SOLAR ANNEXATION BOUNDARY 1 (Landowner: Terry W. Ramsey and Jennifer L. Berg-Ramsey)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 2 BEARS N89°11'40"W; THENCE N89°11'40"W 30.01' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 TO A POINT ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 AND THE **TRUE POINT OF BEGINNING**.

THENCE S12°20'33"W 750.25'; THENCE N10°43'53"W 750.25' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 2; THENCE S89°11'40"E 300.10' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 2.532 ACRES MORE OR LESS.

BASIS OF BEARINGS: NORTH LINE OF THE NE1/4 OF SECTION 2, T7N, R67W BEARS N89°11'40"W.

CONTIGUITY = 300'

PERIMETER = 1800'

RATIO = 1:6

2022 BHS SOLAR ANNEXATION BOUNDARY 2A (Landowner: Terry W. Ramsey and Jennifer L. Berg-Ramsey)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 2 BEARS N89°11'40"W; THENCE N89°11'40"W 30.01' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 TO A POINT ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 AND THE **TRUE POINT OF BEGINNING**.

THENCE S00°39'07"E 2623.05' ALONG THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 PARALLEL AND 30' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2 TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE S89°45'45"W 300.01' ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE N00°39'07"W 2628.51' PARALLEL AND 330' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2; THENCE N89°11'40"W 300.00'; THENCE N00°39'07"W 300.00' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 2; THENCE S89°11'40"E 300.00' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2;

THENCE S10°43'53"E 750.25'; THENCE N12°20'33"E 750.25' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 2 AND THE **TRUE POINT OF BEGINNING**.

CONTAINS 17.617 ACRES MORE OR LESS.

BASIS OF BEARINGS: NORTH LINE OF THE NE1/4 OF SECTION 2, T7N, R67W BEARS N89°11'40"W.

CONTIGUITY = 1800.50'

PERIMETER = 7652.07'

RATIO = 1:4.2

TOGETHER WITH

2022 BHS SOLAR ANNEXATION BOUNDARY 2B (Landowner: SPABS LLC)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 26 BEARS S00°50'14"W; THENCE S00°50'14"W 30.00' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 AND THE **TRUE POINT OF BEGINNING**.

THENCE S89°55'28"E 2641.07' ALONG THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 PARALLEL AND 30' SOUTH OF THE NORTH LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 26; THENCE S00°56'44"W 2624.09' ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE C 1/4 CORNER OF SAID SECTION 26; THENCE S89°54'34"W 2636.23' ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 26 TO THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE N00°50'14"E 2631.66' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 159.164 ACRES MORE OR LESS.

BASIS OF BEARINGS: WEST LINE OF THE NW1/4 OF SECTION 26, T8N, R67W BEARS S00°50'14"W.

CONTIGUITY = 5272.73'

PERIMETER = 10533.05'

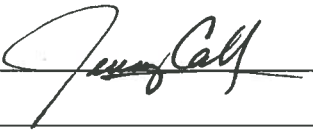
RATIO = 1:2.0

2022 BHS SOLAR ANNEXATION BOUNDARIES 2A AND 2B TOGETHER CONTAIN 176.781 ACRES MORE OR LESS.

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s) he was the circulator of the foregoing Petition for Annexation of lands to the Town of Severance, Colorado, consisting of 8 pages, excluding the page(s) of this affidavit, and that the signatures of the petitioners thereon were witnessed by the circulator and are the true and original signatures of the persons whose names they purport to be, and that the dates of such signatures are correct.

Circulator: JEREMY CALL 

STATE OF COLORADO)
) SS.
COUNTY OF Harimer)

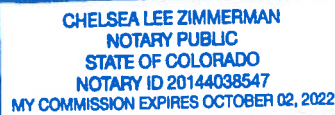
The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 6 day of June, 2022, by Jeremy Call.

Witness my hand and official seal



Notary Public
Commission

Expires: October 2, 2022



LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 26 BEARS S00°50'14"W; THENCE S00°56'44"W 2624.09' ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 AND THE **TRUE POINT OF BEGINNING.**

THENCE S89°55'28"E 2641.07' ALONG THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 PARALLEL AND 30' SOUTH OF THE NORTH LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 26; THENCE S00°56'44"W 2624.09' ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE C1/4 CORNER OF SAID SECTION 26; THENCE S89°54'34"W 2636.23' ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 26 TO THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE N00°50'14"E 2631.66' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE **TRUE POINT OF BEGINNING.**

CONTAINS 6,933.173 SQ. FT - 159.164 ACRES MORE OR LESS.

TOWN COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ZONE CHANGE AS SHOWN AND DESCRIBED HEREON WAS APPROVED ON THE ____ DAY OF _____, 20____, BY ORDINANCE No. _____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, HELD ON THIS ____ DAY OF _____, 20____.

PLANNING COMMISSION CERTIFICATE:

REVIEWED BY THE SEVERANCE PLANNING COMMISSION THIS ____ DAY OF _____, 20____.

CHAIRPERSON

PLANNING COMMISSION SECRETARY

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS ZONING AMENDMENT MAP WAS FILED IN MY OFFICE ON THIS ____ DAY OF _____, 2022 AT ____ O'CLOCK ____ M.

FEE:

CLERK

SURVEYOR'S CERTIFICATION:

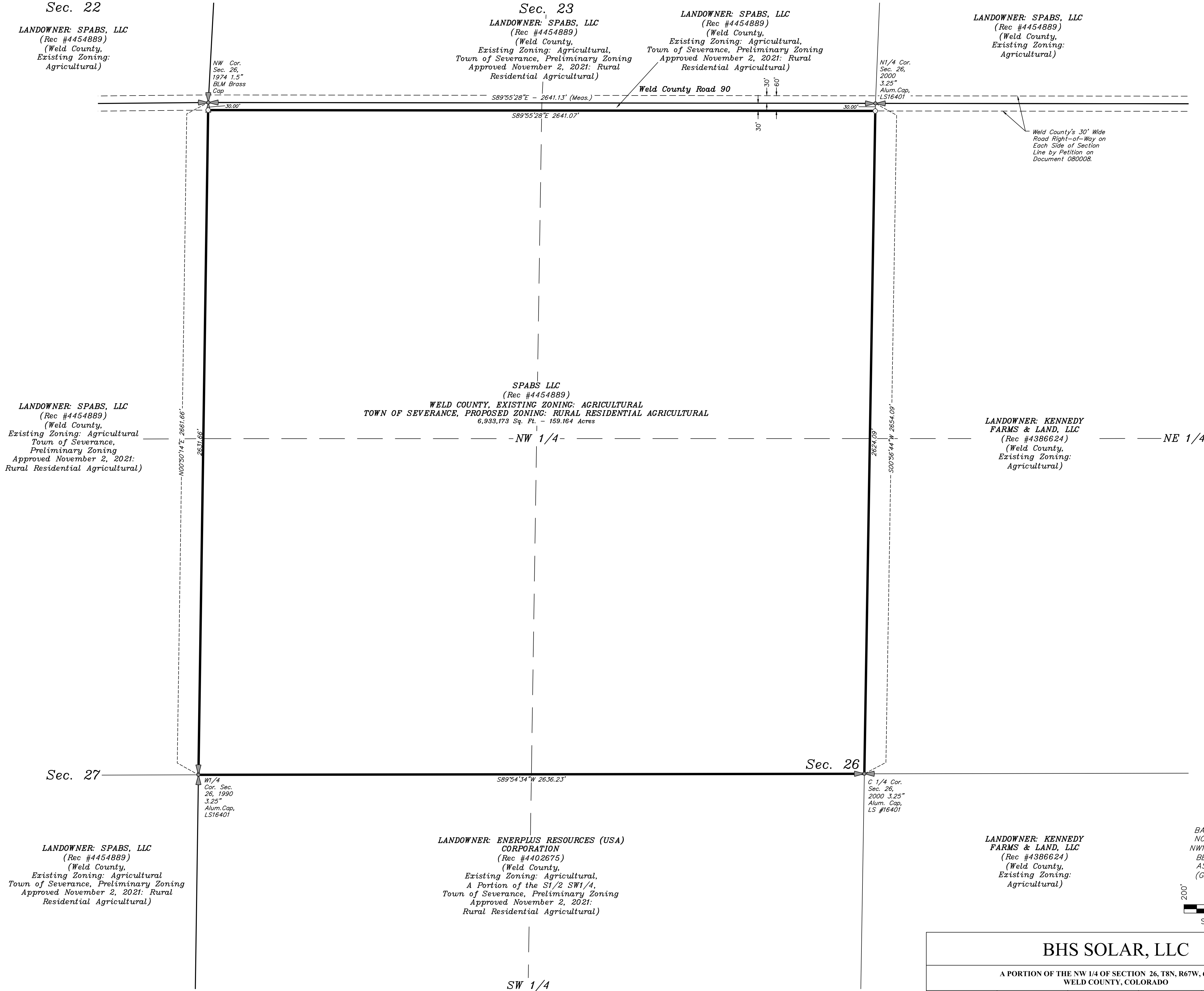
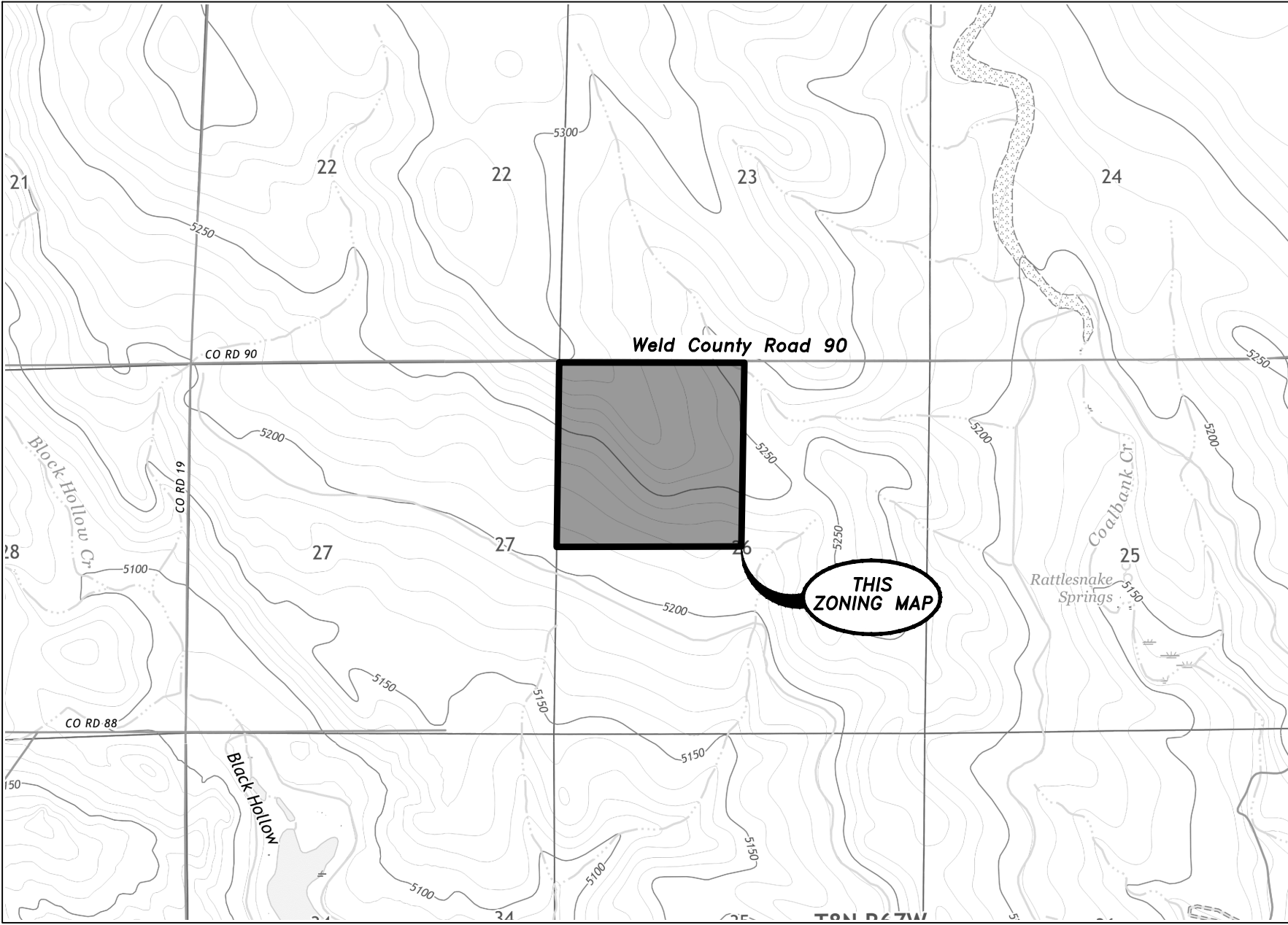
I, LOREN K. SHANKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS ZONING AMENDMENT MAP (AND LEGAL DESCRIPTION(S)) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 24 DAY OF NOVEMBER, 2020.

LOREN K. SHANKS, PLS NO. 28285
FOR AND ON BEHALF OF UINTAH ENGINEERING AND LAND SURVEYING
3313 35th STREET, STE B, EVANS, CO 80620
970-506-1544

PRELIMINARY

PARCEL ZONING TABLE			
OWNER	WELD COUNTY TAX ASSESSOR PARCEL ID #	PARCEL SECTION, TOWNSHIP RANGE	SEVERANCE ZONING
SPABS LLC	PORTION OF 055526000002	PORTION OF NW1/4 S26 T8N R67W	RURAL RESIDENTIAL AGRICULTURAL

VICINITY MAP:
1" = 2000'



SW 1/4

LEGEND OF SYMBOLS & ABBREVIATIONS:

- US PUBLIC LAND SURVEY SECTION CORNER
- US PUBLIC LAND SURVEY QUARTER AND CENTER QUARTER SECTION CORNER
- DIMENSION CORNER ONLY

BHS SOLAR, LLC

A PORTION OF THE NW 1/4 OF SECTION 26, T8N, R67W, 6th P.M., WELD COUNTY, COLORADO

SURVEYED BY:	DRAWN BY:	PROJECT:	FILE:	SCALE:	SHEET:
O.R., M.M.	L.K.	17401-20-0004	H-2476	1" = 200'	1 OF 1
11-24-2020	08-24-2022				

UELS, LLC

Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

ZONING AMENDMENT MAP

LEGAL DESCRIPTION

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M. COUNTY WELD, STATE OF COLORADO, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 2 BEARS N89°11'40"W; THENCE N89°11'40"W 30.01' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 TO A POINT ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 AND THE **TRUE POINT OF BEGINNING**.

THENCE S00°39'07"E 2623.05' ALONG THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 PARALLEL AND 30' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2 TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE S89°45'45"W 300.01' ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE N00°39'07"W 2328.51' PARALLEL AND 330' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2; THENCE N89°11'40"W 300.00'; THENCE N00°39'07"W 300.00' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 2; THENCE S89°11'40"E 600.10' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 877,705 SQ. FT. ± 20.149 ACRES MORE OR LESS.

TOWN COUNCIL CERTIFICATION:

THIS IS TO CERTIFY THAT THE ZONE CHANGE AS SHOWN AND DESCRIBED HEREON WAS APPROVED ON THE ____ DAY OF ____, 20____, BY ORDINANCE No. ____, PASSED AND ADOPTED AT THE REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, HELD ON THIS ____ DAY OF ____, 20____.

PLANNING COMMISSION CERTIFICATE:

REVIEWED BY THE SEVERANCE PLANNING COMMISSION THIS ____ DAY OF ____, 20____.

CHAIRPERSON

PLANNING COMMISSION SECRETARY

CLERK AND RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS ZONING AMENDMENT MAP WAS WAS FILED IN MY OFFICE ON THIS ____ DAY OF ____, 2022 AT ____ O'CLOCK ____ M.

FEE:

CLERK

SURVEYOR'S CERTIFICATION:

I, LOREN K. SHANKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS ZONING AMENDMENT MAP (AND LEGAL DESCRIPTION(S)) WERE PREPARED UNDER MY PERSONAL SUPERVISION AND IN ACCORD WITH APPLICABLE STATE OF COLORADO REQUIREMENTS ON THIS 24 DAY OF NOVEMBER, 2020.

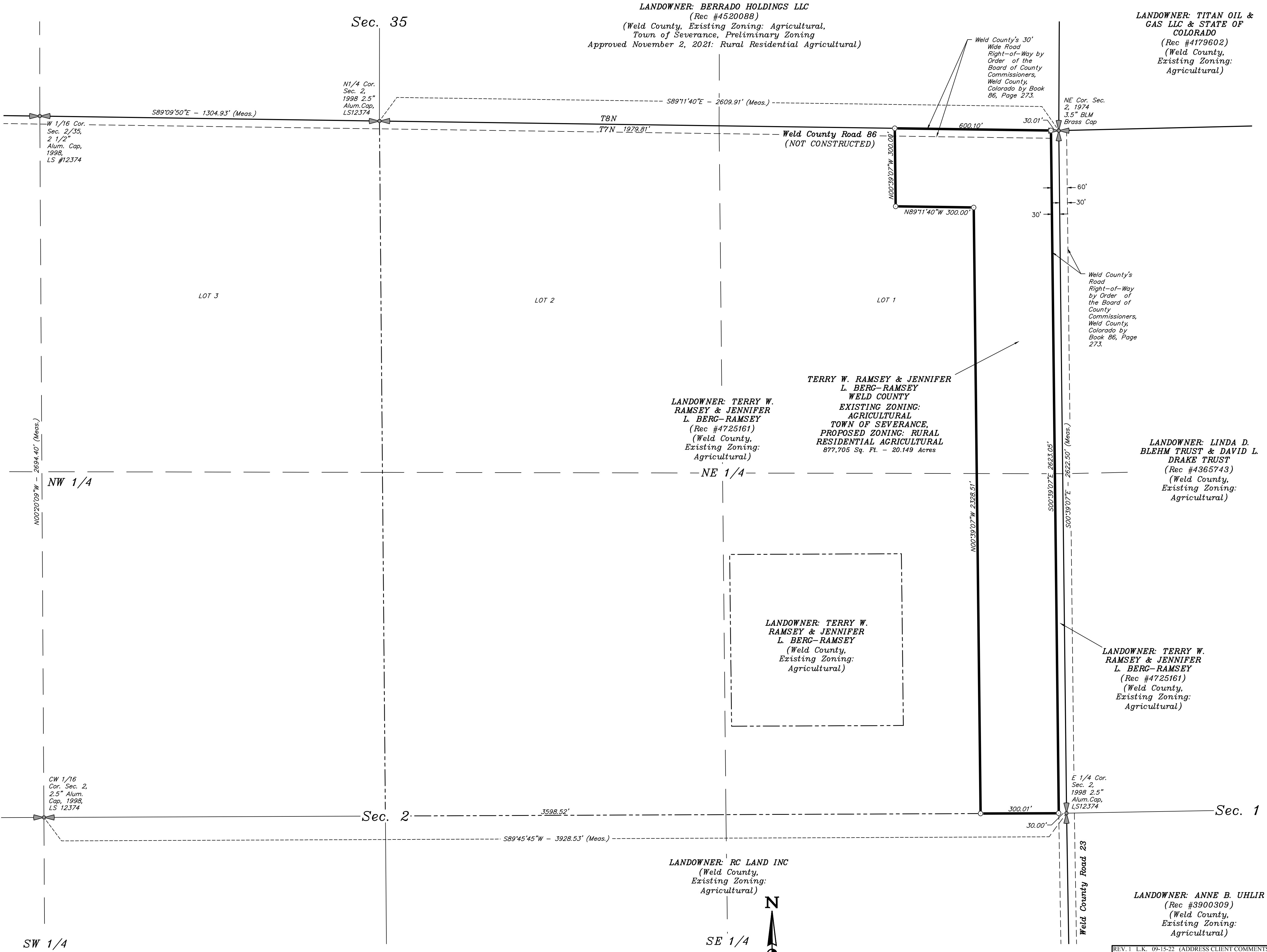
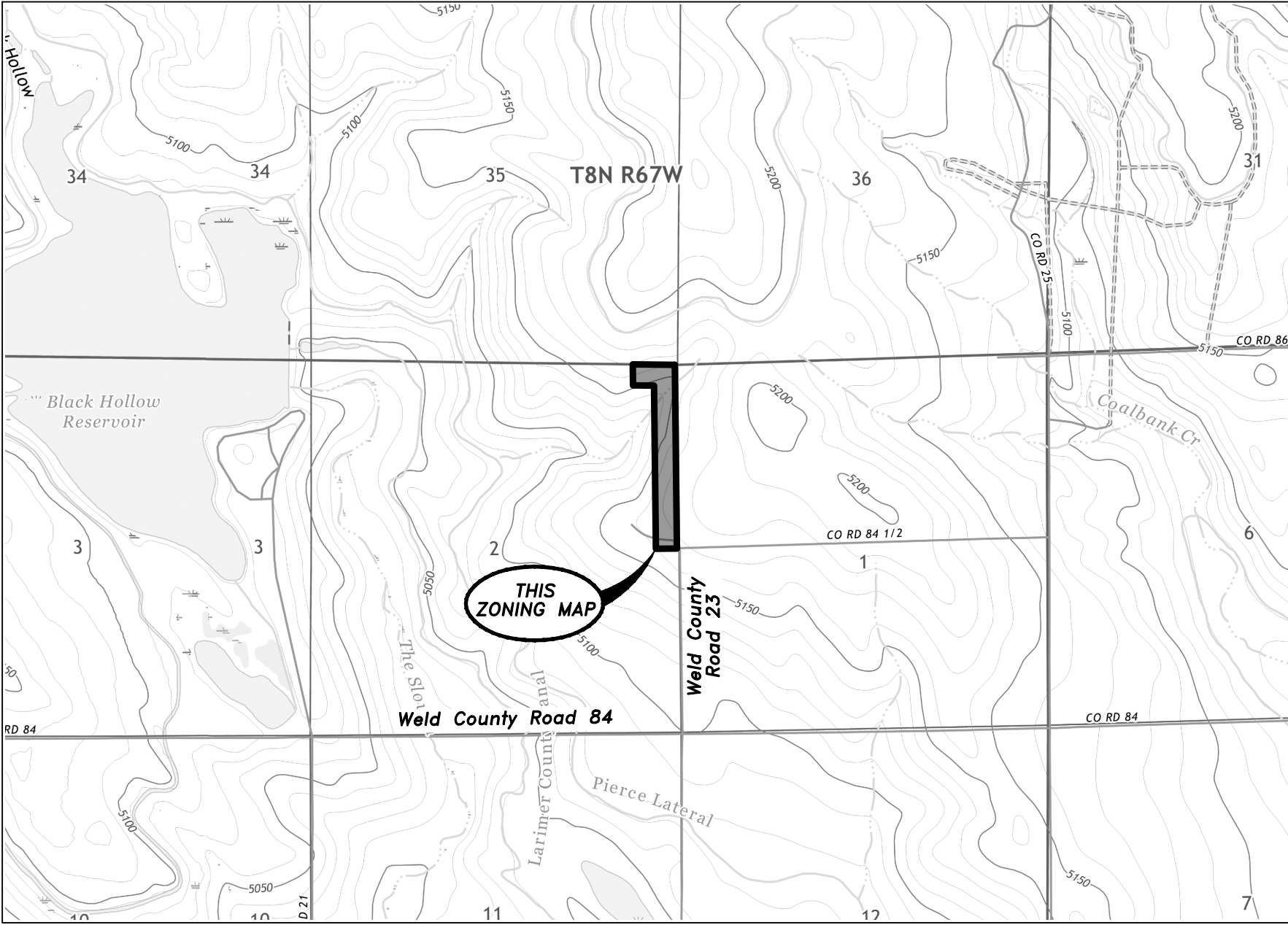
LOREN K. SHANKS, PLS NO. 28285
FOR AND ON BEHALF OF UINTAH ENGINEERING AND LAND SURVEYING
3313 35th STREET, STE B, EVANS, CO 80620
970-506-1544

PRELIMINARY

PARCEL ZONING TABLE			
OWNER	WELD COUNTY TAX ASSESSOR PARCEL ID #	PARCEL SECTION, TOWNSHIP RANGE	SEVERANCE ZONING
JENNIFER L. BERG-RAMSEY & TERRY W. RAMSEY	PORTION OF 070502100001	PORTION OF E1/2 NE1/4, S2 T7N R67W	RURAL RESIDENTIAL AGRICULTURAL

VICINITY MAP:

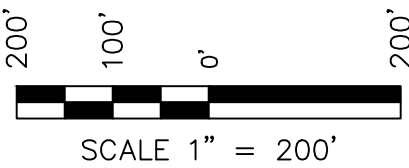
1" = 2000'



LEGEND OF SYMBOLS & ABBREVIATIONS:

- US PUBLIC LAND SURVEY SECTION CORNER
- US PUBLIC LAND SURVEY QUARTER AND SIXTEENTH SECTION CORNER
- DIMENSION CORNER ONLY

BASIS OF BEARINGS:
NORTH LINE OF THE NE1/4 OF SECTION 2, T7N, R67W BEARS N89°11'40"W AS SHOWN HEREON (GPS OBSERVATION)



REV. 1 L.K. 09-15-22 (ADDRESS CLIENT COMMENTS)

BHS SOLAR, LLC

A PORTION OF THE E1/2 NE1/4, SECTION 2, T7N, R67W, 6th P.M., WELD COUNTY, COLORADO

SURVEYED BY: O.R., M.M. 11-24-2020	DRAWN BY: L.K. 08-24-2022	PROJECT: 17401-20-0004	FILE: H-2476	SCALE: 1" = 200'	SHEET: 1 OF 1
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UINTAH
ENGINEERING & LAND SURVEYING

UELS, LLC

Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

ZONING AMENDMENT MAP

**ANNEXATION AGREEMENT
(2022 BHS Solar Annexation)**

This Annexation Agreement (this “Agreement”) is made and entered into this _____ day of _____, 2022, by and between the individuals and entities listed in the signature page to this Agreement (each an “Annexor” and collectively, “Annexor”), and the TOWN OF SEVERANCE, a Colorado municipal corporation, with a legal address of 3 South Timber Ridge Pkwy, PO Box 339, Severance, CO 80546 (the “Town”). The Town, Annexor, and Developer may be termed individually a “Party” or collectively the “Parties.”

WHEREAS, each Annexor holds fee title to one hundred percent of such Annexor’s portion of the property to be annexed to the Town pursuant to the “2022 BHS Solar Annexation” and as more particularly described in **Exhibit A**, attached hereto (hereinafter the “Annexation Property” or the “Property”); and

WHEREAS, the Annexor desires to have the Property annexed to and be subject to the jurisdiction of the Town, upon and subject to the terms and conditions set forth herein, all of which conditions are agreeable to the Annexor; and

WHEREAS, the Annexor has filed or intends to file a Petition to annex the Property to the Town; and

WHEREAS, Developer¹ holds an option to lease with Annexor SPABS LLC for the Property owned by SPABS LLC, and each of Developer and Platte River Power Authority, a political subdivision of the State of Colorado (“Platte River”), hold easements with Annexor Terry Ramsey and Jennifer Berg-Ramsey for a portion of the Property owned by Terry Ramsey and Jennifer Berg-Ramsey; and

WHEREAS, Annexor intends to construct and operate a utility-scale solar energy generating facility (the “Solar Project”) and/or appurtenant facilities required for the Solar Project on the Property; and

WHEREAS, the Parties desire to include in this Agreement certain provisions, understandings and agreements regarding the Property and its annexation; and

WHEREAS, the Town Council has determined that it is in the best interest of the Town to annex the Property, to provide certain municipal services thereto, and to receive revenues from the Property upon the terms and conditions contained herein.

THEREFORE, in consideration of the recitals, promises, mutual covenants and agreements

¹ For purposes of this Agreement, “Developer” means BHS Solar, LLC, a Delaware limited liability company, having a legal address is c/o 174 Power Global, attn: Legal Department, 300 Spectrum Center Drive, Suite 1020, Irvine CA 92618, and who is duly organized, validly existing, and in good standing under the laws of the State of Colorado, and is authorized to do business in the State of Colorado. Developer is not a party to this Agreement.

herein contained, the parties agree as follows:

1. Warranties of Parties.

(a) Annexor. Each Annexor is the legal and equitable owner of each Annexor's portion of the Annexation Property.

(b) Town of Severance. The Town of Severance is a Colorado home-rule municipality and has the power to take all actions required to authorize this Agreement and to carry out the obligations hereunder.

2. Annexation. The annexation of the Annexation Property shall be in accordance with the Colorado Municipal Annexation Act of 1965, as amended, the Severance Municipal Code and all applicable laws.

a. Conditions Precedent. Annexation of the Property shall not become effective, and neither the Annexor nor the Town shall record or cause to be recorded the items described in C.R.S. § 31- 12- 113(2)(a)(II)(A) or this Agreement, until all of the following conditions have been satisfied (it being acknowledged that the Town shall record the requisite documents to effect annexation of the Property upon satisfaction of the following conditions precedent):

- i. The Annexor and the Town have mutually executed and delivered this Agreement;
- ii. The ordinance approving the annexation of the Property has become effective in accordance with the provisions of the Town Charter;
- iii. The Town Council approves Rural Residential Agricultural zoning for the Property;
- iv. On or before December 31, 2023, Annexor notifies the Town that:

1. As it relates to Annexor SPABS LLC, Developer has exercised the option under that certain option to lease agreement between Developer and SPABS LLC for SPABS LLC's Property encompassed within the 2022 BHS Solar Annexation, and Developer and SPABS LLC have executed a lease agreement for SPABS LLC's Property encompassed within the 2022 BHS Solar Annexation; and
2. As it relates to Annexor Terry Ramsey and Jennifer Berg-Ramsey, Terry Ramsey and Jennifer Berg-Ramsey shall have received full compensation under that certain Electric Transmission and Access Easement dated June 23, 2022, by and between Terry Ramsey and

Jennifer Berg-Ramsey and Platte River.

- v. The Town's approval of a Solar Facility as a "use by additional review" for the Property and the property encompassed within the 2021 BHS Solar Annexation.

b. Failure of Conditions. Until the conditions precedent set forth in subparagraph 2.a have been satisfied, this document shall constitute an offer by the Annexor and the Town to enter into this Agreement (notwithstanding the parties' mutual execution and delivery of this document), and the annexation of the Property to the Town shall not become effective. In such case, neither the Annexor nor the Town shall record or cause to be recorded this Agreement or the items described in C.R.S. § 31- 113(2)(a)(II)(A), and the Annexor shall have the right to withdraw the petition for annexation.

3. Purpose. The purpose of this Agreement is to set forth the terms and conditions for the annexation and the initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Severance Municipal Code, as amended.

4. Consent to Annexation. Annexor hereby consents to the annexation of the Property subject to the terms of any Petition for Annexation filed with the Town, pursuant to C.R.S. § 31-12-107(1) and this Agreement.

5. Zoning.

a. Annexor hereby consents to the zoning of the Property as Rural Residential Agricultural, in accordance with the Town's established zoning designations. Initial zoning of the Property shall be considered simultaneously with the Petition for Annexation by the Town as allowed by the Colorado Municipal Annexation Act of 1965

b. Annexor hereby agrees the use and development of the Property as a Solar Facility may be permitted only upon the Town's approval of a "use by additional review" and issuance of a permit in accordance with Section 16.11.160 of the Severance Municipal Code.

c. Annexor is entering into this Agreement and is undertaking the obligations imposed upon Annexor herein in reliance upon the Town's adoption of an ordinance annexing the Property into the Town and an ordinance zoning the Property as provided in this Paragraph. Performance of Annexor's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinances described in this Paragraph. If the Town fails to adopt the ordinances described in this Paragraph, then the petition for annexation will be deemed withdrawn and the annexation process will be terminated.

- d. Because the zoning of property in Colorado constitutes legislative action by

a municipality, nothing in this Agreement shall be construed to be an agreement, commitment, or contract binding the Town to approval of any specific zoning. Moreover, nothing in this Paragraph shall constitute or be interpreted as a waiver or abrogation of the Town's legislative, governmental, or police powers, except as otherwise prescribed by law, to later rezone the Property to promote and protect the health, safety and general welfare of the Town or its inhabitants.

6. Application of Town Laws—Town Services. Except as expressly provided herein, all Town ordinances, regulations, policies, and procedures and all requirements contained in the Severance Municipal Code, currently in effect and as the same may be amended from time to time, shall be applicable to the use and development of the Property, upon annexation. Any agreement for the development of the Property as a Solar Facility and the site plan for the Solar Facility, once both are approved by the Town, are collectively a “site specific development plan” pursuant to C.R.S. § 24-68-101, et seq (“Site Specific Development Plan”). Upon approval of the Site-Specific Development Plan and subject to availability and capacity at the time services are requested, the Town shall provide all customary public safety (but excluding fire protection) and public roadway and maintenance services to the Annexation Property, to the same extent and upon the same terms and conditions as such services are provided to other properties throughout the Town.

7. Water and Sewer Services. The Town currently does not provide water or wastewater services to the Annexation Property, and Annexor acknowledges that the Town has no obligation under this Agreement to provide water and sewer service to the Annexation Property upon annexation. Annexor is directed to North Weld County Water District for the provision of domestic water services, and to Weld County Department of Public Health and Environment for the provision of wastewater services. Annexor shall be responsible for satisfying all requirements of North Weld County Water District and Weld County Department of Public Health and Environment for the extension of water and wastewater services necessary to serve the land use proposed for the Annexation Property. Notwithstanding the foregoing, the provision of Town water and wastewater services to the Annexation Property for any development of the Annexation Property other than that contained in the Site-Specific Development Plan shall be determined based upon the requirements in the Severance Municipal Code, as amended, as they exist at the time of future development application approval and subject to the applicant satisfying all requirements of the Severance Municipal Code including, but not limited to, the dedication of water rights and/ or the payment of fees in lieu thereof, and the construction of water lines and facilities necessary to service the land use proposed for the Property. Annexor acknowledges and agrees that the Town is not making and it expressly disclaims any express or implied warranty, representation, or commitment of any kind to sell or furnish utility services or extend utility infrastructure to the Property for future development, or to make available capacity from the existing Town utility systems sufficient to serve the potential maximum future development of the Property.

8. Special Districts. Upon approval of the Site-Specific Development Plan, the Town may, at its option, initiate actions necessary to assure exclusion of the Property from any and all special districts that provide municipal services to the Annexation Property that the Town is obligated to provide to the Annexation Property as described in section 6. Notwithstanding

anything to the contrary, the foregoing shall not preclude or affect in any way the Annexors' ability to create and operate special districts in accordance with the then applicable laws, rules, ordinances and regulations.

9. Water Dedication. No dedication or transfer to the Town of water rights in any manner as a condition of annexation of the Property is required or permitted by this Agreement. All water rights held by Annexor, whether tributary, nontributary or not-nontributary, and whether or not appurtenant to the Property, are retained by Annexor.

10. Right of Disconnection. The Parties acknowledge the purpose of the 2022 BHS Solar Annexation is for the construction and operation of the Solar Project. In order to annex sufficient real property to accommodate the Project while also complying with the relevant annexation laws, certain additional real property was annexed in 2021 pursuant to the Town Council Ordinance 2021-14, as amended by Town Council Ordinance 2022-XX.. If both annexations are approved and recorded, but construction on the Solar Project has not commenced by December 31, 2023, then Annexor shall have the right to request disconnection of the Property pursuant to CRS 31-12-501, *et. seq.*, and the Town Council shall give due consideration to the disconnection application and, if the Town Council is of the opinion that the Town's best interests will not be prejudiced by the disconnection, shall enact an ordinance effecting such disconnection. It is the intent of the Parties that the Property should not remain within the boundaries of the Town and be disconnected if the Solar Project is not constructed. Annexor's option to disconnect due to non-construction pursuant to this paragraph shall be exercised by submitting an application for such disconnection no later than December 31, 2024. Failure of the Annexor to initiate disconnection proceedings by such date shall constitute a waiver of such right under this Agreement but does not waive their right to do so under C.R.S. 31-12-501, *et. seq.* at any time.

11. Assignment. The rights, duties, and obligations of the Annexor hereunder may be assigned to another person or entity only with the prior written consent of the Town, which shall not be unreasonably withheld, conditioned or delayed; provided however, any person or party who acquires the Annexed Property from Annexor shall be an assignee that does not require the consent of the Town. In such event, the assignee shall assume all of the rights, duties, and obligations of the Annexor hereunder and the Annexor shall be correspondingly relieved from all such liabilities, duties and obligations.

12. Notices. All notices, demands or other documents required or desired to be given to either party under this Agreement shall be made in writing and shall be deemed effective upon receipt and shall be personally delivered or mailed by certified mail as follows:

Town: Town Manager
 Town of Severance
 3 South Timber Ridge Pkwy,
 PO Box 339
 Severance, CO 80546

Town Copy: Hayashi & Macsalka, LLC
1650 38th Street, Suite 103W
Boulder, CO 80301

Annexor: SPABS LLC
4100 E. Mississippi Ave
Suite 500
Glendale, CO 80246
Attention: Andrew R. Klein and Audrey Robertson

Terry Ramsey and Jennifer Berg-
Ramsey
41750 Country Road 23
Ault, CO 80610-9760

13. Remedies. The sole and exclusive remedies of Annexor against the Town for any breach of this Agreement shall be limited to breach of contract claims, including the remedy of specific performance to compel performance of the non-recording of the annexation ordinances and map consistent with Section 2 above. The Town's remedies under this Agreement under the law include, but are not limited to, the following:

- (a) The refusal to issue any building permit or certificate of occupancy;
- (b) The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party; and
- (c) A demand that the security given for the completion of any public improvements be paid or honored.

14. Cooperation. This Agreement is the product of the voluntary and cooperative effort of the Parties and shall not be construed or interpreted against either Party solely on the basis of that Party having drafted any portion of this Agreement.

15. Binding Effect of Agreement. This Agreement shall inure to the benefit of and be binding upon the successors and the assigns of the respective parties. The parties' respective rights and obligations set forth in this Agreement shall constitute covenants that shall run with the Annexation Property.

16. Recording. Upon the satisfaction of the conditions as described in Paragraph 2.a of this Agreement, this Agreement shall be recorded in the records of the Clerk and Recorder of Weld County, State of Colorado.

17. Future Acts. Following execution of this Agreement, the parties covenant and agree that they will cooperate with each other in accomplishing the terms, conditions and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the Agreement.

18. Third Parties. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of the parties hereto and their respective successors and assigns, and nothing in this Agreement, express or implied, is intended nor shall be construed of confer upon or give any other person any rights, remedy or claim under or by reason of the Agreement. Neither Party shall be obligated or liable under the terms of this Agreement to any person or entity not a party hereto. Further, the Town shall not be bound by any contracts or conditions that Annexor or any developer of the Property may negotiate with third parties related to matters set forth in this Agreement.

19. Police Power. Nothing contained in the Agreement shall constitute or be interpreted as a repeal of existing Codes or ordinances or as a waiver or release of the Town's legislative, governmental or police powers to promote and protect, the health, safety, morals or general welfare of the municipality or its inhabitants. This Agreement shall not prohibit the enactment by the Town of any tax, fee, ordinance, resolution, rule, or regulation which is of uniform and general application.

20. No Partnership or Agency. Notwithstanding any language in this Agreement, neither party shall be deemed a member, partner or joint venture of each other and neither party shall be responsible for the debts or liabilities of the other nor the other's contractor or agent.

21. Venue. This Agreement is being executed and delivered and is intended to be performed in the State of Colorado, and the laws of Colorado shall govern the validity, construction, enforcement, and interpretation of this Agreement. Exclusive jurisdiction and venue for resolution of any dispute arising hereunder shall be in the District Court for Weld County, Colorado.

22. Attorney's Fees. In the event that it is necessary to initiate legal proceedings to enforce the provisions of this Agreement, the non-prevailing party shall be responsible for all reasonable legal expenses and costs incurred by the prevailing party, including reasonable attorney's fees.

23. Effective Date. Except as set forth in this Agreement, this Agreement shall be effective and binding upon the parties immediately upon the effective date of an ordinance annexing the Property, regardless of whether the Agreement is executed prior to the effective date of said ordinance annexing the Property.

24. Entire Agreement. This Agreement including the Exhibits and Recitals, which are incorporated herein, set forth the entire agreement of the parties concerning the 2022 BHS Solar

Annexation. There are no promises, terms, conditions, or obligations other than those contained herein that exist with respect to the 2022 BHS Solar Annexation. This Agreement shall supersede all other provisions, communications, representations, or agreements, either verbal or written, between the parties with respect to the 2022 BHS Solar Annexation and the economic incentives related thereto.

25. Waiver Limitations. A written waiver by either party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver or any subsequent breach by another party.

26. Headings. The headings of the sections or subsections of this Agreement are only for the convenience and reference of the parties and are not intended to define, limit, or describe the scope or intent of this Agreement.

27. Severability. If any part, term or provision of this Agreement is held by any court of competent jurisdiction to be illegal, invalid or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid, and the parties shall cooperate to cure any such defect.

28. No Vested Property Rights. It is understood and agreed by the parties that no vested property rights are granted by this Agreement. The Annexor represents to the Town that there are no vested rights to the Annexation Property from the County of Weld or any other governmental entity. Annexor hereby waives and releases any prior vested rights which may have been so granted or acquired in Weld County so long as the Property remains annexed into the Town.

29. Disconnection. Except as provided in Section 10, no right or remedy of disconnection of the Annexation Property from the Town shall accrue from this Agreement other than that provided by C.R.S. § 31-12-119. In the event the Annexation Property or any portion thereof is disconnected from the Town at the Annexor's request, the Town shall have no obligation to serve the disconnected Annexation Property.

30. Referendum. If the annexation of the Annexation Property or any portion thereof is challenged by a referendum, all provisions of the Agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the referendum election. If the referendum challenge to the annexation results in disconnection of the Annexation Property from the Town, then this Annexation Agreement shall be null and void and of no further effect. If the referendum challenge fails, then the Annexor and the Town shall continue to be bound by this Annexation Agreement.

31. Court Order. In the event that the annexation of the Property or any portion thereof is voided by Final Action ("Final Action" means that no appeal can be made or the time to appeal has expired) of a court of proper jurisdiction (such Final Action not being associated with referendum or initiative matters), the Town and the Annexor shall cooperate to cure any legal

defects cited by the court or that resulted in disconnection of the Annexation Property, and immediately upon such cure this Agreement shall be deemed to be an agreement to annex the Property to the Town pursuant to the Colorado Municipal Annexation Act of 1965 in accordance with the terms of this Agreement. The Annexor shall reapply for annexation in accordance with the terms and conditions contained in this Agreement when the Annexation Property becomes eligible for annexation under the applicable statutory requirements as determined by the Town.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

[Remainder of page left intentionally blank—Signature Pages to follow]

SPABS LLC

By: _____
Name: Andrew R. Klein
Title: Manager

Witness my hand and official seal.

(Title of office)

[Remainder of page left intentionally blank—Signature Pages to follow]

Title: Manager

COUNTY OF _____)

The foregoing Annexation Agreement was signed and sworn to before me by Audrey Robertson, as Manager of ARK Squared LLC, a Colorado limited liability company, Manager of SPABS LLC, a Colorado limited liability company, this ____ day of _____, 20__.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

TERRY RAMSEY

By: _____
Name: Terry Ramsey

STATE OF COLORADO)
)ss.
COUNTY OF _____)

The foregoing Annexation Agreement was signed and sworn to before me by Terry Ramsey, this ____ day of _____, 20____.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

JENNIFER BERG-RAMSEY

By: _____

Name: Jennifer Berg-Ramsey

Title: Manager

STATE OF COLORADO)
)ss.

COUNTY OF _____)

The foregoing Annexation Agreement was signed and sworn to before me by Jennifer Berg-Ramsey, this ____ day of _____, 20__.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

**TOWN OF SEVERANCE, a Colorado municipal
corporation**

By: _____
Matthew Fries, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

EXHIBIT A
Legal Description of the Property

2022 BHS SOLAR ANNEXATION BOUNDARY 1 (Landowner: Terry Ramsey and Jennifer Berg-Ramsey)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 2 BEARS N89°11'40"W; THENCE N89°11'40"W 30.01' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 TO A POINT ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 AND THE **TRUE POINT OF BEGINNING**.

THENCE S12°20'33"W 750.25'; THENCE N10°43'53"W 750.25' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 2; THENCE S89°11'40"E 300.10' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 2.532 ACRES MORE OR LESS.

BASIS OF BEARINGS: NORTH LINE OF THE NE1/4 OF SECTION 2, T7N, R67W BEARS N89°11'40"W.

2022 BHS SOLAR ANNEXATION BOUNDARY 2A (Landowner: Terry Ramsey and Jennifer Berg-Ramsey)

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 2 BEARS N89°11'40"W; THENCE N89°11'40"W 30.01' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 TO A POINT ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 AND THE **TRUE POINT OF BEGINNING**.

THENCE S00°39'07"E 2623.05' ALONG THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 PARALLEL AND 30' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2 TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE S89°45'45"W 300.01' ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE N00°39'07"W 2628.51' PARALLEL AND 330' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2; THENCE N89°11'40"W 300.00'; THENCE N00°39'07"W 300.00' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 2; THENCE S89°11'40"E 300.00' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2; THENCE S10°43'53"E 750.25'; THENCE N12°20'33"E 750.25' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 2 AND THE **TRUE POINT OF BEGINNING**.

CONTAINS 17.617 ACRES MORE OR LESS.

BASIS OF BEARINGS: NORTH LINE OF THE NE1/4 OF SECTION 2, T7N, R67W BEARS N89°11'40"W.

TOGETHER WITH

2022 BHS SOLAR ANNEXATION BOUNDARY 2B (Landowner: SPABS LLC)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 26 BEARS S00°50'14"W; THENCE S00°50'14"W 30.00' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 AND THE **TRUE POINT OF BEGINNING**.

THENCE S89°55'28"E 2641.07' ALONG THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 PARALLEL AND 30' SOUTH OF THE NORTH LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 26; THENCE S00°56'44"W 2624.09' ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE C 1/4 CORNER OF SAID SECTION 26; THENCE S89°54'34"W

2636.23' ALONG THE SOUTH LINE OF THE NW 1/4 OF SAID SECTION 26 TO THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE N00°50'14"E 2631.66' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 159.164 ACRES MORE OR LESS.

BASIS OF BEARINGS: WEST LINE OF THE NW1/4 OF SECTION 26, T8N, R67W BEARS S00°50'14"W.

2022 BHS SOLAR ANNEXATION BOUNDARIES 2A AND 2B TOGETHER CONTAIN 176.781 ACRES MORE OR LESS.

**TOWN OF
SEVERANCE
RESOLUTION NO.
2022-42R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION
PETITION FOR CERTAIN PROPERTY LOCATED IN WELD COUNTY,
COLORADO AND SETTING A PUBLIC HEARING ON THE PETITION IN
ACCORDANCE WITH THE MUNICIPAL ANNEXATION ACT OF 1965**

WHEREAS, a written petition requesting the annexation of certain real property described below, to be known as the 2022 BHS Solar Annexation (the "Petition"), has been filed with the Town Clerk; and

WHEREAS, the Petition has been referred to the Town Council for the Town of Severance, for a determination of substantial compliance with the requirements of C.R.S. § 31-12-107(1); and

WHEREAS, the Town Council has been advised by the staff, and has taken official notice of all maps, records, and other information and materials on file with the Town of Severance, Colorado, regarding the Petition.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE COLORADO:**

Section 1. The Petition for Annexation of the real property described and shown in Exhibit A, attached hereto and incorporated herein by this reference, to be known as the 2022 BHS Solar Annexation, is determined to be in substantial compliance with C.R.S. § 31-12-107(1).

Section 2. The Town Council of the Town of Severance, Colorado shall hold a public hearing on the proposed annexation on November 8, 2022 at 7:00 P.M., or as soon as thereafter possible, at Severance Town Hall, 3 S. Timber Ridge Parkway, Severance, Colorado 80550, to determine if the proposed annexation complies with Section 30 of Article II of the Colorado Constitution and C.R.S. §§ 31-12-104 and -105, or such parts thereof, as may be required to establish eligibility for annexation.

Section 3. The Town Clerk shall publish a Notice of Public Hearing, in substantially the form attached as Exhibit B, once a week for four successive weeks in a newspaper of general circulation in the area proposed to be annexed, with the first publication of such notice to be at least thirty days prior to the date of the hearing. The Town Clerk shall further provide notice to the Clerk of the Board of County Commissioners of Weld County, the Weld County Attorney, and to any special district or school district having territory within the area proposed to be annexed, in the manner and within the time provided in C.R.S. § 31-12-108(2).

RESOLVED AND APPROVED this 27th day of September, 2022.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

Exhibit A

2022 BHS SOLAR ANNEXATION

LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 26 BEARS S00°50'14"W; THENCE S00°50'14"W 30.00' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 AND THE **TRUE POINT OF BEGINNING.**

THENCE S89°55'28"E 2641.07' ALONG THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 PARALLEL AND 30' SOUTH OF THE NORTH LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 26; THENCE S00°56'44"W 2624.09' ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE C1/4 CORNER OF SAID SECTION 26; THENCE S89°54'34"W 2636.23' ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 26 TO THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE N00°50'14"E 2631.66' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE **TRUE POINT OF BEGINNING.**

CONTAINS 6,933,173 SQ. FT - 159.164 ACRES MORE OR LESS.

AND

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 2 BEARS N89°11 '40"W; THENCE N89°11 '40"W 30.01' ALONG THE NORTH LINE OF LOT I OF SAID SECTION 2 TO A POINT ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 AND THE **TRUE POINT OF BEGINNING.**

THENCE S00°39'07"E 2623.05' ALONG THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 PARALLEL AND 30' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2 TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE S89°45'45"W 300.01' ALONG THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 2; THENCE N00°39'07"W 2328.51' PARALLEL AND 330' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 2; THENCE N89°11 '40"W 300.00'; THENCE N00°39'07"W 300.00' TO A POINT ON THE NORTH LINE OF LOT I OF SAID SECTION 2; THENCE S89°11 '40"E 600.10' ALONG THE NORTH LINE OF LOT I OF SAID SECTION 2 TO THE **TRUE POINT OF BEGINNING.**

CONTAINS 877,705 SQ. FT - 20.149 ACRES MORE OR LESS.

EXHIBIT B

TOWN OF SEVERANCE, COLORADO NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the Town of Severance will hold a review, as a regular agenda item at a public meeting, commencing at 6:00 p.m., or as soon as thereafter as the matter may be called, on Wednesday/October 19th, 2022 at the Town of Severance Town Hall, Council Chambers, 3 S. Timber Ridge Parkway, Severance, Colorado 80550. The purpose of the review is to make a recommendation to the Town Council regarding a request by SPABS, LLC, Terry Ramsey, and Jennifer Berg-Ramsey to determine whether certain real property for which a petition for annexation to the Town of Severance has been filed with the Town, to be known as the 2022 BHS Solar Annexation, meets the applicable requirements of Section 30 Article II of the Colorado Constitution and Sections 31-12-104 and 31-12-105 of the statutes of the State of Colorado and is eligible for annexation to the Town.

The Planning Commission's review shall be conducted in-person and by electronic means (see the link below to participate in the meeting on your computer). All submitted materials and instructions for participation will be posted at <https://www.townofseverance.org>, and available upon appointment at Severance Town Hall, 3 S. Timber Ridge Parkway, Severance, Colorado 80550 970-686-1218 no later than three days prior to the meeting. Submittal of any materials to the Planning Commission review are due no later than five (5) days before the meeting and written comments must be submitted no later than 5:00pm on the day of the meeting. All submittals of materials and written comments are to be sent to planning@townofseverance.org.

Virtual at: https://us02web.zoom.us/webinar/register/WN_OCx-DpESRiaIW1915_tEgg

Notice is hereby given that the Town Council of the Town of Severance will hold a Public Hearing commencing at 7:00 p.m., or as soon as thereafter as the matter may be called, on Tuesday/November 8, 2022 at the Town of Severance Town Hall, Council Chambers, 3 S. Timber Ridge Parkway, Severance, Colorado 80550. The purpose of the Public Hearing is to consider a request by SPABS, LLC, Terry Ramsey, and Jennifer Berg-Ramsey to determine whether certain real property for which a petition for annexation to the Town of Severance has been filed with the Town, to be known as the 2022 BHS Solar Annexation, meets the applicable requirements of Section 30 Article II of the Colorado Constitution and Sections 31-12-104 and 31-12-105 of the statutes of the State of Colorado and is eligible for annexation to the Town.

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Virtual at: https://us02web.zoom.us/webinar/register/WN_GSL5tq02RNOARXxagWeWpA

The approximate location of the property that is subject of the hearing is the southeast corner of Weld County Road 90 and Weld County Road 19. The legal description for the proposed annexation is set forth in “Exhibit A.”

Any person may appear at the Public Hearing and be heard regarding the matters under consideration.

The application is on file with the Town of Severance. For questions or comments contact:

Abdul Barzak
Town Planner
970-686-1218
planning@townofseverance.org

TOWN OF SEVERANCE, COLORADO
Leah Vanarsdall
Town Clerk

EXHIBIT A
(Legal Description)

COMMENCING AT THE NORTHWEST CORNER OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE WEST 1/4 CORNER OF SAID SECTION 26 BEARS S00°50'14"W; THENCE S00°50'14"W 30.00' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 AND THE **TRUE POINT OF BEGINNING.**

THENCE S89°55'28"E 2641.07' ALONG THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 PARALLEL AND 30' SOUTH OF THE NORTH LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 26; THENCE S00°56'44"W 2624.09' ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE C1/4 CORNER OF SAID SECTION 26; THENCE S89°54'34"W 2636.23' ALONG THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 26 TO THE WEST 1/4 CORNER OF SAID SECTION 26; THENCE N00°50'14"E 2631.66' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE **TRUE POINT OF BEGINNING.**

CONTAINS 6,933,173 SQ. FT - 159.164 ACRES MORE OR LESS.

AND

COMMENCING AT THE NORTHEAST CORNER OF SECTION 2, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, FROM WHICH THE NORTH 1/4 CORNER OF SAID SECTION 2 BEARS N89°11 '40"W; THENCE N89°11 '40"W 30.01' ALONG THE NORTH LINE OF LOT I OF SAID SECTION 2 TO A POINT ON THE WEST RIGHT-OF-WAY OF COUNTY ROAD 23 AND THE **TRUE POINT OF BEGINNING.**

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CONTAINS 877,705 SQ. FT - 20.149 ACRES MORE OR LESS.

Please publish in the Greeley Tribune once a week for four consecutive weeks on
Wednesday/10.12.2022, Wednesday/10.19.2022, Wednesday/10.26.2022, Wednesday/11.2.2022

Please send the affidavit of publication and billing to:

Town Clerk
Town of Severance
3 S. Timber Ridge Parkway
Severance, CO 80550



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING Ordinance 2022-19: An Ordinance of the Town Council of the Town of Severance, Colorado, Annexing The Property Known as The Moody Annexation to the Town of Severance, Colorado; and approving the associated Annexation Agreement	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
The Community Development Department and Town Management ask that the Severance Town Council review, discuss, and take action on Ordinance 2022-19 for the proposed Moody Annexation. Actions that may be taken: 1. Approve Ordinance 2022-19 2. Take no action.		<u>Ordinance</u> <u>Attorney Approved</u> <u>Action Requested</u> <u>Annexation</u>
BRIEF SUMMARY		
Hidden Lake Investments, LLC and Eaton Law Reservoir Company jointly (owners) are petitioning the Town of Severance to annex approximately 310 acres north of and adjacent to E. Harmony Road (WCR 74) and east of and adjacent to Teller Street (WCR 21). A concept plan has been submitted with this annexation but will be viewed at a later meeting at the request of the applicant. Tonight only the Annexation is before the Town Council. At the August 17th Planning Commission, the Planning Commission forwarded a recommendation of denial for Annexation. (Please see notes in packet for additional information)		
PUBLIC SUPPORT/CONCERN		
Residents have reached out to Town Staff and requested that the Town Council not annex this property. Please see packet for all received responses.		
ANALYSIS AND RECOMMENDATION		
The Community Development Department and Town Management ask that the Severance Town Council take action and move to approve Ordinance 2022-19 for the proposed Moody Annexation		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Letter of Intent (Applicant Submitted)		

2. Annexation Map (Applicant Submitted)
3. Legal Description (Applicant Submitted)
4. Annexation Petition (Applicant Submitted-Reviewed by Town Staff/Legal)
5. Moody Annexation Agreement (Generated by Town Staff/Legal/Applicant)
6. Concept Plan (Applicant Submitted)
7. Town Review Form - Moody Project (Staff Generated)
8. Engineering Memo with Applicant Response (Town Staff Submitted)
9. Moody Impact Report (Town Staff Submitted)
10. Combined Neighborhood Responses
11. Combined Referral Responses
12. Ordinance 2022-19 - Moody Annexation (Generated by Town Legal)



August 23, 2021

Town of Severance
Attn: Nick Wharton
3 S. Timber Ridge Parkway
Severance, CO 80550

RE: Moody Property

Dear Mr. Wharton:

On behalf of Hidden Lake Investments, LLC and Eaton Law Reservoir Company Jointly ("Owners") enclosed please find a Petition for Annexation and submittal documents for zoning and concept plan for the Moody Property.

The Owners intends to annex 305.27 acres into the Town of Severance. Approximately 269.08 acres of single-family development, Approximately 17.13 acres of multi-family development, and approximately 19.06 acres of commercial development.

Should you have any questions regarding the foregoing, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Morgan Kidder", is positioned above the printed name.

Morgan Kidder.

Enclosure(s)

MOODY ANNEXATION MAP
ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO
SITUATE WITHIN SECTION 35, TOWNSHIP 7 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
(±309.52 ACRES)

PARCEL DESCRIPTION - Moody Annexation

A parcel of land being the Eaton-Law Reservoir, a portion of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 recorded June 6, 2019 as Reception No. 4495105 of the Records of Weld County, and a portion of Lot A and Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146 recorded June 6, 2019 as Reception No. 4495106 of the Records of Weld County, all situate within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th/ P.M.), County of Weld, State of Colorado being more particularly described as follows;

COMMENCING at the Southwest Corner of said Section 35 and assuming the West line of the Southwest Quarter of Section 35 as bearing North 00° 15' 17" West a distance of 2675.16 feet, and being monumented on the South by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 12374 and on the North by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 28777 (last three numbers illegible) with all other bearings contained herein relative thereto;

THENCE North 00° 15' 17" West a distance of 30.00 feet to the North line of the Summit View Third Annexation to the Town of Severance recorded April 7, 2000 as Reception No. 2760552 of the Records of Weld County;
THENCE North 89° 06' 25" East along the North line of said Summit View Third Annexation a distance of 30.00 feet to the Easterly line of the Francis-Felte Fourth Annexation to the Town of Severance recorded January 31, 2001 as Reception No. 2822532 of the Records of Weld County and to the **POINT OF BEGINNING**.

THENCE North 00° 15' 17" West along said Easterly line of the Francis-Felte Fourth Annexation and along the Easterly line of the Schlagel II Annexation to the Town of Severance recorded February 28, 2003 as Reception No. 3036936 of the Records of Weld County a distance of 2644.75 feet;
THENCE North 00° 01' 47" East continuing along said Easterly line of the Schlagel II Annexation a distance of 2345.56 feet to the intersection of the Easterly line of Schlagel II Annexation and a Northerly line of said Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293;
The following Forty (40) courses are along the Northerly, Westerly and Easterly lines of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293.
THENCE North 89° 43' 41" East a distance of 374.00 feet;
THENCE North 00° 01' 47" East a distance of 330.00 feet to the North line of the Northwest Quarter of said Section 35;
THENCE North 89° 42' 39" East along said North line of the Northwest Quarter of Section 35 a distance of 1531.28 feet;
THENCE South 36° 15' 22" West a distance of 81.53 feet;
THENCE South 14° 46' 49" West a distance of 22.77 feet;
THENCE South 02° 03' 26" East a distance of 30.76 feet;
THENCE South 33° 15' 31" East a distance of 115.46 feet;
THENCE South 36° 37' 49" East a distance of 132.58 feet;
THENCE South 41° 09' 32" East a distance of 130.51 feet;
THENCE South 40° 01' 53" East a distance of 139.86 feet;
THENCE South 35° 02' 09" East a distance of 145.64 feet;
THENCE South 19° 38' 05" East a distance of 143.14 feet;
THENCE South 21° 19' 29" West a distance of 59.29 feet;
THENCE South 16° 39' 59" East a distance of 142.09 feet;
THENCE South 14° 24' 46" West a distance of 71.95 feet;
THENCE South 04° 06' 29" West a distance of 86.34 feet;
THENCE South 24° 00' 55" West a distance of 356.21 feet;
THENCE South 40° 10' 05" West a distance of 12.24 feet;
THENCE South 40° 31' 16" East a distance of 100.34 feet;
THENCE South 56° 50' 15" East a distance of 57.98 feet;
THENCE South 40° 59' 20" East a distance of 59.88 feet;
THENCE South 33° 40' 24" East a distance of 67.70 feet;
THENCE South 31° 37' 54" East a distance of 70.95 feet;
THENCE South 30° 37' 57" East a distance of 85.04 feet;
THENCE South 29° 34' 41" East a distance of 107.35 feet;
THENCE South 32° 35' 12" East a distance of 115.72 feet;
THENCE South 33° 05' 56" East a distance of 128.81 feet;
THENCE South 31° 44' 30" East a distance of 146.49 feet;
THENCE South 09° 09' 37" West a distance of 158.11 feet;
THENCE South 26° 21' 47" East a distance of 150.21 feet;
THENCE South 06° 10' 17" East a distance of 136.36 feet to a Westerly line of the Wright Fourth Annexation to the Town of Severance recorded March 3, 1995 as Reception No. 2428807 of the Records of Weld County, said line also being coincident with the Westerly line of the Amended Plat of Settlers Landing recorded December 20, 1995 as Reception No. 2468390 of the Records of Weld County;
The following Nine (9) courses are along the Westerly lines of said Wright Fourth Annexation and the Amended Plat of Settlers Landing.
THENCE South 00° 13' 21" West a distance of 637.13 feet;
THENCE South 05° 51' 39" East a distance of 485.00 feet;
THENCE South 10° 26' 39" East a distance of 425.00 feet;
THENCE South 24° 41' 39" East a distance of 139.00 feet;
THENCE South 26° 13' 21" West a distance of 262.00 feet;
THENCE South 40° 16' 39" East a distance of 209.41 feet;
THENCE South 40° 16' 39" East a distance of 145.59 feet;
THENCE South 21° 18' 21" West a distance of 175.00 feet;
THENCE South 17° 56' 39" East continuing along a Northerly line of said Wright Fourth Annexation a distance of 308.63 feet to the Northerly Right of Way line of Weld County Road 74, said line being parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
THENCE South 89° 03' 21" West along said Northerly Right of Way line a distance of 450.32 feet;
THENCE South 89° 06' 25" West continuing along said Northerly Right of Way line and along the Northerly line of said Summit View Third Annexation a distance of 240.17 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-35-3-RE1022;
The following Five (5) courses are along the Easterly, Northerly and Westerly lines of said Lot A.
THENCE North 04° 06' 13" West a distance of 340.10 feet;
THENCE South 88° 07' 15" West a distance of 210.84 feet;
THENCE South 46° 38' 40" West a distance of 72.01 feet;
THENCE South 32° 58' 40" East a distance of 315.51 feet;
THENCE South 00° 53' 35" East a distance of 20.00 feet to the Northerly Right of Way line of Weld County Road 74 and to the Northerly line of said Summit View Third Annexation, said line being parallel with and 30.00 feet Northerly of the South line of the Southwest Quarter of said Section 35;
THENCE South 89° 06' 25" West along said Northerly Right of Way line and Annexation line a distance of 2246.09 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 13,482,839 square feet or 309.52 acres, more or less (±).

OWNERS APPROVAL:

The undersigned, being more than 50% of the landowner(s) owning more than 50% of the land described herein, have caused said land to be laid out and Annexed under the name of MOODY ANNEXATION.

In witness whereof, we have hereunto set our hands and seal this _____ day of _____, 20____.

Hidden Lake Investments, LLC. The Eaton-Law Reservoir Company

STATE OF COLORADO)
) SS
COUNTY OF WELD)
The foregoing instrument was acknowledged before me by _____ this
_____ day of _____, 20____.

My commission expires: _____ Notary Public

TOWN COUNCIL CERTIFICATE:

This is to certify that the "MOODY ANNEXATION" was approved on the _____ day of _____, 2022 by ordinance no. _____, passed and adopted at the regular Town Council meeting of Severance, Colorado, held on this _____ day of _____, 2022 and that the Mayor of the Town of Severance on behalf of the Town of Severance hereby acknowledges said annexation upon which this certificate is endorsed for all purposes indicated thereon.

Attest:

Town Clerk Mayor

CLERK AND RECORDER'S CERTIFICATION:

I hereby certify that this annexation map was filed in my office on this _____ DAY OF _____, 20____ at _____ O'CLOCK ____m.

Fee:

TOWN CLERK

TOWN ENGINEER'S REVIEW:

Reviewed this _____ day of _____, 20____.

TOWN ENGINEER

TOWN PLANNER'S REVIEW:

Reviewed this _____ day of _____, 20____.

TOWN PLANNER

PLANNING COMMISSION APPROVAL:

Reviewed this _____ day of _____, 20____.

CHAIRMAN, SEVERANCE PLANNING COMMISSION

OWNER/DEVELOPER

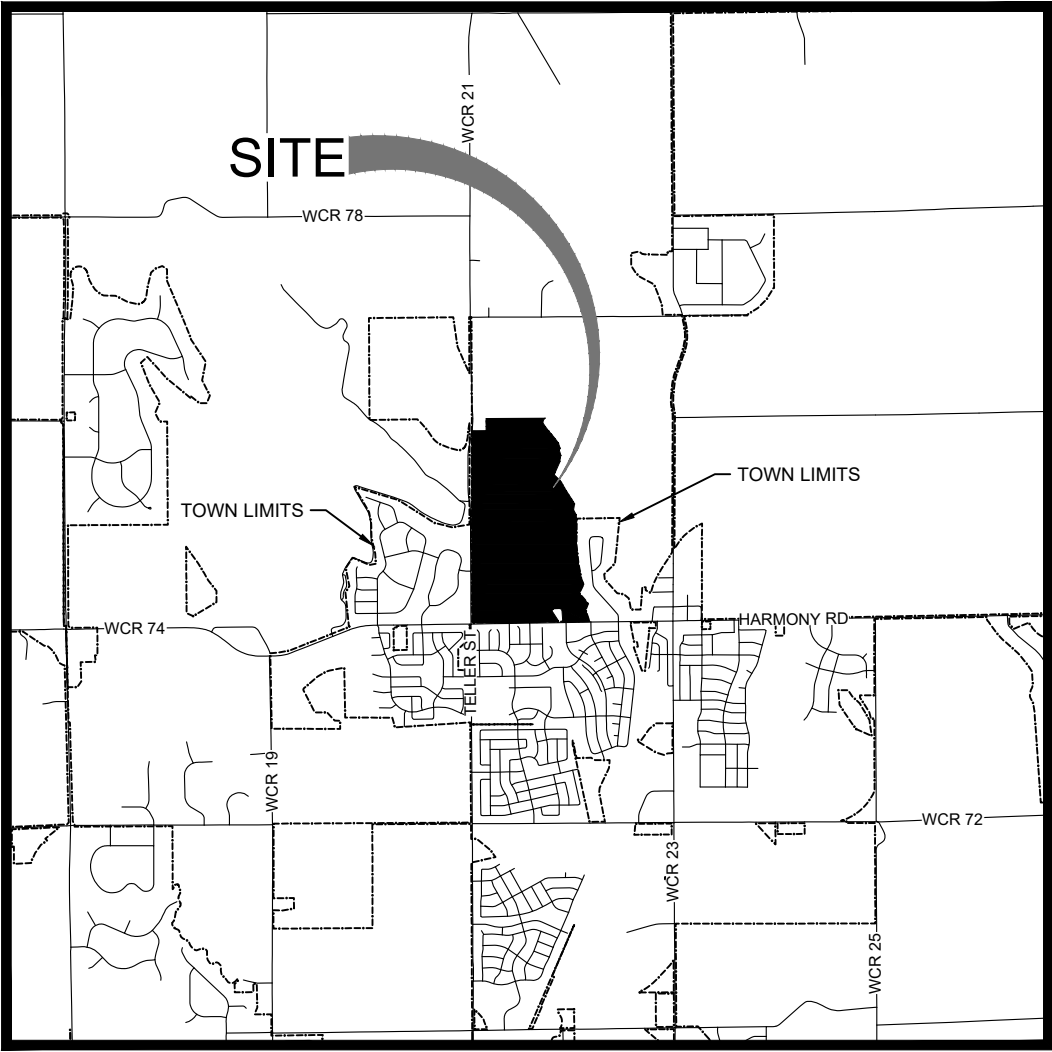
Hidden Lake Investments, LLC
Larry S. Buckendorf
7251 W 20th St, Suite 200
Greeley, CO 80634
(970) 539-0120
larry@journeyhomes.com

SITE ENGINEER

Northern Engineering Services, Inc.
Robbie Lauer
301 N. Howes St, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158
robbie@northernengineering.com

SURVEYOR

Northern Engineering
Aaron Lund, PLS
820 8th Street
Greeley, Colorado 80631
(970) 488-1115
aaronl@northernengineering.com



VICINITY MAP
1" = 5000'

MOODY ANNEXATION

TOTAL PERIMETER..... 16962.68'

CONTIGUOUS BOUNDARY..... 10713.64'

MINIMUM CONTIGUOUS PERIMETER FEET REQUIRED..... 2827.11'

INDICATES PRESENT TOWN BOUNDARY LINE

SYMBOL LEGEND

- FOUND PROPERTY MONUMENT
- FOUND SECTION CORNER
- FOUND #4 REBAR WITH BLUE PLASTIC CAP, LS 38209

LINE LEGEND

- SECTION LINE
- RIGHT OF WAY LINE
- ANNEXATION BOUNDARY LINE
- LOT LINE
- EXISTING ANNEXATION LINE
- ZONING LINE

SURVEY NOTES:

- Basis of Bearings: The West line of the Southwest Quarter of Section 35 as bearing North 00°15'17" West (assumed bearing) a distance of 2675.16 feet and Monumented as shown herein.
- Unit of measure is U.S. Survey Feet.
- No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
- This survey does not constitute a title search by the surveyor. For information regarding additional easements, Northern Engineering relied upon Policy Number: CO-FFAH-IMP-81306-1-21-H0641638 dated May 21, 2021, File Number: 459-H0646933-820-GRO, Amendment No. 1 dated July 2, 2021 and File Number: 459-H0587798-084-LL9, Amendment No. 1 dated July 2, 2021, all prepared by Heritage Title Company, Inc.
- According to FEMA Map No. 08123C1213E and 08123C1211E, dated January 20, 2016, this parcel lies within Zone X "Area of Minimal Flood Hazard".

SURVEYOR'S STATEMENT

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description and Map of land proposed to be annexed to the Town of Severance, County of Weld, State of Colorado, was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge, information, belief, and in my professional opinion.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the Town of Severance, County of Weld, State of Colorado.

I further state that this map complies with C.R.S. 31-12-107(a)(1).

Aaron M. Lund - 970-488-1115
Colorado Registered Professional
Land Surveyor #38679

NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown herein.

SECTION:
35
TOWNSHIP:
7 N
RANGE:
67 W of the 6th PM

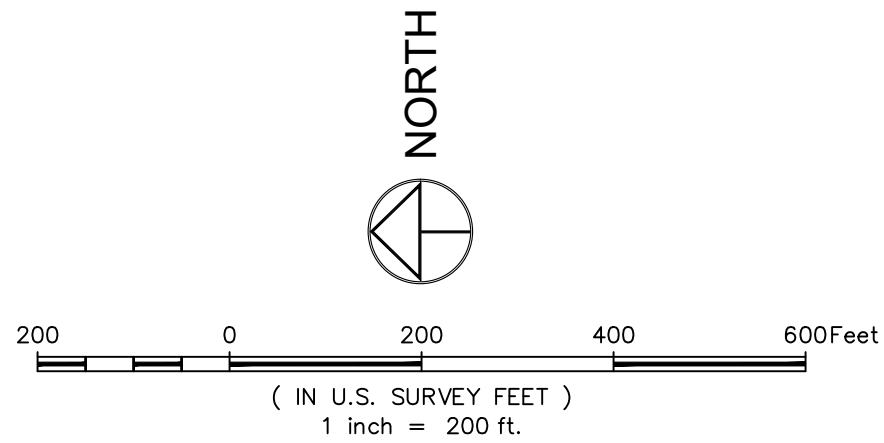
NORTHERN
ENGINEERING
970.221.4158
nortneng@neng.com
FORT COLLINS 301 North Howes Street, Suite 100, 80521
GREELEY 820 8th Street, 80631

DATE:
06/27/2022
PROJECT:
1152-003
SCALE:
1" = 200'
REVIEWED BY:
A. Lund
DRAWN BY:
A. Lund

MOODY ANNEXATION MAP
FOR
HIDDEN LAKE INVESTMENTS, LLC
10201 WCR 74, WELD COUNTY, CO

Sheet
1
Of 2 Sheets

MOODY ANNEXATION MAP
ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO
SITUATE WITHIN SECTION 35, TOWNSHIP 7 NORTH,
RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO
(±309.52 ACRES)

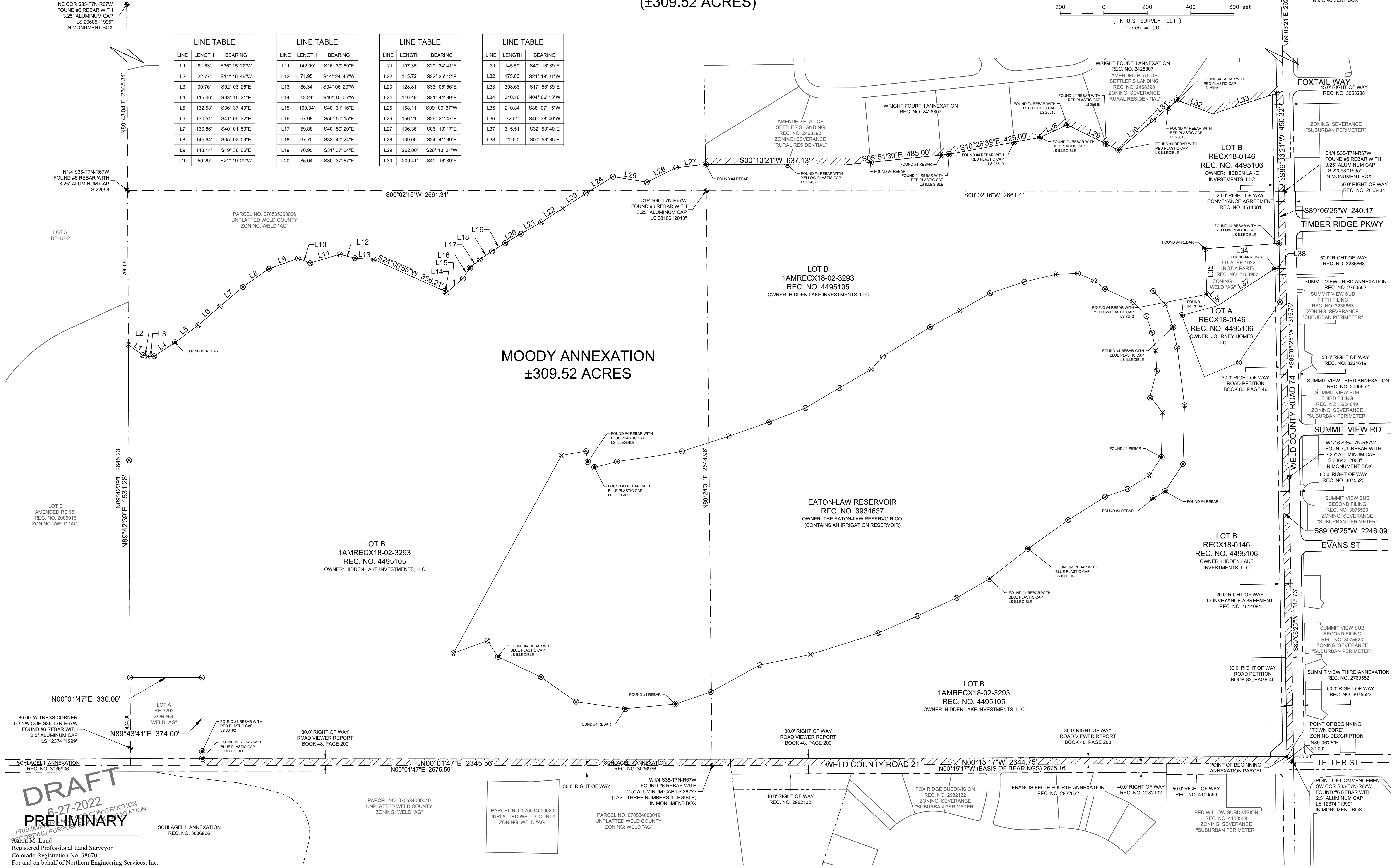


LINE TABLE		
LINE	LENGTH	BEARING
L1	81.53'	S36° 15' 22"W
L2	22.77'	S14° 46' 49"W
L3	30.76'	S02° 03' 26"E
L4	115.46'	S33° 15' 31"E
L5	132.58'	S36° 37' 49"E
L6	130.51'	S41° 09' 32"E
L7	139.86'	S40° 01' 53"E
L8	145.64'	S35° 02' 09"E
L9	143.14'	S19° 38' 05"E
L10	59.29'	S21° 19' 29"W

LINE TABLE		
LINE	LENGTH	BEARING
L11	142.09'	S16° 39' 59"E
L12	71.95'	S14° 24' 46"W
L13	86.34'	S04° 06' 29"W
L14	12.24'	S40° 10' 05"W
L15	100.34'	S40° 31' 16"E
L16	57.98'	S56° 50' 15"E
L17	59.88'	S40° 59' 20"E
L18	67.70'	S33° 40' 24"E
L19	70.95'	S31° 37' 54"E
L20	85.04'	S30° 37' 57"E

LINE TABLE		
LINE	LENGTH	BEARING
L21	107.35'	S29° 34' 41"E
L22	115.72'	S32° 35' 12"E
L23	128.81'	S33° 05' 56"E
L24	146.49'	S31° 44' 30"E
L25	158.11'	S09° 09' 37"W
L26	150.21'	S26° 21' 47"E
L27	136.36'	S06° 10' 17"E
L28	139.00'	S24° 41' 39"E
L29	262.00'	S26° 13' 21"W
L30	209.41'	S40° 16' 39"E

LINE TABLE		
LINE	LENGTH	BEARING
L31	145.59'	S40° 16' 39"E
L32	175.00'	S21° 18' 21"W
L33	308.63'	S17° 56' 39"E
L34	340.10'	N04° 06' 13"W
L35	210.84'	S88° 07' 15"W
L36	72.01'	S46° 38' 40"W
L37	315.51'	S32° 58' 40"E
L38	20.00'	S00° 53' 35"E



NOTICE:
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SECTION:
30
TOWNSHIP:
7 N
RANGE:
67 W of the 6th PM

NORTHERN ENGINEERING

970.223.4158
nortnengr.com

DATE:
06/27/2022
SCALE:
1" = 200'
REVIEWED BY:
A. Lund

PROJECT:
1159-003
CLIENT:
HIDDEN LAKE INVESTMENTS, LLC
DRAWN BY:
A. Lund

MOODY ANNEXATION MAP
FOR
HIDDEN LAKE INVESTMENTS, LLC
10201 WCR 74, WELD COUNTY, CO

Sheet
2
Of 2 Sheets

Exhibit A: PARCEL DESCRIPTION – Moody Annexation

A parcel of land being the Eaton-Law Reservoir, a portion of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 recorded June 6, 2019 as Reception No. 4495105 of the Records of Weld County, and a portion of Lot A and Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146 recorded June 6, 2019 as Reception No. 4495106 of the Records of Weld County, all situate within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows;

COMMENCING at the Southwest Corner of said Section 35 and assuming the West line of the Southwest Quarter of Section 35 as bearing North 00° 15' 17" West a distance of 2675.16 feet, and being monumented on the South by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 12374 and on the North by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 28??? (last three numbers illegible) with all other bearings contained herein relative thereto:

THENCE North 00° 15' 17" West a distance of 30.00 feet to the North line of the Summit View Third Annexation to the Town of Severance recorded April 7, 2000 as Reception No. 2760552 of the Records of Weld County;

THENCE North 89° 06' 25" East along the North line of said Summit View Third Annexation a distance of 30.00 feet to the Easterly line of the Francis-Felte Fourth Annexation to the Town of Severance recorded January 31, 2001 as Reception No. 2822532 of the Records of Weld County and to the **POINT OF BEGINNING**.

THENCE North 00° 15' 17" West along said Easterly line of the Francis-Felte Fourth Annexation and along the Easterly line of the Schlagel II Annexation to the Town of Severance recorded February 28, 2003 as Reception No. 3036936 of the Records of Weld County a distance of 2644.75 feet;

THENCE North 00° 01' 47" East continuing along said Easterly line of the Schlagel II Annexation a distance of 2345.56 feet to the intersection of the Easterly line of Schlagel II Annexation and a Northerly line of said Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293;

The following Forty (40) courses are along the Northerly, Westerly and Easterly lines of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293.

THENCE North 89° 43' 41" East a distance of 374.00 feet;

THENCE North 00° 01' 47" East a distance of 330.00 feet to the North line of the Northwest Quarter of said Section 35;

THENCE North 89° 42' 39" East along said North line of the Northwest Quarter of Section 35 a distance of 1531.28 feet;

THENCE South 36° 15' 22" West a distance of 81.53 feet;

THENCE South 14° 46' 49" West a distance of 22.77 feet;

THENCE South 02° 03' 26" East a distance of 30.76 feet;

THENCE South 33° 15' 31" East a distance of 115.46 feet;

THENCE South 36° 37' 49" East a distance of 132.58 feet;

THENCE South 41° 09' 32" East a distance of 130.51 feet;

THENCE South 40° 01' 53" East a distance of 139.86 feet;



THENCE South 35° 02' 09" East a distance of 145.64 feet;
THENCE South 19° 38' 05" East a distance of 143.14 feet;
THENCE South 21° 19' 29" West a distance of 59.29 feet;
THENCE South 16° 39' 59" East a distance of 142.09 feet;
THENCE South 14° 24' 46" West a distance of 71.95 feet;
THENCE South 04° 06' 29" West a distance of 86.34 feet;
THENCE South 24° 00' 55" West a distance of 356.21 feet;
THENCE South 40° 10' 05" West a distance of 12.24 feet;
THENCE South 40° 31' 16" East a distance of 100.34 feet;
THENCE South 56° 50' 15" East a distance of 57.98 feet;
THENCE South 40° 59' 20" East a distance of 59.88 feet;
THENCE South 33° 40' 24" East a distance of 67.70 feet;
THENCE South 31° 37' 54" East a distance of 70.95 feet;
THENCE South 30° 37' 57" East a distance of 85.04 feet;
THENCE South 29° 34' 41" East a distance of 107.35 feet;
THENCE South 32° 35' 12" East a distance of 115.72 feet;
THENCE South 33° 05' 56" East a distance of 128.81 feet;
THENCE South 31° 44' 30" East a distance of 146.49 feet;
THENCE South 09° 09' 37" West a distance of 158.11 feet;
THENCE South 26° 21' 47" East a distance of 150.21 feet;
THENCE South 06° 10' 17" East a distance of 136.36 feet to a Westerly line of the Wright Fourth Annexation to the Town of Severance recorded March 3, 1995 as Reception No. 2428807 of the Records of Weld County, said line also being coincident with the Westerly line of the Amended Plat of Settlers Landing recorded December 20, 1995 as Reception No. 2468390 of the Records of Weld County;

The following Nine (9) courses are along the Westerly lines of said Wright Fourth Annexation and the Amended Plat of Settlers Landing.

THENCE South 00° 13' 21" West a distance of 637.13 feet;
THENCE South 05° 51' 39" East a distance of 485.00 feet;
THENCE South 10° 26' 39" East a distance of 425.00 feet;
THENCE South 24° 41' 39" East a distance of 139.00 feet;
THENCE South 26° 13' 21" West a distance of 262.00 feet;
THENCE South 40° 16' 39" East a distance of 209.41 feet;
THENCE South 40° 16' 39" East a distance of 145.59 feet;
THENCE South 21° 18' 21" West a distance of 175.00 feet;
THENCE South 17° 56' 39" East continuing along a Northerly line of said Wright Fourth Annexation a distance of 308.63 feet to the Northerly Right of Way line of Weld County Road 74, said line being parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
THENCE South 89° 03' 21" West along said Northerly Right of Way line a distance of 450.32 feet;



**NORTHERN
ENGINEERING**

THENCE South 89° 06' 25" West continuing along said Northerly Right of Way line and along the Northerly line of said Summit View Third Annexation a distance of 240.17 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-35-3-RE1022;

The following Five (5) courses are along the Easterly, Northerly and Westerly lines of said Lot A.
THENCE North 04° 06' 13" West a distance of 340.10 feet;
THENCE South 88° 07' 15" West a distance of 210.84 feet;
THENCE South 46° 38' 40" West a distance of 72.01 feet;
THENCE South 32° 58' 40" East a distance of 315.51 feet;
THENCE South 00° 53' 35" East a distance of 20.00 feet to the Northerly Right of Way line of Weld County Road 74 and to the Northerly line of said Summit View Third Annexation, said line being parallel with and 30.00 feet Northerly of the South line of the Southwest Quarter of said Section 35;
THENCE South 89° 06' 25" West along said Northerly Right of Way line and Annexation line a distance of 2246.09 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 13,482,839 square feet or 309.52 acres, more or less (±).

SURVEYOR'S CERTIFICATE

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. Furthermore, this description was completed for the purpose of describing an annexation boundary and should not be used for the conveyance of real property or any rights therein. This is not intended to represent a Land Survey Plat, Improvement Survey Plat or Improvement Location Certificate and is based upon my knowledge, information, and belief. It was completed by me or under my direct supervision using applicable standards of care and is not a guaranty or warranty, either expressed or implied.

Aaron M. Lund – on Behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #38670



NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1115

January 14, 2022
AML

S:\Survey Jobs\1155-003\Descriptions\1155-003 Annexation Description_2022-01-14 .docx

Page 3 of 3

PETITION FOR ANNEXATION

MOODY ANNEXATION

TO THE BOARD OF TRUSTEES OF THE TOWN OF SEVERANCE, COLORADO:

The undersigned (the "Petitioner"), in accordance with the Municipal Annexation Act of 1965 as set forth in Article 12, Title 31, Colorado Revised Statutes, as amended and as in effect on the submission date set forth below ("Annexation Act"), hereby petition ("Petition") the Board of Trustees of the Town of Severance, Colorado ("Town Board"), to annex to the Town of Severance ("Town") the unincorporated territory located in the County of Weld, State of Colorado, Which property is more particularly described in Exhibit A attached hereto and incorporated herein by reference ("Property"). In support of this Petition, Petitioner alleges that:

1. It is desirable and necessary that the Property be annexed to the Town.
2. The requirements of Sections -104 and -105 of the Annexation Act exist or have been met.
3. Not less than one-sixth (1/6) of the perimeter of the Property is contiguous with the Town's current municipal boundaries.
4. A community of interest exists between the Property and the Town.
5. The Property is urban or will be urbanized in the near future.
6. The Property is integrated with or is capable of being integrated with the Town.
7. Petitioner comprises more than fifty percent (50%) of the landowners in the Property owning more than fifty percent (50%) of the Property, excluding public streets, and alleys and any land owned by the annexing municipality, and Petitioner hereby consents to the establishment of the boundaries of the Property as shown on the annexation plat submitted herewith.
8. The Property is not presently a part of any incorporated city, city and county, or town; nor have any proceedings been commenced for incorporation or annexation of an area that is part or all of the Property; nor has any election for annexation of the Property or substantially the same territory to the Town been held within the twelve (12) months immediately preceding the filing of this Petition.
9. The proposed annexation will not result in detachment of area from any school district or attachment of same to another school district.
10. Except to the extent necessary to avoid dividing parcels within the Property held in identical ownership, at least fifty percent (50%) of which are within the three (3) mile limit, the proposed annexation will not extend the municipal boundary of the Town more than three (3) miles in any direction from any point of the current municipal boundary.
11. The proposed annexation will not result in the denial of reasonable access to any landowner, owner of an easement, or owner of a franchise adjoining a platted street or alley which has been annexed by the Town but is not bounded on both sides by the Town.

12. In establishing the boundaries of the Property, no land which is held in identical ownership, whether consisting of a single tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - a. is being divided into separate parts or parcels without the written consent of the landowner or landowners thereof unless such tracts or parcels are separated by a dedicated street, road or other public way; or
 - b. comprising twenty (20) acres or more and together with buildings and improvements situate thereon having a valuation for assessment in excess of \$200,000.00 for ad valorem tax purposes for the year next preceding the proposed annexation, is included in the Property without the written consent of the landowner or landowners.
13. If a portion of a platted street or alley is to be annexed, the entire width thereof is included within the Property.
14. The legal description of the land owned by Petitioner is set forth on Exhibit B, attached hereto and incorporated herein by this reference.
15. The affidavit of the circulator of this Petition certifying that the signature on this Petition is the signature of the person whose name it purports to be and certifying the accuracy of the date of such signature is attached hereto as Exhibit C and is incorporated herein by this reference.
16. This Petition is accompanied by four prints of an annexation map containing, among other things, the following information:
 - a. A written legal description of the boundaries of the Property;
 - b. A map showing the boundary of the Property;
 - c. Within the annexation boundary map, a showing of the location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and
 - d. Next to the boundary of the Property, a drawing of the contiguous boundary of the annexing municipality abutting the Property.
17. In connection with the processing of this Petition, Petitioner requests that the Town:
 - a. Institute zoning approval processes for the Property in accordance with Section - 115 of the Annexation Act and Chapter 16 of the Severance Municipal Code ; and
 - b. Undertake negotiations with respect to an annexation agreement between the Town and Petitioner.
18. Petitioner has filed this Petition subject to the following conditions:
 - a. The Town approves Sub-Urban Perimeter and Town Core zoning for the Property within the period of time provided in Section - 115 of the Annexation Act; and
 - b. The Town approves and authorizes execution of an annexation agreement acceptable to the Town and Petitioner at the time of adoption of the annexation ordinance.

18

It is expressly understood that the term Petitioner, as used in this Petition, means the then current owner of the Property and specifically, all applicable rights of Petitioner set forth in this Section 17 and Section 18 shall only be available to the then current owner of the Property as applicable.

19. Upon the annexation of the Property becoming effective, and subject to the conditions set forth in this Petition and to be set forth in the Annexation Agreement, the Property shall become subject to all ordinances, resolutions, rules and regulations of the Town, except as otherwise set forth in the Annexation Agreement, and except for general property taxes of the Town, which shall become effective on January 1 of the next succeeding year following adoption of the annexation ordinance.
20. Except for the terms and conditions of this Petition and of the Annexation Agreement, which terms and conditions Petitioner expressly approves and therefore do not constitute an imposition of additional terms and conditions within the meaning of Section -107 (l)(g) of the Annexation Act, Petitioner requests that no additional terms and conditions be imposed upon annexation of the Property to the Town.
21. Petitioner hereby reserves the sole, exclusive and unilateral right to withdraw this Petition by so notifying the Town Clerk in writing at any time prior to: (i) the effective date of the ordinances annexing and zoning the Property or (ii) in the event the Town does not approve or grant the desired zoning for the Property.

172

THEREFORE, Petitioner requests that the Board of the Town of Severance, Colorado, complete and approve the annexation of the Property pursuant to the provisions of the Municipal Annexation Act of 1965, as amended.

Respectfully submitted this 16 day of FEBRUARY 2022

Signature of Landowner/Petitioner:

Hidden Lake Investments, LLC.

Signature: [Signature]

Name: Larry S. Buckendorf, it's Authorized Agent Date: 2/16/22

Journey Homes, LLC.

Signature: [Signature]

Name: Larry S. Buckendorf, it's Authorized Agent Date: 2/16/22

Eaton Law Reservoir Company

Signature: [Signature]

Name: Larry S. Buckendorf, it's Authorized Agent Date: 2/16/22

Mailing Address: 7251 W. 20th Street, L-200, Greeley, CO 80634

Resident of the Property? NO

STATE OF COLORADO)

) ss.

COUNTY OF WELD)

The foregoing instrument was acknowledged before me this 16 day of Feb, 2022 by an Owner, Hidden Lake Investments, LLC (Larry S. Buckendorf, Authorized Agent.)

Witness my hand and official seal

[Signature]
Notary Public
Commission

Expires: 1-21-24

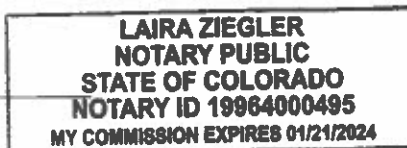


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THENCE South 41° 09' 32" East a distance of 130.51 feet;

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THENCE South 40° 16' 39" East a distance of 209.41 feet;
THENCE South 40° 16' 39" East a distance of 145.59 feet;
THENCE South 21° 18' 21" West a distance of 175.00 feet;
THENCE South 17° 56' 39" East continuing along a Northerly line of said Wright Fourth Annexation a distance of 308.63 feet to the Northerly Right of Way line of Weld County Road 74, said line being parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
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The above described tract of land contains 13,482,839 square feet or 309.52 acres, more or less (±).

SURVEYOR'S CERTIFICATE

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. Furthermore, this description was completed for the purpose of describing an annexation boundary and should not be used for the conveyance of real property or any rights therein. This is not intended to represent a Land Survey Plat, Improvement Survey Plat or Improvement Location Certificate and is based upon my knowledge, information, and belief. It was completed by me or under my direct supervision using applicable standards of care and is not a guaranty or warranty, either expressed or implied.

Aaron M. Lund – on Behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #38670



NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1115

January 14, 2022
AML

S:\Survey Jobs\1155-003\Descriptions\1155-003 Annexation Description_2022-01-14 .docx

Exhibit B

4717678 05/21/2021 01:15 PM

Total Pages: 1 Rec Fee: \$13.00 Doc Fee: \$840.00

Carty Koppes - Clerk and Recorder, Weld County, CO

HTC
Escrow No.: H0841638-084-LL9

Doc Fee: \$840.00

SPECIAL WARRANTY DEED

This Deed, made May 18, 2021

Between SSAA Investments, LLC, a Colorado limited liability company, of the County Weld, State of Colorado, grantor(s) and Hidden Lake Investments, LLC, a Colorado limited liability company, whose legal address is 7251 W. 20th St. Building L, Ste 200, Greeley 80634 County of Weld, and State of Colorado, grantee(s)

WITNESSETH, That the grantor(s), for and in the consideration of the sum of Eight Million Four Hundred Thousand Dollars and No/100's (\$8,400,000.00) the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Weld, State of Colorado described as follows:

Parcel 1:

Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146, recorded June 6, 2019 at Reception Number 4495106 located in the South Half of Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

Parcel 2:

Lot B, Amended Recorded Exemption No. 0705-35-2 1AMREX18-02-3293, recorded June 6, 2019 at Reception No. 4495106 located in Section 35, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

also known by street and number as vacant land, Severance, CO 80550

TOGETHER with all and singular hereditaments and appurtenances, thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

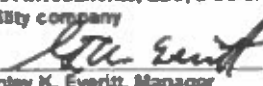
TO HAVE AND TO HOLD said premises above bargained and described, with the appurtenances, unto the grantee, their heirs and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this on the date set forth above.

SELLER:

SSAA Investments, LLC, a Colorado limited liability company

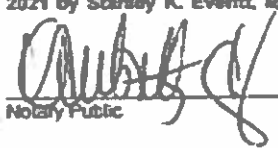

Stanley K. Everitt, Manager

STATE OF COLORADO
COUNTY OF Weld

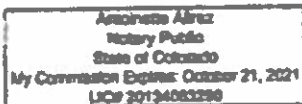
139:

The foregoing instrument was acknowledged before me May 18, 2021 by Stanley K. Everitt, Manager of SSAA Investments, LLC, a Colorado limited liability company.

Witness my hand and official seal


Notary Public

My Commission expires:



**ANNEXATION AGREEMENT
(Moody Annexation)**

This Agreement is made and entered into this ____ day of _____, 2022, by and between the individuals and entities listed in the signature page to this Agreement (each an “Annexor” and collectively, “Annexor”), and the **TOWN OF SEVERANCE**, a Colorado municipal corporation, with a legal address of 3 South Timber Ridge Pkwy, PO Box 339, Severance, CO 80546 (the “Town”). The Town and Annexor may be termed individually a “Party” or collectively the “Parties.”

WHEREAS, each Annexor holds fee title to one hundred percent of such Annexor’s portion of the property to be annexed to the Town pursuant to the “Moody Annexation” and as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (hereinafter the “Annexation Property” or the “Property”); and

WHEREAS, the Annexor desires to have the Property annexed to and be subject to the jurisdiction of the Town, upon and subject to the terms and conditions set forth herein, all of which conditions are agreeable to the Annexor; and

WHEREAS, the Annexor has filed or intends to file a Petition to annex the Property to the Town; and

WHEREAS, the Parties desire to include in this Agreement certain provisions, understandings and agreements regarding the Property and its annexation; and

WHEREAS, the Town Council has determined that it is in the best interest of the Town to annex the Property, to provide certain municipal services thereto, and to receive revenues from the Property upon the terms and conditions contained herein.

THEREFORE, in consideration of the recitals, promises, mutual covenants and agreements herein contained, the parties agree as follows:

1. Warranties of Parties.

(a) Annexor.

(i) Each Annexor is the legal and equitable owner of each Annexor’s portion of the Annexation Property and has the legal capacity and the authority to enter into and perform its obligations under this Agreement.

(b) Town of Severance.

(i) The Town of Severance is a Colorado home-rule municipality and has the power to take all actions required to authorize this Agreement and to carry out the obligations hereunder.

2. Annexation. The annexation of the Annexation Property shall be in accordance with

the Colorado Municipal Annexation Act of 1965, as amended, the Severance Municipal Code and all applicable laws.

(a) Conditions Precedent. Annexation of the Property shall not become effective, and neither the Annexor nor the Town shall record or cause to be recorded the items described in C.R.S. § 31- 12- 113(2)(a)(II)(A) or this Agreement, until all of the following conditions have been satisfied (it being acknowledged that the Town shall record the requisite documents to effect annexation of the Property upon satisfaction of the conditions precedent):

- (i) The Annexor and the Town have mutually executed and delivered this Agreement;
- (ii) The ordinance approving the annexation of the Property has become effective in accordance with the provisions of the Severance Municipal Code; and
- (iii) The Town Council approves Sub-Urban Perimeter and Town Core zoning for the Property.

(b) Failure of Conditions. Until the conditions precedent set forth in subparagraph 2.a have been satisfied, this document shall constitute an offer by the Annexor and the Town to enter into this Agreement (notwithstanding the parties' mutual execution and delivery of this document), and the annexation of the Property to the Town shall not become effective. In such case, neither the Annexor nor the Town shall record or cause to be recorded this Agreement or the items described in C.R.S. § 31- 12- 113(2)(a)(II)(A).

3. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Annexor upon the initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Severance Municipal Code, as amended.

4. Consent to Annexation. Annexor hereby consents to the annexation of the Property subject to the terms of any Petition for Annexation filed with the Town, pursuant to C.R.S. § 31-12-107(1), and this Agreement.

5. Zoning.

(a) Annexor hereby consents to the zoning of the Property as Sub-Urban Perimeter and Town Core, in accordance with the Town's established zoning designations and consistent with the Zoning Application submitted to the Town by Annexor. Initial zoning of the Property may be considered simultaneously with the Petition for Annexation by the Town as allowed by the Colorado Municipal Annexation Act of 1965.

(b) Annexor is entering into this Agreement and is undertaking the obligations imposed upon Annexor herein in reliance upon the Town's adoption of an ordinance

annexing the Property into the Town and an ordinance zoning the Property as provided in this Paragraph. Performance of Annexor's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinances described in this Paragraph. If the Town fails to adopt the ordinances described in this Paragraph, then the petition for annexation shall be deemed withdrawn and the annexation process shall be terminated. (c) Because the zoning of property in Colorado constitutes legislative action by a municipality, nothing in this Agreement shall be construed to be an agreement, commitment, or contract binding the Town to approval of any specific zoning. Moreover, nothing in this Paragraph shall constitute or be interpreted as a waiver or abrogation of the Town's legislative, governmental, or police powers to later rezone the Property to promote and protect the health, safety and general welfare of the Town or its inhabitants.

6. Application of Town Laws. Except as expressly provided herein, all Town ordinances, regulations, policies, and procedures, and all requirements contained in the Severance Municipal Code, currently in effect and as the same may be amended from time to time, shall be applicable to the use and development of the Property, upon annexation.

7. Water Services. The Town will provide water services to the Annexation Property, if Annexor satisfies all requirements of the Severance Municipal Code including, but not limited to, the dedication of water rights and/ or the payment of fees in lieu thereof, and the construction of water lines and facilities necessary to service the land use proposed for the Property.

(a) No Vested Rights. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANNEXOR HAS NO CLAIM OR ENTITLEMENT TO RECEIVE WATER UTILITY SERVICES FROM THE TOWN OR RIGHT TO ANY PORTION OF THE SUPPLY OF WATER OR CAPACITY IN THE TOWN'S WATER SYSTEM TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY OR FUTURE SUBDIVISION PHASES UNDER THIS AGREEMENT. Annexor acknowledges and agrees that no vested property rights are granted by this Agreement. Further, Annexor hereby waives and releases any common law vested rights, whether known or unknown, suspected or unsuspected, contingent or fixed, relating to water treatment and conveyance capacity, which Annexor may or might hereafter have or acquire against the Town arising from or relating to the granting of any land-use approvals, building permits, certificates of occupancy, or the construction of public improvements.

(b) System Connection. Annexor acknowledges and agrees that capacity in the Town's water system may not be available or capable of serving the potential maximum development of the Property, and that the Town is not making and it expressly disclaims any express or implied warranty, representation, or commitment of any kind that the Property is capable of receiving water utility services from the Town, to sell or furnish utility services or extend utility infrastructure to the Property for future development, or to make available capacity from the existing Town water utility system sufficient to meet the projected water needs of the Property or any future development of the Property.

(c) No Guarantee of Water. Nothing in this Agreement shall be construed to provide or warrant, and the Town specifically disclaims, that it is obligated under this Agreement to supply any guaranteed minimum or maximum volume or quantity of potable water to the Property at any time, nor is the Town making any express or implied warranty, representation, or commitment of any kind regarding the available supply, flow rates or quantity of potable water.

(d) Existing North Weld Connections. Upon development of the Annexation Property, Annexor shall terminate any and all existing North Weld County Water District water service connections to the Annexation Property and shall take any and all other steps as necessary to effectuate a change of service provider for the Annexation Property to the Town.

8. Sewer Services. Town will provide sewer services to the Annexation Property, if Annexor satisfies all requirements of the Severance Municipal Code.

(a) No Vested Rights. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANNEXOR HAS NO CLAIM OR ENTITLEMENT TO RECEIVE WASTEWATER UTILITY SERVICES FROM THE TOWN OR RIGHT TO CAPACITY IN THE TOWN'S WASTEWATER SYSTEM TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY OR FUTURE SUBDIVISION PHASES UNDER THIS AGREEMENT. Annexor acknowledges and agrees that no vested property rights are granted by this Agreement. Further, Annexor hereby waives and releases any common law vested rights, whether known or unknown, suspected or unsuspected, contingent or fixed, relating to wastewater treatment and conveyance capacity, which Annexor may or might hereafter have or acquire against the Town arising from or relating to the granting of any land-use approvals or the construction of public improvements.

(b) System Connection. Annexor acknowledges and agrees that capacity in the Town's wastewater system may not be available or capable of serving the potential maximum development of the Property, and that the Town is not making and it expressly disclaims any express or implied warranty, representation, or commitment of any kind that the Property is capable of receiving wastewater utility services from the Town, to sell or furnish utility services or extend utility infrastructure to the Property for future development, or to make available capacity from the existing Town wastewater utility systems sufficient to provide the Property or any future development thereof with adequate wastewater treatment. Moreover, Annexor acknowledges and agrees that there may be many years in which wastewater utility services are not available to the Property or that there may not be any time when the Town may have surplus collection and conveyance capacity available under in its wastewater treatment plant sufficient to meet the sewage disposal needs of the Property or future development thereof.

9. Other Services. Upon annexation, the Town shall provide all customary public safety (but excluding fire protection) and public roadway and maintenance services to the Annexation

Property, to the same extent and upon the same terms and conditions as such services are provided to other properties throughout the Town.

10. Special District Formation. The Town will allow the formation of a special district on the Property to finance the construction of public improvements, subject to the applicable provisions of the Severance Municipal Code.

(a) Annexor shall submit a proposed service plan for the special district, and the Town shall review and timely act upon such service plan and the organization of the special district in accordance with C.R.S., § 32-1-204.5, and any other applicable state statutes.

(b) The Annexor/Developer intends to create and subject the Property to one or more metropolitan districts (collectively, the “Metropolitan District”) which may from time to time pay for and construct, own, operate and maintain certain public improvements needed for the Property. The creation and use of a Metropolitan District for financing some or all of the on-site and off-site public improvements is critical to the Annexor in developing the Property in the boundaries of the Town. Additionally, once a Metropolitan District is formed, it is the intent of the Annexor/Developer that certain obligations created under this Agreement or future subdivision improvement agreement with the Town may be assumed and transferred to the Metropolitan District. In the event the Metropolitan District is not formed, the Annexor/Developer shall maintain all of the obligations agreed to herein that are not otherwise dedicated to the Town, or another public entity as provided herein.

(c) Election to Disconnect. Annexor shall have the right to request disconnection of the Property pursuant to CRS 31-12-501, *et. seq*, and the Town Council shall grant the disconnection application, in the event that the following event has not occurred on or before December 31, 2024:

- (i) The Town Council has approved a District service plan, which proposed and approved service plan include the following terms:
 - (1) A total debt mill levy of a minimum of forty (40) mills; and
 - (2) The option to impose a maximum levy of ten (10) mills for operations and maintenance.
- (ii) Annexor’s option to disconnect pursuant to this paragraph shall be exercised by submitting an application for such disconnection no later than December 31, 2024. Failure of the Annexor to initiate disconnection proceedings by such date shall constitute a waiver of such right under this Agreement but does not waive their right to do so under C.R.S. 31-12-501, *et. seq* at any time.

11. Special District Inclusion. Upon annexation or upon thirty (30) days’ written notice of the Town to Annexor, as determined by the Town, Annexor shall initiate an action necessary to

assure inclusion of the Annexation Property into the Northern Colorado Water Conservancy District, the Municipal Subdistrict, Northern Colorado Water Conservancy District, the Windsor-Severance Fire Protection District, (if the Property is not yet within one or more of these district), and any other special districts as determined by the Town.

12. Special District Exclusion.

(a) Upon annexation, Annexor will initiate and diligently pursue actions necessary to assure exclusion of the Annexation Property from any and all special districts that provide municipal services to the Annexation Property of a type described in sections 7, 8 and 9; provided, however, that Annexor shall not be required to complete any such exclusion until such time that the Town is able to actually provide such services to the Annexation Property.

(b) Upon annexation, the Town may, at its option, initiate actions necessary to assure exclusion of the Property from any and all special districts that provide municipal services to the Annexation Property of a type described in sections 7, 8 and 9. The Annexor shall bear the related costs and legal fees for said exclusion, including any amounts as may be required to pay to any special district to effectuate exclusion, if the exclusion proceedings are initiated within 12 months of the effective date of the annexation.

13. Development.

(a) Commercial and Multifamily Uses. Annexor agrees that any future use and development of the Annexation Property located along the southern boundary of the Annexation Property, abutting East Harmony Road, shall be devoted to and reserved exclusively for commercial and retail uses or services on a minimum of 30 acres of land, as generally shown on Exhibit B attached hereto and incorporated herein (the “Commercial Development Zone”) and multifamily uses developed on the Annexation Property shall occur on a minimum of 13 acres of land as shown on Exhibit B (“Multi-Family Development Zone”). Annexor shall apply for and obtain all zoning entitlements required under the Severance Municipal Code as may be necessary to develop the Commercial and Multi-Family Development Zones in accordance with this Agreement.

14. Water Dedication. Annexor agrees that the dedication, conveyance, and delivery to the Town of title or the ownership interest in and to any and all water rights, free and clear of all liens and encumbrances, shall be required as a condition precedent to the approval of the subdivision or replatting of all or a portion of the Property to be served by the Town’s Water Utilities Enterprise. The water rights to be dedicated to the Town shall be in such amounts as determined by the Severance Municipal Code, or as may be necessary to fully supply the potable water demands and needs of all the ends uses within the proposed development of the Property, whichever is greater (“Water Dedication”). Furthermore, the water rights to be dedicated to the Town shall be Colorado-Big Thompson (“CBT”) units, or direct flow or storage water rights of a sufficient legal priority that the Town, in its sole discretion, can use within its Water Utilities Enterprise system to provide for the Water Dedication.

(a) Water Dedication Credit. At the time of the first final plat for that portion of the Property zoned Sub-Urban Perimeter, Annexor shall be entitled to a credit towards the Water Dedication for such plat equal to 2 CBT units equivalent or \$125,000 based on the Town's current cash in lieu fee of \$62,500/CBT unit.

15. Non-Potable Water. Upon development of the Property, Annexor shall design, construct, and install, and the Town may require Annexor to design, construct, and install, an on-site non-potable water system that is adequate to fully meet all of the irrigation demands and requirements for all end uses of the proposed development. It is intended and contemplated herein that the non-potable system shall be adequate to irrigate all irrigable areas within the Property with non-potable water. The non-potable water system will either i) become an extension of the Town's Non-potable Water Enterprise and will be owned, operated, and maintained by the Town after acceptance by the Town; or ii) be owned, operated, and maintained by the Metropolitan District, if one is approved, after acceptance by the Town.

(a) Non-Potable Water Dedication.

i. Annexor represents that there are appurtenant to the Property certain surface and/or groundwater "water rights" owned by Annexor, as more particularly described on **Exhibit C**, attached hereto and made a part of this Agreement (the "Water Rights").

ii. Annexor shall lease to either the Town (if the Metropolitan District is not created and the Annexor does not elect to disconnect the Property from the Town as set forth above) or to a "water enterprise" of the Metropolitan District, if one is approved, all Water Rights required for irrigating all areas within the Property with non-potable water to be furnished through the non-potable water system.

iii. The lease agreement shall contain, at a minimum, the following provisions:

(1) All Water Rights to be leased shall be non-transferable (that is, the lessee may not sublet, sell, donate, loan, assign, or otherwise dispose of any of its rights to the lease or the leased Water Rights), and cannot be encumbered by any creditor other than the Town without the express written approval of the Town;

(2) The term of the lease shall be for a period of forty (40) years from the date of execution with the right to renew upon expiration of the 40-year term for the full amount of leased Water Rights for a secondary term of thirty-five (35) years, upon the same terms and conditions as the original lease;

(3) The lessor may not terminate the lease except for lessee's non-

payment or if lessor's legal ability to deliver the full amount of leased Water Rights is materially impaired or eliminated because of the termination or adverse modification of permits, decrees or other authorizations which are needed to deliver the leased Water Rights.

iv. Any lease agreement or renewal between Annexor and the Metropolitan District shall be subject to review and approval by the Town.

v. If the non-potable system as contemplated does not irrigate all of the areas of the Property, the Town reserves the right to require Annexor to dedicate additional amounts of water, based on the Town's then-current water dedication requirements if such areas will be served by the Town.

(b) If, for any reason, the Metropolitan District (whether directly or through a water enterprise) should fail to own or operate the non-potable water system, or fail to provide irrigation for all areas of the Property with non-potable water, the Town shall have the right:

i. to require transfer of the on-site potable water system owned by the Metropolitan District to the Town and to require transfer or assignment of the Metropolitan District's rights to the lease or the leased Water Rights to the Town; or

ii. to require Annexor to acquire and dedicate additional water rights in a form solely determined by the Town and in an amount sufficient to fully supply the irrigation with non-potable water requirements for all end uses of the proposed development, including drought years, based on the Town's then-current water dedication requirements, if such areas will be served by the Town.

15. Special Provisions.

(a) School Site. Upon development of the Annexation Property, Annexor shall provide a minimum of 9.77 acres of land for a future school site, which shall be conveyed to the Weld County RE-4 School District. Annexor shall dedicate and convey the school site property to the Weld County RE-4 School District at the time of the first final plat for that portion of the Property zoned Sub-Urban Perimeter.

(b) Open Space. Annexor shall provide a minimum of 25% of open space on the Property, including the reservoir on the Property. All open space, except the reservoir, shall be conveyed to the Metropolitan District. Annexor shall dedicate the open space property to the Metropolitan District at the time of the first final plat for that portion of the Property zoned Sub-Urban Perimeter.

16. Assignment. The rights, duties, and obligations of the Annexor hereunder may be

assigned to another person or entity only with the prior written consent of the Town. In such event, the assignee shall assume all of the rights, duties, and obligations of the Annexor hereunder and the Annexor shall be correspondingly relieved from all such liabilities, duties and obligations.

17. Notices. All notices, demands or other documents required or desired to be given to either party under this Agreement shall be made in writing and shall be deemed effective upon receipt and shall be personally delivered or mailed by certified mail as follows:

Town:	Town Manager Town of Severance 3 S. Timber Ridge Pkwy, PO Box 339 Severance, CO 80546
Annexor:	Hidden Lake Investments, LLC Journey Homes, LLC Eaton-Law Reservoir Company Attn: Larry S. Buckendorf, Authorized Agent 7251 W. 20 th Street, L-200 Greeley, CO 80634

18. Remedies. The sole and exclusive remedies of Annexor against the Town for any breach of this Agreement shall be limited to breach of contract claims. The Town's remedies under this Agreement include, but are not limited to, the following:

- (a) The refusal to issue any building permit or certificate of occupancy;
- (b) The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;
- (c) A demand that the security given for the completion of any public improvements be paid or honored; and
- (d) Any other remedy available at law.

19. Cooperation. This Agreement is the product of the voluntary and cooperative effort of the Parties and shall not be construed or interpreted against either Party solely on the basis of that Party having drafted any portion of this Agreement

20. Binding Effect of Agreement. This Agreement shall inure to the benefit of and be binding upon the successors and the assigns of the respective parties. The parties' respective rights and obligations set forth in this Agreement shall constitute covenants that shall run with the land.

21. Recordation. Upon annexation of the Property, this Agreement shall be recorded in the records of the Clerk and Recorder of Weld County, State of Colorado.

22. Future Acts. Following execution of this Agreement, the parties covenant and agree that they will cooperate with each other in accomplishing the terms, conditions and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the Agreement

23. Third Parties. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of the parties hereto and their respective successors and assigns, and nothing in this Agreement, express or implied, is intended nor shall be construed or confer upon or give any other person any rights, remedy or claim under or by reason of the Agreement. The Town shall not be obligated or liable under the terms of this Agreement to any person or entity not a party hereto. Further, the Town shall not be bound by any contracts or conditions that Annexor may negotiate with third parties related to matters set forth in this Agreement.

24. Police Power. Nothing contained in the Agreement shall constitute or be interpreted as a repeal of existing Codes or ordinances or as a waiver or release of the Town's legislative, governmental or police powers to promote and protect, the health, safety, morals or general welfare of the municipality or its inhabitants. This Agreement shall not prohibit the enactment by the Town of any tax, fee, ordinance, resolution, rule, or regulation which is of uniform and general application.

25. No Partnership or Agency. Notwithstanding any language in this Agreement, neither party shall be deemed a member, partner or joint venture of each other and neither party shall be responsible for the debts or liabilities of the other nor the other's contractor or agent.

26. Venue. This Agreement is being executed and delivered and is intended to be performed in the State of Colorado, and the laws of Colorado shall govern the validity, construction, enforcement, and interpretation of this Agreement. Exclusive jurisdiction and venue for resolution of any dispute arising hereunder shall be in the District Court for Weld County, Colorado.

27. Attorney's Fees. In the event that it is necessary to initiate legal proceedings to enforce the provisions of this Agreement, the non-prevailing party shall be responsible for all reasonable legal expenses and costs incurred by the prevailing party, including reasonable attorney's fees.

28. Effective Date. This Agreement shall be effective and binding upon the parties immediately upon the effective date of an ordinance annexing the Property, regardless of whether the Agreement is executed prior to the effective date of said ordinance annexing the Property.

29. Entire Agreement. This Agreement including the Exhibits and Recitals, which are incorporated herein, set forth the entire agreement of the parties concerning the Moody Annexation. There are no promises, terms, conditions, or obligations other than those contained herein that exist

with respect to the annexation. This Agreement shall supersede all other provisions, communications, representations, or agreements, either verbal or written, between the parties with respect to the annexation and the economic incentives.

30. Waiver Limitations. A written waiver by either party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver or any subsequent breach by another party.

31. Headings. The headings of the sections or subsections of this Agreement are only for the convenience and reference of the parties and are not intended to define, limit, or describe the scope or intent of this Agreement.

32. Severability. If any part, term or provision of this Agreement is held by any court of competent jurisdiction to be illegal, invalid or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid, and the parties shall cooperate to cure any such defect.

33. No Vested Property Rights. It is understood and agreed by the parties that no vested property rights are granted by this Agreement. The Annexor represents to the Town that there are no vested rights to the Annexation Property from the County of Weld or any other governmental entity. Annexor hereby waives and releases any prior vested rights which may have been so granted or acquired in Weld County so long as the Property remains annexed into the Town.

34. Disconnection. Except as provided in Section 10, no right or remedy of disconnection of the Annexation Property from the Town shall accrue from this Agreement, other than that provided by C.R.S. § 31-12-119. In the event the Annexation Property or any portion thereof is disconnected from the Town at the Annexor's request, the Town shall have no obligation to serve the disconnected Annexation Property.

33. Referendum. If the annexation of the Annexation Property or any portion thereof is challenged by a referendum, all provisions of the Agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the referendum election. If the referendum challenge to the annexation results in disconnection of the Annexation Property from the Town, then this Annexation Agreement shall be null and void and of no further effect. If the referendum challenge fails, then the Annexor and the Town shall continue to be bound by this Annexation Agreement.

34. Court Order. In the event that the annexation of the Property or any portion thereof is voided by Final Action ("Final Action" means that no appeal can be made or the time to appeal has expired) of a court of proper jurisdiction (such Final Action not being associated with referendum or initiative matters), the Town and the Annexor shall cooperate to cure any legal defects cited by the

court or that resulted in disconnection of the Annexation Property, and immediately upon such cure this Annexation Agreement shall be deemed to be an agreement to annex the Property to the Town pursuant to the Colorado Municipal Annexation Act of 1965. The Annexor shall reapply for annexation when the Initial Annexation Property becomes eligible for annexation as determined by the Town.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

[Remainder of page left intentionally blank—Signature Pages to follow]

ANNEXOR:

Hidden Lake Investments, LLC

By: _____
Larry S. Buckendorf, Authorized Agent

STATE OF COLORADO)
)ss.
COUNTY OF WELD _____)

The foregoing Annexation Agreement was signed and sworn to before me by Larry S. Buckendorf, as Authorized Agent, of Hidden Lake Investments, LLC, a Colorado limited liability company, this ____ day of _____, 20____.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

Journey Homes, LLC

By: _____
Larry S. Buckendorf, Authorized Agent

STATE OF COLORADO)
)ss.
COUNTY OF WELD _____)

The foregoing Annexation Agreement was signed and sworn to before me by Larry S. Buckendorf, as Authorized Agent, of Journey Homes, LLC, a Colorado limited liability company, this ____ day of _____, 20____.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

Eaton-Law Reservoir Company

By: _____
Larry S. Buckendorf, Authorized Agent

[illegible]

The foregoing Annexation Agreement was signed and sworn to before me by Larry S. Buckendorf, as Authorized Agent, of Eaton-Law Reservoir Company, a Colorado Non-profit company, this ____ day of _____, 20____.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

**TOWN OF SEVERANCE, a Colorado municipal
corporation**

By: _____
Matthew Fries, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

Exhibit A
Legal Description of Property to be Annexed

Exhibit A: PARCEL DESCRIPTION – Moody Annexation

A parcel of land being the Eaton-Law Reservoir, a portion of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 recorded June 6, 2019 as Reception No. 4495105 of the Records of Weld County, and a portion of Lot A and Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146 recorded June 6, 2019 as Reception No. 4495106 of the Records of Weld County, all situate within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows;

COMMENCING at the Southwest Corner of said Section 35 and assuming the West line of the Southwest Quarter of Section 35 as bearing North 00° 15' 17" West a distance of 2675.16 feet, and being monumented on the South by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 12374 and on the North by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 28??? (last three numbers illegible) with all other bearings contained herein relative thereto:

THENCE North 00° 15' 17" West a distance of 30.00 feet to the North line of the Summit View Third Annexation to the Town of Severance recorded April 7, 2000 as Reception No. 2760552 of the Records of Weld County;

THENCE North 89° 06' 25" East along the North line of said Summit View Third Annexation a distance of 30.00 feet to the Easterly line of the Francis-Felte Fourth Annexation to the Town of Severance recorded January 31, 2001 as Reception No. 2822532 of the Records of Weld County and to the **POINT OF BEGINNING**.

THENCE North 00° 15' 17" West along said Easterly line of the Francis-Felte Fourth Annexation and along the Easterly line of the Schlagel II Annexation to the Town of Severance recorded February 28, 2003 as Reception No. 3036936 of the Records of Weld County a distance of 2644.75 feet;

THENCE North 00° 01' 47" East continuing along said Easterly line of the Schlagel II Annexation a distance of 2345.56 feet to the intersection of the Easterly line of Schlagel II Annexation and a Northerly line of said Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293;

The following Forty (40) courses are along the Northerly, Westerly and Easterly lines of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293.

THENCE North 89° 43' 41" East a distance of 374.00 feet;

THENCE North 00° 01' 47" East a distance of 330.00 feet to the North line of the Northwest Quarter of said Section 35;

THENCE North 89° 42' 39" East along said North line of the Northwest Quarter of Section 35 a distance of 1531.28 feet;

THENCE South 36° 15' 22" West a distance of 81.53 feet;

THENCE South 14° 46' 49" West a distance of 22.77 feet;

THENCE South 02° 03' 26" East a distance of 30.76 feet;

THENCE South 33° 15' 31" East a distance of 115.46 feet;

THENCE South 36° 37' 49" East a distance of 132.58 feet;

THENCE South 41° 09' 32" East a distance of 130.51 feet;

THENCE South 40° 01' 53" East a distance of 139.86 feet;

THENCE South 35° 02' 09" East a distance of 145.64 feet;
 THENCE South 19° 38' 05" East a distance of 143.14 feet;
 THENCE South 21° 19' 29" West a distance of 59.29 feet;
 THENCE South 16° 39' 59" East a distance of 142.09 feet;
 THENCE South 14° 24' 46" West a distance of 71.95 feet;
 THENCE South 04° 06' 29" West a distance of 86.34 feet;
 THENCE South 24° 00' 55" West a distance of 356.21 feet;
 THENCE South 40° 10' 05" West a distance of 12.24 feet;
 THENCE South 40° 31' 16" East a distance of 100.34 feet;
 THENCE South 56° 50' 15" East a distance of 57.98 feet;
 THENCE South 40° 59' 20" East a distance of 59.88 feet;
 THENCE South 33° 40' 24" East a distance of 67.70 feet;
 THENCE South 31° 37' 54" East a distance of 70.95 feet;
 THENCE South 30° 37' 57" East a distance of 85.04 feet;
 THENCE South 29° 34' 41" East a distance of 107.35 feet;
 THENCE South 32° 35' 12" East a distance of 115.72 feet;
 THENCE South 33° 05' 56" East a distance of 128.81 feet;
 THENCE South 31° 44' 30" East a distance of 146.49 feet;
 THENCE South 09° 09' 37" West a distance of 158.11 feet;
 THENCE South 26° 21' 47" East a distance of 150.21 feet;
 THENCE South 06° 10' 17" East a distance of 136.36 feet to a Westerly line of the Wright Fourth Annexation to the Town of Severance recorded March 3, 1995 as Reception No. 2428807 of the Records of Weld County, said line also being coincident with the Westerly line of the Amended Plat of Settlers Landing recorded December 20, 1995 as Reception No. 2468390 of the Records of Weld County;

The following Nine (9) courses are along the Westerly lines of said Wright Fourth Annexation and the Amended Plat of Settlers Landing.

THENCE South 00° 13' 21" West a distance of 637.13 feet;
 THENCE South 05° 51' 39" East a distance of 485.00 feet;
 THENCE South 10° 26' 39" East a distance of 425.00 feet;
 THENCE South 24° 41' 39" East a distance of 139.00 feet;
 THENCE South 26° 13' 21" West a distance of 262.00 feet;
 THENCE South 40° 16' 39" East a distance of 209.41 feet;
 THENCE South 40° 16' 39" East a distance of 145.59 feet;
 THENCE South 21° 18' 21" West a distance of 175.00 feet;
 THENCE South 17° 56' 39" East continuing along a Northerly line of said Wright Fourth Annexation a distance of 308.63 feet to the Northerly Right of Way line of Weld County Road 74, said line being parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
 THENCE South 89° 03' 21" West along said Northerly Right of Way line a distance of 450.32 feet;

THENCE South 89° 06' 25" West continuing along said Northerly Right of Way line and along the Northerly line of said Summit View Third Annexation a distance of 240.17 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-35-3-RE1022;

The following Five (5) courses are along the Easterly, Northerly and Westerly lines of said Lot A.
THENCE North 04° 06' 13" West a distance of 340.10 feet;
THENCE South 88° 07' 15" West a distance of 210.84 feet;
THENCE South 46° 38' 40" West a distance of 72.01 feet;
THENCE South 32° 58' 40" East a distance of 315.51 feet;
THENCE South 00° 53' 35" East a distance of 20.00 feet to the Northerly Right of Way line of Weld County Road 74 and to the Northerly line of said Summit View Third Annexation, said line being parallel with and 30.00 feet Northerly of the South line of the Southwest Quarter of said Section 35;
THENCE South 89° 06' 25" West along said Northerly Right of Way line and Annexation line a distance of 2246.09 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 13,482,839 square feet or 309.52 acres, more or less (±).

SURVEYOR'S CERTIFICATE

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. Furthermore, this description was completed for the purpose of describing an annexation boundary and should not be used for the conveyance of real property or any rights therein. This is not intended to represent a Land Survey Plat, Improvement Survey Plat or Improvement Location Certificate and is based upon my knowledge, information, and belief. It was completed by me or under my direct supervision using applicable standards of care and is not a guaranty or warranty, either expressed or implied.

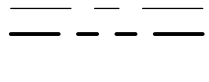
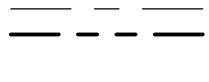
Aaron M. Lund – on Behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #38670

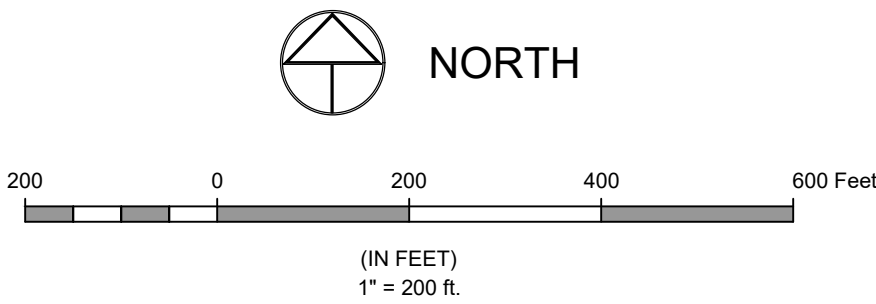


NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1115

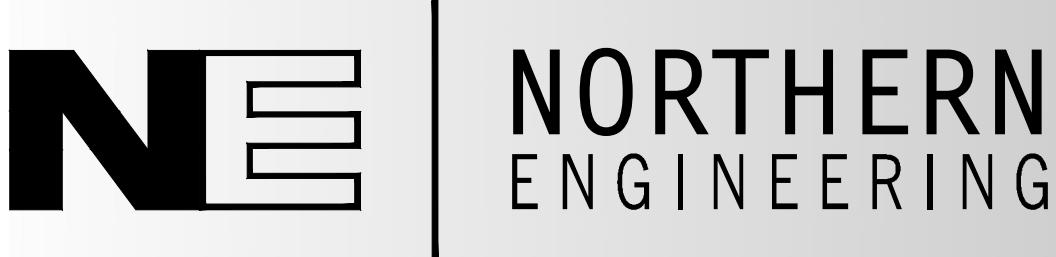
EXHIBIT B



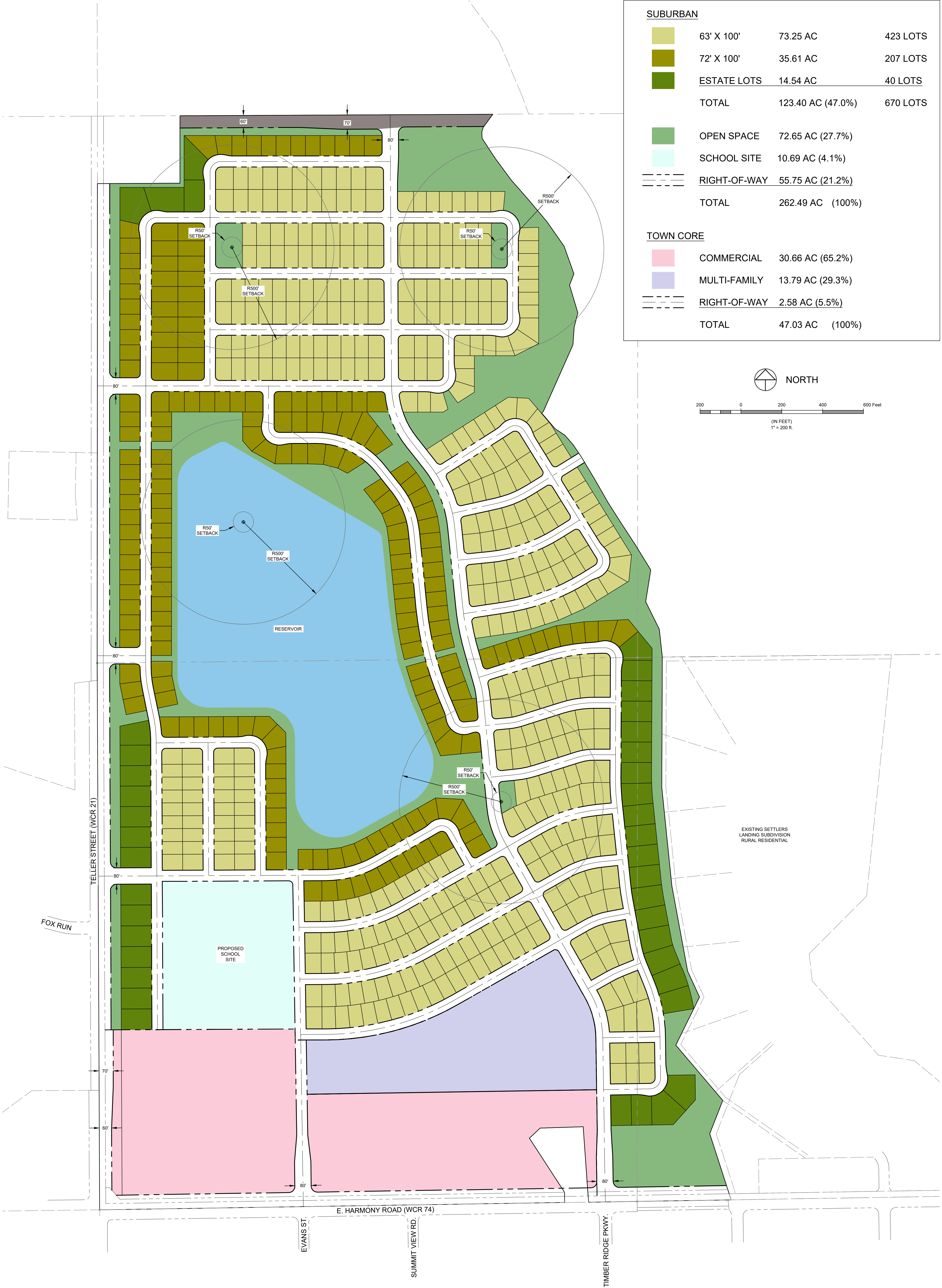
SUBURBAN			
	63' X 100'	73.25 AC	423 LOTS
	72' X 100'	35.61 AC	207 LOTS
	ESTATE LOTS	14.54 AC	40 LOTS
	TOTAL	123.40 AC (47.0%)	670 LOTS
	OPEN SPACE	72.65 AC (27.7%)	
	SCHOOL SITE	10.69 AC (4.1%)	
	RIGHT-OF-WAY	55.75 AC (21.2%)	
	TOTAL	262.49 AC (100%)	
TOWN CORE			
	COMMERCIAL	30.66 AC (65.2%)	
	MULTI-FAMILY	13.79 AC (29.3%)	
	RIGHT-OF-WAY	2.58 AC (5.5%)	
	TOTAL	47.03 AC (100%)	



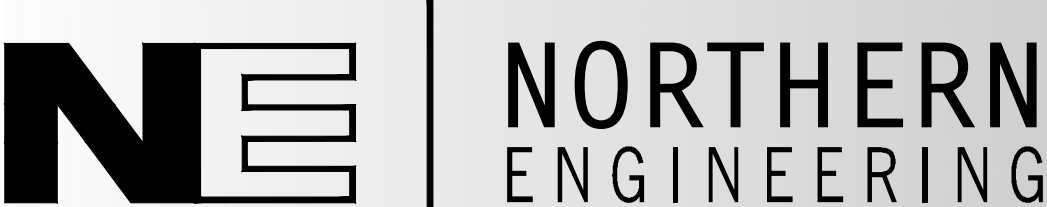
September 14, 2022



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September 14, 2022



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MOODY PROPERTY
SEVERANCE, CO
CONCEPT PLAN
FIGURE 1



Town of Severance Review Comments (Annexation Only)

Date: 5.27.2022 – Received
6.27.2022 – Submitted by Applicant

Project Name/Contact: Moody Annex/Zoning/Concept Plan/Morgan Kidder

Project Address: Northeast Corner of Teller Street & E. Harmony Road

Customer: 233- Journey Homes Moody Property

Review Number: 4th Submittal

Project Coordinator: Abdul Barzak, Town Planner

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

Project Coordinator – Abdul Barzak, Town Planner, Town of Severance

Item 1	Items to be addressed prior to Public Hearings	Resolved?
Notes	- Annexation Map to be revised (See Engineering/Legal Comments) - Zoning Map to be separated from Annexation Map (See Engineering/Legal Comments) - Annexation Petition, needs revision see Engineering dropbox link regarding Legal Description	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Revised Annexation Map, Zoning Map and Annexation Petition was delivered to Town staff on June 27th.	
Notes	All completed	

Applicant Response		
Item 2	Annexation Agreement	Resolved?
Notes	Town staff will work with the application to generate an Annexation Agreement, ready to execute at approval stage.	☐ YES
Applicant Response	Annexation Agreement with Applicant redlines is forthcoming.	☒ NO
Notes	Further coordination is needed with Town Staff and the Applicant	☐ SEE ATTACHED
Applicant Response		
Item 3	Referral Comments	Resolved?
Notes	Applicant will need to address all referral/stakeholder comments received, once a resubmittal has been received, Town staff will push out for revised stakeholder comments.	☒ YES
Applicant Response	All referral comments have been responded to under separate letter(s).	☐ NO
Notes	Completed	☐ SEE ATTACHED

Town Management – – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of Severance

Item 1	Water Service	Resolved?
Notes	Currently the Town does not have the storage capacity nor the volume delivery capacity to serve this subdivision. Applicant will need to examine the storage capacity with the Town and the volume delivery capacity will need to be discussed with the Town and their delivery provider, North Weld County Water District. This comment should be addressed during the preliminary plat process.	☐ YES
Applicant Response	Noted.	☒ NO
Notes	Further coordination will be required at Preliminary Plat stage	☐ SEE ATTACHED
Applicant Response		
Item 2	Sewer Connection	Resolved?
Notes	Current capacity at the Severance treatment Plant will not allow this proposed subdivision to be treated. In turn, Applicant will need to build a bypass line to connect to the Town's trunkline which will then be treated by the Town of Windsor per the Town's IGA. This comment should be addressed during the preliminary plat process.	☐ YES
Applicant Response	Noted.	☒ NO
Notes	Further coordination will be required at Preliminary Plat stage	☐ SEE ATTACHED
Applicant Response		

Planning – Josh Olhava & Logan Graves, Community Planner , Ayres Associates

Item 2	Annexation Map	Resolved?
Notes	Changes were made to the certification blocks that need to be changed back to the 1 st review. See Attorney Comments regarding a Comp Plan amendment and the rezoning request.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	The certification block was changed back to the original form. Why are we receiving conflicting direction?	
Notes	Applicant has adjusted certification blocks appropriately	

Civil Engineering – Chris Messersmith & Amber Messersmith , P.E , Colorado Civil Group, Inc.

Item 1	Please see attached Memo and Redlines	Resolved?
Notes	Engineering Comment Memo and all Redlines are included in the dropbox link: https://www.dropbox.com/sh/xwvl0rm6jek9cdj/AACy4g5R5vjIQCLtnkf6Z9zka?dl=0	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Engineering comments are addressed in the Engineering Memo.	
Notes	Further coordination will be required at Preliminary Plat stage.	

Traffic Engineering – Eli Farney, P.E, PTOE, JR Engineering, LLC

Item 1	No Comments at this time	Resolved?
Notes	No Comments at this time	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Noted.	

Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

Item 1	Annexation Map	Resolved?
Notes	See annotated map attached.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Redlines on the Annexation Map have been addressed and submitted to the Town on June 27 th .	
Notes	Applicant has addressed redlines.	
Item 2	Annexation Agreement	Resolved?
Notes	Town Attorney's Office will work with Staff in negotiating and preparing the annexation agreement.	☐ YES ☒ NO

Applicant Response	Annexation Agreement with Applicant redlines is included with resubmittal.	☐ SEE ATTACHED
Notes	Further coordination is needed with Town Staff and the Applicant.	

Public Works – John Zacklene, Public Works Director, Town of Severance

Item 1	No Comments at this time	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes		
Applicant Response	Noted.	

Police – Chief Gerdeman, Chief of Police, Severance Police

Item 1	No Comments at this time	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes		
Applicant Response	Noted.	

Building Department– Russ Weber, Chief Building Official, SAFEbuilt

Item 1	No Comments at this time	Resolved? ☒ YES ☐ NO ☐ SEE ATTACHED
Notes		
Applicant Response	Noted.	

Neighborhood Meeting Notes – August 8th, 2022

Item 1	Traffic Concerns
Notes	- Regarding traffic residents showed concerns with traffic flow patterns, and the overall increase in traffic numbers and potential stacking issues when a school is built. - Residents asked for medians to be placed along both Teller Street and E. Harmony Road along the project extents. - Residents to the west of the proposed project discussed concerns with potential cut through traffic through adjacent neighborhoods and increased pedestrian traffic and reiterated that the Fox Run neighborhood does not have sidewalks.

	- Residents confirmed that the Traffic Impact Study will include previous traffic studies that have been done in the immediate area as well as background traffic.
Staff Comments	A Traffic Impact Study (TIS) will be required at the Preliminary Plat Stage if approved. Applicant will be required to install all required mitigations and conclusions of the TIS.
Item 2	Buffering
Notes	- Residents voiced concerns with buffering between existing residences and the proposed project, asking for larger landscape buffers with berms and screening. - Residents asked for larger lots to match the existing residential neighborhoods
Staff Comments	Staff has asked the applicant to adjust the Concept Plan to allow for more intense and thoughtful buffering/screening and to increase lots size near existing large lot residences.
Item 3	Multi-Family
Notes	- Residents voice concerns about the proposed Multi-family including - o Location - o Parking - o Number of units - o Height - o Buffering
Staff Comments	Applicant will be required to show more detail at Preliminary Plat stage and adhere to all Code requirements at time of submittal.
Item 4	Open Space
Notes	- Residents discussed the lack of open space and voiced that the reservoir should not count towards open space percentages and at the very least be useable open space with trails, boating, and fishing
Staff Comments	More details will be required at Preliminary Plat stage applicant will be required to adhere to all Code requirements at time of submittal.
Item 5	Weld County Properties
Notes	- A county resident that is on the northwest corner of the property asked that the applicant look at the lots that would border their property and asked for larger lots to better transition from the Weld County Agricultural Zoning. This resident also voiced concerns if the Future WCR 76 were to ever be built. - Winter Farms, discussed items included in their letter to the applicant and Town Council (please see packet for all items)
Staff Comments	Staff has asked the applicant to adjust the Concept Plan to allow for more intense and thoughtful buffering/screening and to increase lots size near existing large lot residences. Staff has also asked the applicant to respond directly to Letter from Winter Farms.

Planning Commission Notes – August 17th, 2022

Item 1	Utilities
Notes	Commissioners discussed available utilities to supply the proposed project.
Staff Comments	Staff clarified current capacities and requirements for utilities, please see Town Management Comments above.
Item 2	Town Review Form Clarification
Notes	Commissioners clarified that some items on the Town Review Form were marked not “Resolved”
Staff Comments	Town staff clarified the Town Review Form is intended to be an all-encompassing review, some items will not be “Resolved” until future stages (Preliminary/Final Plat) but Town staffs goal is transparency and wanted to make the Commission/Council/Public aware of all items, including items to be determined at a later stage.
Item 3	Neighborhood Comments
Notes	Commissioners asked the applicant how they would be willing address all comments received from the public.
Staff Comments	The applicant stated that as and if the project progresses they will be required to provide engineering documents and reports to address many comments, the applicant stated they would continue to work with staff and reach out to residents.
Item 4	School Site/Impact Fees
Notes	Commissioners discussed the referral letter from Weld RE4 in which the district asked for a dedicated school site and cash-in-lieu (Please see letter included in packet) for some of the remaining proposed lots. Commissioners pointed out that this letter does not account for the multi-family.
Staff Comments	Applicant discussed limitations with the property for the school site location and confirmed they have dedicated a school site that the district has asked for. The applicant stated that the school site dedication has an economic value of 4.5 million dollars and the applicant is providing and overpayment of \$2.1 million dollar of what is required in the policy and procedure as stated in the IGA between the school and district. The applicant stated that at this time they are unsure of the number of multi-family units.
Item 5	Timing
Notes	The Planning Commission asked with all of the “unknowns” related to this project, why the applicant was pursuing forward at this time.

Staff Comments	The applicant acknowledged the variables related to this project, but stated they are confident that these "unknowns" are "solvable issues" and that they could be, "part of the solution."
Item 6	Recommendation
Notes	The Planning Commission forwarded a recommendation of denial for the proposed Moody Annexation to the Severance Town Council.

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** boxes provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-692-1556, or email.

Thank you,



Abdul Barzak

Town Planner

abarzak@townofseverance.org

Town of Severance

3 South Timber Ridge Parkway

PO BOX 339

Severance, CO 80546

970-692-1556



TO: Mr. Nick Wharton, Severance Town Manager
Ms. Lindsay Radcliff-Coombes, Severance Deputy Town Manager
Mr. Abdul Barzak, Severance Town Planner

FROM: Chris Messersmith, Colorado Civil Group, Inc.
Amber Messersmith, Colorado Civil Group, Inc.

DATE: June 3, 2022 **Applicant submitted July 27, 2022**

SUBJECT: Moody Annexation, Zoning, and Concept Plan

CCG PROJECT NO: 0042.0014.02

TOWN CUSTOMER ID: 233

We have completed our engineering review of the Moody Annexation, Zoning, and Concept Plan 3rd submittal package received on April 1, 2022 and the 4th submittal package received on May 27, 2022. The following items were included with the submittal package:

- Annexation Petition (Revised)
- Annexation & Zoning Map
- Concept Plan dated March 29, 2022
- Concept Plan dated May 17, 2022
- Zoning Legal Description (Suburban Perimeter)
- Lot Closure (Suburban Perimeter)
- Zoning Legal Description (Town Core)
- Lot Closure (Town Core)
- Response to Engineering Comments
- Response to Staff Report

We offer the following comments:

General:

1. Potable Water – The water service for this project will be provided by the Town of Severance. To provide service to this development, the Town needs to purchase Additional Standard Plant Investment Taps (ASPITs) from the North Weld County Water District (NWCWD). Additional ASPITs are not available for purchase at this time. The Town is working with the NWCWD on a new Water Service Agreement to resolve this issue. There is no estimate on when this Agreement will be executed. This is consistent with the referral comments from the NWCWD.

- **Noted**



2. Larimer & Weld Irrigation Company demands that the Town of Severance require Hidden Lake Investments to obtain an agreement with Larimer & Weld Irrigation Company to address its concerns as a condition of zoning/annexation approval.
 - The applicant cannot enter into an agreement with LWIC at this time. There are no proposed modifications to the LWIC ditch system at this time. The annexation and zoning of the property has no bearing on any modifications to the current site conditions. The applicant has responded to the referral letter that they will work with LWIC on any modifications to the ditch system during the development process.
3. The Winter Farms protest letter dated May 5, 2022 was reviewed. Bullet Item #1 is the only engineering related item. We believe their request to have their water supply line relocated prior to construction is reasonable. The proposed re-alignment will not be designed until the preliminary plat process.
 - See included response letter.
4. Sanitary Sewer – The sanitary sewer service for this project will be provided by the Town of Severance, however the Town does not have infrastructure in place to serve this development. The project will need to install a sanitary sewer main from the project to the existing 18" interceptor pipe south of the existing Severance Wastewater Treatment Facility. *The developer has stated that they will work with the Town to complete the additional offsite sanitary sewer connection required to serve this development.*
 - Noted.
5. We have reviewed the referral comments from the NFRMPO. There does not appear to be any conflicts between these referral comments and our engineering comments.
 - Agreed.
6. The Applicant will need to schedule a scoping meeting with the Town prior to preparing the Traffic Impact Study for this project which is required for the Preliminary Plat process.
 - Noted.

Annexation Substantial Compliance:

7. The project was previously checked for substantial compliance, refer to Comment Memo dated October 28, 2021.
 - Noted.
8. See Comment #10.
 - Revised

Annexation Petition:

9. The revised Annexation Petition has been signed by Hidden Lake Investments, LLC, Journey Homes, LLC and the Eaton Law Reservoir Company.

Noted

10. The Annexation Petition Legal Description needs to be revised. There are two (2) bearings that need to be corrected to match the Lot Closure and the graphic Annexation map. *(repeat)*.

- The annexation petition legal description has been revised and submitted to the Town on June 27th.

Legal Description:

11. The revised Annexation Legal Description was included with the 2nd submittal and reviewed. All previous comments have been addressed. This legal description should be used in the Annexation Petition.

- Noted.

Title Commitment:

12. The Title Commitment prepared by Heritage Title Company, Issuing Office File Number 459-H0646933-820-GRO, Amendment No. 1 with Commitment Date of July 2, 2021 lists the vested owner as:

Hidden Lake Investments, LLC, a Colorado limited liability company

The aliquot legal descriptions are for Lot B, Recorded Exemption No. 0705-35-3 RECS18-0146 (Parcel #070535300004) and for Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 (Parcel #070535200008). The Title Commitment is missing Rec. No. 4717678 Special Warranty Deed. Town of Severance criteria requires that the Title commitment be dated within 30 days of application submittal (SMC 16.2.40.6.).

Noted.

13. The Title Commitment prepared by Heritage Title Company, Issuing Office File Number 459-H0587798-084-LL9, Amendment No. 1 with Commitment Date of July 2, 2021 lists the vested owner as:

The Eaton-Law Reservoir Company (incorporated March 17, 1980)

The legal description appears to be for Parcel #70535300003 per Sale Deed Rec. No. 3934637. Town of Severance criteria requires that the Title commitment be dated within 30 days of application submittal (SMC 16.2.40.6.).

Noted.

14. The Title Commitment prepared by Heritage Title Company, Issuing Office File Number 459-H0664301-820-GRO with Commitment Date of November 22, 2021 lists the vested owner as:

Journey Homes, LLC, a Colorado limited liability company

The aliquot legal description is for Lot A, Recorded Exemption No. 0705-35-3 RECX18-0146 (Parcel #70535300003). Town of Severance criteria requires that the Title Commitment be dated within 30 days of application submittal (SMC 16.2.40.6.).

Noted.

Annexation Map:

15. Sheet 1 (SMC 16.2.80.6 Owner Approval Block) - The Owner Approval Block has been updated per our previous comments. Please add the bold text to the block.

The undersigned, being **more than** 50% of the landowner(s) owning **more than** 50% of the land described herein, have caused said land to be laid out and Annexed under the name of MOODY ANNEXATION.

Bold text has been added to the Owner Approval Block.

16. Sheet 1 (Title Commitment Comment) – Modify per Redlines.

- **The Title Commitment Comment has been addressed on the June 27th resubmittal of the annexation map.**

Zoning Map (part of Annexation Map):

17. Sheet 2 (SMC 16.3.80.c.2.e.3) – Separate written metes and bounds legal descriptions (PDF) were submitted for each proposed zoning category. These legal descriptions were checked against the calls on the Annexation and Zoning Map and the Zoning Lot Closures. The Town may require WORD documents of the zoning category legal descriptions.

- The Town Core Zoning legal description needs to be revised. There is one (1) bearing that needs to be corrected to match the Lot Closure and the graphic Annexation map, see redlines.
- **The legal description has been revised on the June 27th resubmittal documents.**
- The Suburban Perimeter Zoning legal description is approved.
- **Noted.**

Concept Plan:

18. The comments on the Concept Plan are from the 4th submittal, plan dated May 17, 2022.

- **Noted.**

19. We have several layout concerns with the proposed Concept Plan. The access and intersection spacing comments below are general and all arterial access and intersection spacing will be evaluated in detail at the Preliminary Plat level with the TIS.

- **Noted.**

20. School Site – A school site is shown on this Concept Plan. The proposed school site and access will need to be reviewed by the WELD RE-4 School District and the Town's Traffic Engineer. Vehicular access to the school site in this location may be difficult, including vehicles heading south on teller street.

- **Per meetings with WELD RE4, Town Staff and Management, this is the preferred location of the school site.**

21. E Harmony Rd (WCR 74 Road) ROW – The Severance Transportation Master Plan identifies E Harmony Rd (WCR 74) as a Major Arterial with a 140' road ROW. There is 50' of existing ROW north of the section line. This project will be required to dedicate 20' of ROW along E Harmony Rd (WCR 74) for a total of 70' of ROW north of the section line. The ROW appears to be provided. Label the ROW for future dedication on the Concept Plan. *The Applicant's response to comments asked why additional ROW is required beyond what the Moody's dedicated in 2019. A TMP was done after 2019 that changed the classification of E Harmony Rd to a Major Arterial roadway requiring a wider section (140' road ROW). Additional ROW is required to comply with the TMP.*

- The concept plan is not an appropriate location for ROW designation. This will be shown on the preliminary and final plats.

22. Teller St (WCR 21) Road ROW – The Severance Transportation Master Plan identifies Teller St (WCR 21) as a Minor Arterial with a 120' road ROW. When right turn lanes are warranted on Minor Arterial roads an additional 10' of road ROW is required. There is 30' of existing ROW east of the section line. This project will be required to dedicate 30' of ROW along Teller St (WCR 21) and 40' of ROW where right turn lanes are warranted for a total of 60' of ROW or 70' of ROW east of the section line, accordingly. It appears that 60' of ROW is provided. Label the ROW for future dedication on the Concept Plan.

- The concept plan is not an appropriate location for ROW designation. This will be shown on the preliminary and final plats.

23. WCR 76 Road ROW - WCR 76 does not currently exist as a road. This project should reserve road ROW along WCR 76 for future dedication. This section of WCR 76 would be considered as a Minor Arterial with a 120' road ROW. When right turn lanes are warranted on Minor Arterial roads an additional 10' of road ROW is required. This project should reserve 60' of ROW for WCR 76 south of the section line and 70' of ROW for WCR 76 where right turn lanes are warranted south of the section line. It appears that 60' of ROW is reserved with the Concept Plan layout. Label the ROW for future dedication on the Concept Plan

The concept plan is not an appropriate location for ROW designation. This will be shown on the preliminary and final plats.

24. Arterial Access & Intersection Spacing (E Harmony Rd.) – The Concept Plan shows 3 proposed accesses via E Harmony Rd. Intersection Spacing will not meet the required $\frac{1}{4}$ mile spacing due to the existing accesses for the Summit View Subdivision to the south. Timber Ridge Pkwy. will likely be a full movement intersection and potentially be signalized in the future. The other 2 proposed accesses are acceptable as shown but may be restricted to Right-In/Right-Out or $\frac{3}{4}$ movement in the future. Similar restrictions may be required of the existing roads to the south (Evans St. and Summit View Rd.) in the future.

- The layout of Evans St. and Summit View Road are aligned with existing roads within the Town. Potential future restriction of these intersections will greatly prohibit future commercial users from developing the site.

25. Arterial Access & Intersection Spacing (Teller St.) – The Concept Plan shows 4 proposed accesses via Teller St. Working south to north, the 1st access (to the Commercial lots) will likely be restricted to a Right-In/Right Out or a Right-In only movement. The 2nd access is acceptable as shown and aligns with the existing Fox Run roadway to the east. The spacing of the 3rd and 4th accesses meets the ¼ mile required spacing.

- Restricting this access will greatly prohibit future commercial development.

26. Collector Roadways, Timber Ridge Pkwy – It appears that Timber Ridge Pkwy. has been designed as a Collector roadway extending north/south through the development from E Harmony Rd to WCR 76 and the driveway accesses have been eliminated per our previous comments

- Noted.

27. Collector Roadways - The applicant's traffic engineer will need to evaluate the Average Daily Trips (ADT) on all of the internal street network. Any street that exceeds 1500 ADT will be required to be a Collector roadway. (repeat) *This can be addressed with the Preliminary Plat process.*

- Noted.

28. Arterial/Internal Streets Intersections - All roads that intersect the arterials roads of E Harmony Rd and Teller St will be required to have a Collector section at the intersection (80' ROW) for dedicated turn lanes, see Severance TMP Figure 19. (repeat) *This can be addressed with the Preliminary Plat process.*

- Noted.

29. Internal Street and Lot layout - Local roads must be spaced a minimum of 330' along a Collector roadway (repeat). *Per Applicant's response to comments, this will be addressed with Preliminary Plat. Engineering has no objection. It should be noted that lot layout may be impacted.*

- Noted.

30. Oil/Gas – According to the COGCC website, there are 4 existing Plugged and Abandoned Wells on the property. The layout of the proposed lots and roadways does not appear to comply with Severance's Municipal Code Section 16.11.80.b.4. (see below) as there are lots within the 50' setback of the PA'ed wells and one PA'ed well is located in the public ROW instead of a separate non-buildable tract. See redlines. All existing oil and gas pipelines should be shown on the Concept Plan.

- The concept plan has been revised to remove lots from the oil and gas setbacks. How are we to show existing oil and gas pipelines on the concept plan?

Sec. 16.11.80. - Development setbacks from wells and facilities.

(a) When wells are existing, buildings shall not be constructed within the following distances:

- (1) Buildings not necessary to the operation of the well shall not be constructed within three hundred fifty (350) feet of any such well and/or facility.

- (2) Any building to be used as a place of assembly, institution or school shall not be constructed within five hundred (500) feet of any well and/or facility.
- (b) When wells are existing, lots and roads shall not be platted within the following distances:
- (1) Lots shall not be platted within three hundred fifty (350) feet of an existing oil or gas well or its production facilities.
 - (2) Lots intended to be used as a place of assembly, institution or school shall not be platted to allow a building site within five hundred (500) feet of an existing oil or gas well or its production facilities.
 - (3) Streets shall not be platted within one hundred fifty (150) feet of an existing oil or gas well or its production facilities; provided, however, that streets may cross collection flowlines at right angles.
 - (4) **Lots shall not be platted within fifty (50) feet of well and production sites that have been plugged, abandoned, and reclaimed. Such platting shall only occur after the completion of the plugging, abandonment, and reclamation process. Plugged and abandoned wells shall be platted in their own separate non-buildable tract, with adequate access.**
 - (5) Plugged and abandoned wells that are not visible shall be exposed, with the facility owner's permission, and their exact location shall be surveyed by a professional land surveyor. The plugged and abandoned well shall be backfilled and compacted. The location of the plugged and abandoned wells shall be permanently marked with a visible post indicating the OGCC well API number.
 - (6) Oil and gas pipelines shall be located within a minimum 30-foot wide non-buildable tract, and no closer than fifty (50) feet to an occupied structure. The oil and gas pipeline shall be centered in the tract and in no case, less than ten (10) feet from the edge of the tract. Oil and gas pipelines shall not be placed within public right-of-way, other public lands, and/or lots intended for future development. This requirement does not apply to natural gas pipelines that provide retail service.

31. Potable Water – Potable Water service for this project will be provided by the Town of Severance. This project will need to connect to the existing 12" water main in Teller St. and the 12" water main in E Harmony Rd. A 12" or 16" water main will be required in Timber Ridge Parkway and in WCR 76 (or another location) to loop the system. *Water system will be designed with Preliminary Plat process.*

- **Noted.**

32. Irrigation Ditch - There appears to be existing irrigation ditches throughout the property. These ditches need to be accommodated as required by the ditch company(s), see referral comments.

- **Noted.**

33. Drainage – Detention ponds are not specifically identified on the Concept Plan. *The detention facilities will be reviewed at the time of Preliminary Plat.*

- **Noted.**

34. Multi-Family – The multi-family area was added back to the Concept Plan with this 4th submittal. It is located adjacent to an existing Rural Residential neighborhood. The Applicant should work with Planning on the best location of the Multi-Family.

- This is the best location for the multi-family area. The Applicant has met with Town Staff and Management and all are in agreement with the location of the multifamily.

Additional comments can be found on the document redlines, which are listed below and included in the dropbox link below:

All additional redlines have been addressed.

<https://www.dropbox.com/sh/xwvl0rm6jek9cdj/AACy4g5R5vjIQCLTnkf6Z9zka?dl=0>

- 0042.0014.02 ANNEX Redlines_(2022.05.25).pdf
- 0042.0014.02 CP Redlines_(2022.06.03).pdf
- 0042.0014.02 Annexation Petition Redlines_(2022.05.25).pdf
- 0042.0014.02 Legal Description_Zoning_Town Core_Redlines (2022.05.25).pdf

Please let us know if you have any questions regarding this memo.

Moody Annexation Impact Report

March 30, 2020, Revised: February 1, 2022 & July 28, 2022

Project Location

The Moody property contains 309.52 acres and is located in Weld County, Colorado. Journey Homes intends to annex 309.52 acres into the Town of Severance. Approximately 134.36 acres of single-family development. Approximately 14.59 acres of multi-family development. Approximately 9.77 acres for a school site, and approximately 18.24 acres of commercial development. The property's borders include:

- North: Weld County Road (WCR) 76 1/2.
- East: Settlers Landing Subdivision and private, undeveloped land in Weld County.
- South: E. Harmony Road (Weld County Road (WCR) 74).
- West: Teller Street (Weld County Road (WCR) 21)

The area to be developed lies within the Town of Severance Sub-Urban Perimeter zone as designated by the Hometown Vision Comprehensive Plan; a portion of the property that will also be developed lies outside the Sub-Urban Perimeter in the Rural Residential zone. The applicant has requested that the area along E. Harmony Road will be zoned as Town Core, and the remainder of the property north be all zoned as Sub-Urban Perimeter See map below indicating location and vicinity.



Proposed Land Uses

The Moody Annexation is a mainly single-family detached residential neighborhood that will also provide multi-family, a school site, and commercial lots. It is proposed to have approximately 776 residential lots. Commercial lots are anticipated to be located near the E. Harmony Road (WCR74) between Teller Street (WCR 21) and Timber Ridge Parkway.

Annexation Agreement

Per Colorado Revised Statutes 2013 134 Title 134, an agreement will be drafted between the property owner and municipality outlining the responsibilities of each party.

Municipal Services

The area to be annexed as will receive the following municipal services from the stated responsible agencies:

- **Water:** The annexation property is within the Severance Water Service Area.
 - Potable water will be provided to the development by the Town of Severance. It is anticipated that a water system will be designed according to standard practices including a loop system that will tie into existing mainlines.
 - Non-Potable water is anticipated to be provided to residents directly from the metro district.
 - Raw Water, at current market value a share of water is \$62,500.00 (7/2022) subject to change. Raw water dedication will be required.
Applicant is aware Ordinance 2022-13
- **Sewer:** Severance Sanitation Service Area. The internal system will be designed to respond to topography to drain effluent to a low point in the subdivision.
Applicant is aware Ordinance 2022-13
- **Police:** Severance Police Department. See more below.
- **Fire & Emergency Services:** Windsor Severance Fire Rescue. Neighborhood access and street design will be required to conform to Town standards. All construction and fire prevention will be required to adhere to building and fire codes. See more below.
- **Schools:** Weld County RE-4 District. Schools serving this site are listed below
- **Library District:** Clearview Library District. No adverse impacts are anticipated at this time.

- Electric/Communication Service: The developer will be required to work with service providers to establish the most efficient manner for extending service to the community
- Internet service: The developer will be required to work with service providers to establish the most efficient manner for extending service to the community

Financing Method

Any Metro District formation including and I.G.A or service plan is at the discretion of the Town of Severance Town Council. It is anticipated that a new Metropolitan District will be established as the authority to finance all public improvements within and adjacent to the property. It is anticipated that the district will convey public infrastructure to the Town and will establish the means for ongoing maintenance. The district will also provide the administration and control services for the community such as establishing and enforcing the architectural standards and lot landscaping requirements. It is anticipated that the details of the district's organization, obligations and financial structure will be provided in a formal Service Plan conforming to all legal standards.

School District Impact

The Moody property is within the Weld County School District RE-4. Students that will reside within the annexation area will be currently served by the following schools:

- Elementary -Rangeview
700 Ponderosa Drive, Severance, CO
- Middle – Severance Middle School
1801 Avery Plaza Street, Severance, CO
- High- Severance High School
1200 Hidden Valley Parkway, Severance, CO

The statement that follow was generated by Weld County School District RE-4

“The proposed Moody Development is estimated to bring approximately 262 elementary students to the boundaries of RangeView Elementary, with a core capacity of 600 students and enrollment currently at 713. The proposed development will also bring an estimated 293 secondary students to Severance Middle and Severance High Schools respectively. All three schools are already beyond their capacity limits due to accelerated residential growth within the Town of Severance.

With the proposed development numbers and estimated growth and calculations, Weld RE-4 School District is requesting a 10-acre parcel dedicated to the district for a future elementary school to meet the needs of the Town of Severance. The developer has presented in their 4th submittal a location for a future school which is 10 acres. This 10-acre parcel will meet the requirement of the district if the plan includes a continuous road at the southeast corner.

The calculations call for a 14.7-acre site based on a buildout of 795 single family homes. By providing these 10 acres, this meets the site dedication requirements for 544 of

the single family homes. For the remaining 251 single family homes a cash-in-lieu in the amount that is agreed”

Severance Police Department Impact

The Town of Severance reached out to the Severance Police Department and Police Chief Jim Gerdeman stated,

“I do not have any issues with the Moody Annexation, and I will have to address the Public Safety needs once the final information is provided on the Commercial Businesses.”

Chief Gerdeman went on to say that public safety needs are based,

“On the calls for service, the new development would produce. I will not know that until the homes are built. I can state the Commercial properties will increase calls for service and we will need to increase staffing but that will not be known until we know what commercial businesses are coming to the town. A flower shop is not going to be a problem, unlike a retail store or liquor store.”

Windsor Severance Fire Rescue Impacts

The Town of Severance reached out to the Windsor Severance Fire Rescue, they have adopted Impact fees (as seen below) that will be assessed and collected at the time of building permit.

Calculation of Impact Fees

Impact Fee by Land Use

Single family residential (per dwelling unit)	\$693
Multifamily residential (per dwelling unit)	\$272
Commercial (per square foot)	\$0.35
Industrial (per square foot)	\$0.35

WHY IS WSFR IMPLEMENTING IMPACT FEES?

WSFR provides fire rescue services serving the towns of Windsor, Severance, and unincorporated parts of Weld and Larimer Counties. WSFR services a population of more than 50,000 residents in a total area of 100 square miles and responds to approximately 4,000 calls per year. Because of a heightened interest in development, the District is implementing development impact fees, effective August 1, 2021, as part of a larger strategy to ensure that future development pays its own way and existing residents and services are not financially burdened by new growth.

Traffic Impacts

The Town of Severance Transportation Plan adopted June 22, 2021, provides an in-depth analysis of existing conditions and anticipated needs through the year 2040. The analysis projects build-out of

residential and commercial uses, the traffic that would be generated, and the road improvements necessary to accommodate the traffic at acceptable levels. The Concept Plan and Management Plan submitted to the Town anticipates right-of-way dedications on E. Harmony Road (WCR74) and Teller Street (WCR 21) to accommodate the ultimate cross sections for all road improvements. At this time staff has no concerns. However, during development review traffic studies will be required to show improvements required.

Environmental Impacts

Existing land use has been agriculture. Currently, staff has no concerns. During development review, environmental study may be required.

Resident Impacts

Similar to all new subdivisions being built, construction would potentially be the largest impact on current residents and neighboring subdivisions. Most affected would be the Fox Ridge Neighborhood to the west, the Settler's Landing Neighborhood to the east, and the Summit View Neighborhood to the south. Construction noise, dust, and trash is a common resident impact. Community Development Inspector as well as Severance Police Department Code Enforcement would work together to keep impacts minimal by doing routine site visits as well as inspections. Traffic studies during developmental review will pinpoint exact improvements required, but it is expected that improvements along E. Harmony Road from Teller Street to Timber Ridge Parkway as well as improvements north along Teller Street from E. Harmony Road to Weld County Road 76 would be required as well as a traffic light being installed at the Timber Ridge Parkway and E. Harmony Road intersection. Road improvements may cause delays in commutes to current residents as an initial impact but could also improve commutes in the future as a long-term impact and would support a better flow of traffic along the E. Harmony Road Corridor. Commercial lots along the E. Harmony Road Corridor could be a potential resident impact and may provide retail opportunities as well as potential employment opportunities of residents. During development review community outreach efforts may be required to determine specific resident impacts.

Economic Impact

The Economic Impact of a proposed neighborhood of 776 residential lots with commercial lots and multi-family along the E. Harmony Road Corridor can be broken down into potential costs and potential gains. First, looking at potential costs it can be split into short-term impacts vs. long-term impacts.

Short-term economic impacts would be the cost of sewer and water. Placing a subdivision of the purposed 776 residential lots would require an upfront cost of getting water and sewer to each lot. The need to increase current water storage would be required. Severance currently does not operate a water treatment plant and is a wholesale purchaser of potable water. The Town's supply for potable water comes from North Weld County Water District (NWCWD). Severance owns its water

rights for raw water and sends needed water to NWCWD each year for treatment and delivery. Severance has two 500,000 gallon treated-water storage tanks with a total capacity of one million gallons. The existing water storage tanks provide water for fire protection, daily operating levels, and emergency water storage. Severance also has a pump station that is located immediately adjacent to Severance's storage tanks. The Town currently has two master meters that connect the Town's system to NWCWD. The Town also has an emergency meter connection for redundancy. This current infrastructure will not support a purposed residential subdivision of 776 lots. If annexation is approved the developer will need to work with Town Staff to address water infrastructure needs.

Sanitary sewer is treated in an existing town-operated treatment plant and also transported in a trunkline to a regional treatment plant in Windsor. These combined facilities have the capacity to treat the equivalent to a 1.2 million gallons of wastewater per day. With the addition of the purposed 795 residential lots and commercial lots, this would place the current town-operated treatment plant beyond its capability and all wastewaters will need to be sent to the Windsor Treatment Plant. If approved, the developer will need to work with Town Staff to address sanitary sewer infrastructure and the need to either upsize current lines or build a connection line to the current Windsor Trunkline.

A final short-term economic impact would be the plowing of new streets. New streets would need to be maintained by the Town from the start of construction. This impact would continue to need maintenance transitioning into a long-term economic impact which would be the continued upkeep of additional roads. It is estimated that a crack seal operation will need to take place on average every 5 years, and roughly every 15 years the roads would need to be rebuilt. A traffic study will determine all needs and requirements but is anticipated that improvements on E. Harmony Road and Teller Street will be required. It may also require a traffic light to be placed at the Timber Ridge Parkway and E. Harmony Road intersection.

Long-term economic impacts include continued park maintenance as well as open space maintenance. The Town's Public Works Department would have to account for the additional man hours this annexed property could require with additional parks, roads, and open space. If this project requires a lift station the added cost of upkeep and maintenance would be estimated between \$1500.00 - \$2000.00 per month for added chemicals, cleaning, and superbugs required."

From: [hollycoope](#) [REDACTED]
To: [Abdul Barzak](#)
Subject: New build at Teller/74
Date: Saturday, January 29, 2022 10:11:11 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender hollycooper955@yahoo.com

To whom it may concern

As a resident at 103 flat iron street I disagree with any new residential building until a new school is built to accommodate the children. I also disagree with the amount of multi family housing. I feel that our little farm community is going to loose its safety, charm, and personality. We do not approve of this at all.

Christian and Holly Cooper.

[Sent from Yahoo Mail for iPhone](#)

From: [Chris Kelley](#)
To: [Abdul Barzak](#)
Cc: [Chris Kelley](#)
Subject: Any new builds
Date: Saturday, January 29, 2022 10:38:13 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender chris_k69@hotmail.com

To whom it may concern,

I am writing to let you and the town planning committee know that I am opposed to any new builds, single family or multi family, until at least three new elementary schools, two new middle schools, and one new high school have been constructed and finished in our school district to accommodate the exploding population that has been more than encouraged by the past actions of your committee and the town council. These actions have been short sighted and planned for selfish financial gain.

Furthermore, the town nor North Weld water district has adequate water to accommodate any more housing builds. It is preposterous to continue to rubber stamp every housing development that comes before you because the developer takes you and the committee out for lunch. Enough is enough.

I urge you and the committee to strongly consider my stance. Trust me, thousands more Severance citizens agree with my view and dismay of the unchecked growth that the town had seen in the past five years.

Regards,

Christopher Kelley

Sent from my iPhone

From: [Jacqueline Hayes](#)
To: [Abdul Barzak](#)
Subject: Moody Annexation/new development concerns
Date: Monday, January 31, 2022 12:18:07 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender jacqueline.hayes9685@yahoo.com

Hello Abdul,

I am a newer Severance resident. I have lived here just over two years. I have seen how many homes have been built and continue to be built in such a short amount of time and I have a real concern. Aside from being a resident in severance, I am a mother of two school age children. Since living here, our schools have been overcrowded to the point that my children don't even get to go to school in the town that we live in! We were originally zoned to be part of Severance schools and were quickly moved to a Windsor school based on the continued building. The town is allowing homes to be built without thinking about the responsibilities that come with that. There isn't a clear plan in place that allows the district to grow with the amount of families moving into our area. This is a true concern not only as a parent, but as a taxpayer.

Along with the school issues, what is being done to keep our roads safe? The amount of traffic that has come from the ongoing building is ridiculous. I live in severance shores and there are times I'm sitting at my intersection for over 5 mins just trying to turn right because of the amount of cars and there isn't a plan for a light from what I've been told. I have witnessed so many near miss accidents on a regular basis. That's a joke in itself! Harmony/74 is already a busy road and when you add another 800 homes, well it's just crazy to even think about. The planning was not done prior to Hunters Crossing and Severance shores going in, let alone the other neighborhoods that have been added or being added, so my confidence that it will be done prior to this new development is nonexistent.

I would hope that before any further building was permitted, the town will take these concerns into consideration. I can't emphasize enough how important a resolution truly is.

Thank you,
Jacqueline Hayes

From: [Tessie Heeter](#)
To: [Abdul Barzak](#)
Subject: Severance town plans
Date: Monday, January 31, 2022 12:41:42 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender tessie.heeter@gmail.com

Hello! I'm a resident of Severance, living in Hunters Crossing. I was reaching out to express my concern regarding the amount of homes being built compared to the plan (or lack thereof) of schooling for our kids. My kids already are slotted for Windsor (Grandview) because Rangeview is overcrowded. I don't know how a council could approve building more homes when kids of their community currently don't fit in their neighborhood school.

We moved here because of the close community and amazing schools. It feels as though that's being taken away from us in our first year living here. Overcrowded schools cannot be successful schools. I would love to chat more if you have questions.

Thanks,
Tessie Heeter


From: [Kaela Hopkins](#)
To: [Abdul Barzak](#)
Subject: Moody property plan
Date: Monday, January 31, 2022 9:30:54 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender ktnova31@yahoo.com

Hello,

As a Severance resident I have great concerns with the potential Moody property plans. There are already too many new developments and too large of a population that our small town can not support. Our schools are already overcrowded with no current plans to build more, traffic is becoming a problem, and the current water moratorium are all valid reasons that adding another 800 homes is just not possible.

Thank you for hearing my concern,

Kaela Terranova

[Sent from Yahoo Mail for iPhone](#)

From: [Melo -](#)
To: [Abdul Barzak](#)
Subject: Re: moody annexation
Date: Tuesday, February 1, 2022 2:24:23 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender melissa.outman@gmail.com

Hello,

I am writing in regards to the proposal for the moody property. My family and I own a home in Summit View just south of the proposed development. As we will be directly affected by this plan I hope my families opinion will be considered. We would appreciate some commercial/retail property in the area. However we are very concerned about the large number of additional residential properties being approved. Especially without appropriate infrastructure for the addition of future residents. Our schools are already over capacity. We have very limited commercial/retail spaces to support this growth. Our town is in need of more businesses/schools first. We sincerely hope someone in town hall might actually be bothered to say no to one of these home builders from time to time.

Sincerely
M Outman-Colabello

From: [Contact form at Severance, CO](#)
To: [Abdul Barzak](#)
Subject: [Severance, CO] Moody Annexation/zoning/Concept Plan (Sent by Rachel Richards, rach.richards2113@gmail.com)
Date: Tuesday, February 1, 2022 3:06:07 PM

Hello abarzak,

Rachel Richards ([rach.richards](#) [REDACTED]) has sent you a message via your contact form (<https://www.townofseverance.org/user/101/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/101/edit>.

Message:

Hello,

I am writing in response to the proposed development.

The current infrastructure within the town of severance cannot support the amount of growth that this new development would bring.

1. There is not enough capacity in the already overcrowded schools.
2. The closest grocery stores are already under-stocked, under-staffed, and supply residents in multiple cities.
3. The availability of decent internet and cell phone reception out here is extremely limited and already pushing capacity - Internet is not sufficient to work from home, most cell phone carriers have absolutely terrible coverage out here.
4. There are already concerns about the availability of clean water supply as there are not enough facilities to treat our water and the water to residents of our surrounding cities. Demand for the clean water is going to rise with the development of new homes - how is this going to be supported without the necessary facilities?

City income considerations - Sales tax is being given to other cities not kept in our own hometown due to a lack of amenities.

Please consider the daily life of an individual/family currently living in the town of Severance and how all of these issues mentioned above would make living here even harder with any more residential development.

Regards,

Rachel

From: [Wendy L West](#)
To: [Abdul Barzak](#)
Subject: Hidden Lake Investments LLC Development
Date: Tuesday, February 1, 2022 5:34:14 PM

Good afternoon,

My name is Wendy West and I live at 277 Audubon Blvd and I want to express my concern and disapproval of the above development.

First, I unfortunately will not be at the Public Hearing in person. I have been to these public hearings and the last one I went to, I felt like this was just a formality. I was told that the developer followed Severance's Comprehensive Plan and therefore the project was a go. I am assuming this will be the same for this development. I just don't understand why things can't change after public comment when the project has not even started yet. Otherwise, why have the Public Hearing? I remember when Mike Lind came into town with an idea for a project and the town people flooded town hall and were able to shut the project down. Why this can't happen again, I don't understand. I believe the town should have the final say in what is best for the community.

I am deeply saddened with this development because it is more Journey Homes, and truly, just more homes on top of homes. This will make the main corridor into Severance wall-to-wall Journey Homes. The only reason people come to Severance is for the location of affordable housing. We service all the other major towns in our surrounding areas. There is truly nothing unique about Severance. The money generated is from new house construction which in turn goes to provide for town administration, policing, and schools. Where is our town identity?

On that note, and knowing the project will go through as planned, I would like to offer a suggestion. Is there any way that the homes can be different from all the other subdivisions? I understand it is convenient for the builder to have the same patterns because of the quick build. However, in the section of Summit View I live in, the builder made adjustments to the gables and front of the house to make it appear like a different style home. Also, the external paint could not match the neighbors on either side. Can there be some kind of stipulation similar to this example given to the builder in order to make several of the houses seem different so it's not a development of all the same design?

Thank you,

Wendy L West

From: [Amberly Fredrickson](#)
To: [Abdul Barzak](#)
Subject: Fwd: Moody proposal
Date: Tuesday, February 1, 2022 9:53:07 AM
Attachments: [zoning_map_2.2.21.pdf](#)

Good morning

I am writing to STRONGLY oppose the annex, rezoning, and development of the Moody property. I am directly impacted by the suggested proposal and while I understand the landowner has rights, the Town of Severance has the choice to keep the land they purchased at the time zones as rural and annexed. I STRONGLY encourage everyone to oppose the annex and rezoning.

When considering, I'd like you to ask yourself the following.

- ***Is this Moody plan in the requested zone change consistent with the Town of Severance? Does the community really want more houses?*** I do not believe that the current residents of Severance want this town to continue to grow at the rate it has been growing. Weld RE 4 is asking for the growth to slow down. The schools are asking Severance and Windsor to STOP building and that they can NOT serve the current or upcoming populations. My concern is we allow the growth but the community and services come after the fact. A case in point is the school and the current community is negatively impacted. Northern Weld County Water District has put the moratorium in place because they recognize the growth is out of control. There is a reason Weld County kept this property annexed and zoned as rural.
- The attached map shows that Moody proposal is NOT supposed to be developed. IT is not coded as "development node" and therefore the Town previously had NO intentions on developing this area and AGAIN is not prepared to do so.
- **IS there a need to rezone?** No, there are several communities already approved where people (taxpayers) can move into Severance. There are additional commercial properties next to Dollar General that can be used. This property does not need to be rezoned, the Franklin development which is already approved is similar. NO, the Town is projecting "development nodes" and the Moody project is NOT one of them.
- **Is the zone change consistent with the orderly development of public services?** NO, this again is the reason the Northern Weld County Water District put a stop to building in Severance. NO, Weld RE4 is at capacity and consistently in letters to the town stating they can not serve the community. NO, the roads will be destroyed and there will be more dangerous intersections. NO, this development will drive down property values in surrounding communities. This will not serve the community and will continue to decrease the quality of life for current residents. The Town can use other communities for commercial properties and taxes. The town can put commercial properties next to the Public Works, the Franklin development, and coming into town.
- **Is this consistent with other community development?** NO, the Moody is suggesting commercial and the surrounding community is Rural Residents (see attached map, again). NO, other community developments support nature and green belts between housing developments. The multi-family house directly backs an established Settler's Landing Neighborhood. There needs to be a least a green belt. Given that Settler's Landing backs that development the park could be moved towards the east to also be considerate of the established neighbors and provide a buffer. The multi-family needs

to be elsewhere on the land so it doesn't make the existing Settler's Landing properties go down. They purchased their home expecting that zone to remain rural. In surrounding communities, there are individual larger lots and fewer homes. In other communities, the school is able to serve the children. In other communities, the infrastructure.

I will once again ask you to oppose the annex and zoning of the Moody proposal. The attached zone mapping should remain. It was updated by, you, the town on 2.2.22 and needs to remain. The Town of Severance should not annex or change the zone. It is NOT in the plans. It NEGATIVELY impacts students and families. It NEGATIVELY impacts Settler's Landing.

I plan to remain actively involved in this proposal. I am extremely concerned about this proposal.

From: [Dan Russell](#)
To: [Abdul Barzak](#)
Subject: Moody Annexation Plan
Date: Monday, February 7, 2022 3:23:25 PM

Abdul,

As I may not be able to attend the neighborhood meeting on this subdivision plan, please accept these written comments and distribute where applicable.

As an adjacent homeowner, I have several areas of concern:

1. Traffic (vehicular). Adding 795 new homes (plus multi-family units and commercial ventures) within a few hundred yards of my home will increase vehicular traffic in this general area considerably. Are the planned improvements to the current roads and traffic signs/signals sufficient to support that increase in traffic? What is the timeline to make sufficient improvements if the Moody subdivision is approved?
2. Traffic (foot). This is a significant concern as my subdivision (Fox Ridge) does not have sidewalks. Residents and their children and animals walk on the streets themselves. This has never been an issue because there has been very little vehicular traffic. Historically, only residents and service providers (and a very few "looky-loos") drive our streets. Putting several hundred houses mere yards from Fox Ridge will increase the vehicular traffic in Fox Ridge significantly. Does the town of Severance plan to put sidewalks in Fox Ridge to ensure the safety of foot traffic in and around Fox Ridge? People from Severance Shores often walk across the open area behind my home. They often chose to walk right next to my back fence and some even stop and attempt to interact with my pets. This is happening with some frequency from the 265 houses in Severance Shores. One can only assume that 795 houses on the other side may produce a 300% (or more) increase in the number of people walking along my back fence. Is there a plan to put in a walkway further away from our property or some other plan to keep this additional foot traffic further away in the open space to be less intrusive to homeowners in Fox Ridge?
3. Infrastructure. Will the water needs of these 800+ buildings cause any issues to the Town of Severance infrastructure capacities and capabilities? What of law enforcement, sewage, electricity and internet service? Are all those systems readily capable of handling a 100%+ increase in demand in this immediate vicinity?
4. Lot size. The average lot size in Colorado is roughly 7500 square feet. Every single lot in this planned subdivision is under that average. While roughly 30% are just 2% less at 7200 sq ft, fully 70% of the planned lots are 6200 sq ft (or 15% smaller than average). It seems to me the only entity to benefit from these lot sizes is the builder. Not the residents, not the neighbors and not the town. By putting more and more houses on smaller and smaller lots, there can be additional challenges to infrastructure (see #3) and fire risk management (see #5) to say nothing of negative overall impact to nearby home values. Where is the Town going with this trend? Will it be accepted if the next subdivision has a 5000 sq ft lot size? How about 4000 sq ft? Does the Town of Severance have any standard for minimum lot size in new subdivisions? I respectfully submit there should be a minimum lot size around 7000 sq ft, which would help to mitigate several concerns.

5. Fire risk/management. Especially in light of current events near Denver, are there discussions underway regarding the increased fire hazard of having so many houses built so closely together? As an adjacent homeowner, I am very concerned about the increased chances of fire associated with this planned subdivision and the potentially increased size and scope of a fire should one occur. I do not believe there is sufficient firefighting manpower and machinery available at this time in Severance to alleviate that concern on behalf of current residents.

Sincerely,

Dan Russell

President – Fox Ridge HOA

[REDACTED]
[REDACTED]

From: [Jacqueline Hayes](#)
To: [Abdul Barzak](#)
Subject: Moody project/annexation
Date: Wednesday, February 9, 2022 8:17:28 AM

Hello Abdul,

I have written in regards to the Moody project/annexation prior to today, but it was brought to my attention the builder's response to Weld Re-4's request that would allow school expansion for the projected incoming families. This is absolutely absurd! They stated that schools would be located within a specific radius, which is true, but also this is pure ignorance. This shows just how money hungry and egotistical Journey Homes truly is! They do not care about our community, nor the future of our children. Majority of the new subdivisions are already bussing our children to Windsor to go to school, as Range View elementary is over capacity! Grandview elementary (Windsor) cannot house the amount of students projected for the next year without adding mobiles to the small property they have. I can assure you that this project would be devastating to our already strained school district! Please, PLEASE continue to halt the annexation of this land and approval for this project until they are ready and willing to come up with a solution to this major issue!

Thank you again for your time,
Jacqueline Hayes
Concerned mother and Severance resident

From: [Carrie Vicente](#)
Subject: Moody Project - Severance
Date: Tuesday, February 8, 2022 8:09:23 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender vicente.carrie@gmail.com

Good evening,

I am writing as a concerned resident of Severance. While I support town growth, the Moody Project does not have our town's best interest in mind.

1. Our current water treatment agreement cannot keep up with the growth. This is a classic case of putting the cart before the horse. Why should we add 800+ more homes to this issue?
2. Our current schools are bursting at the seams. Employees of the schools are getting burnt out and truly not able to perform at their best with the current one school per elementary, middle and high. I am a prior teacher and experienced mental and physical health detriments due to similar conditions. Currently, we live not even half a mile from Range View Elementary School yet we cannot attend there because it is too full. My son will be school age in 2 years, yet our zoned school Grandview is already full too. Why toss your families around (who are the heart of Severance)? We are the ones supporting growth of our town, so please support us back with a second elementary school.
3. Journey Homes have taken over Severance with a vengeance. They will find land anywhere they can grab and continue to build. Their lack of compassion in the Moody Project (quote: "The request for a 10 acre school site is an overreach"). Journey does not care about our town—they care about the potential money they can sweep in.

Please, please continue to oppose the Moody Project. It does not align with the needs of our town, nor the wants. We need schools to house these children who are our future. For a town that is so hungry for growth, they should be hungry for the growth of the children living in it.

Thank you,
Carrie Vicente

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Carrie Vicente

From: [Valerie Simons](#)
To: [Abdul Barzak](#)
Subject: Moody Project
Date: Tuesday, February 8, 2022 8:10:29 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender valerie.koester@gmail.com

To whom it may concern,

I am writing this letter as a concerned resident of Severance. We must stop the building of more residential homes in the Windsor/Severance area. We are already experiencing a moratorium on water taps due to the shortage of water, the bonds for building new schools was voted down which means our children's education will be diluted and dumbbed down and our infrastructure is far from where it needs to be to support new residential buildings. I applauded the town's requirements to Journey Homes for more open spaces, more monetary donations for school and infrastructure. Please continue this fight, the builders are profiting from the declining status of this once great city. Windsor used to be the desired location for families because of it's renowned school curriculum, now all I hear from residents is how they are removing their students due to overcrowding and a diluted education. If the non-stop building of residential homes continues there will be horrendous consequences to the city, it's residents and it's reputation.

Please fight for the future of this town and stop adding homes for families we cannot sustain. There is nothing wrong with halting all residential building for 2 or 3 years so the rest of the town can catch up to the rapid inflow of families. As the leaders of this town you would be doing all current and future residents a major disservice by not controlling the growth now.

Thank you,

Valerie Simons

From: [Melo -](#)
To: [Abdul Barzak](#)
Subject: Re: moody annexation
Date: Wednesday, February 9, 2022 1:17:21 PM

Thanks for the feedback. So disgusted after I just saw Journey homes response to Weldre4 request for school space and funding. How is Weldre4's request possibly an over- reach considering how many added homes and developments Journey has built in this community with zero investment in educational infrastructure. Severance Shores, Severance Reserve, Hunters Crossing, Overlook, and now Moody. Exactly how do they expect our already over fire safe capacity schools to accommodate this new build. Please Please Please Severance planning commission, WeldRe4, and Severance council, stick to your guns and say no, without Journey making concessions. We need schools and businesses before more houses.

Thank you for your time and consideration.

On Tue, Feb 1, 2022, 3:03 PM Abdul Barzak <abarzak@townofseverance.org> wrote:

Hello,

Thank you for providing comment. Town staff takes these comments seriously and will present your comments to both the Planning Commission and Town Council. Please feel free to call my direct line at 970-692-1556.

Thank you,



From: Melo - <melissa.outman>

Sent: Tuesday, February 1, 2022 2:24 PM
To: Abdul Barzak <abarzak@townofseverance.org>
Subject: Re: moody annexation



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender melissa.outman@gmail.com

Hello,

I am writing in regards to the proposal for the moody property. My family and I own a home in Summit View just south of the proposed development. As we will be directly affected by this plan I hope my family's opinion will be considered. We would appreciate some commercial/retail property in the area. However we are very concerned about the large number of additional residential properties being approved. Especially without appropriate infrastructure for the addition of future residents. Our schools are already over capacity. We have very limited commercial/retail spaces to support this growth. Our town is in need of more businesses/schools first. We sincerely hope someone in town hall might actually be bothered to say no to one of these home builders from time to time.

Sincerely

M Outman-Colabello

From: [Paige Morris](#)
To: [Abdul Barzak](#)
Subject: Objections and Concerns about Moody Annexation
Date: Wednesday, February 9, 2022 5:27:49 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender morr2254@gmail.com

Hi!

I'm writing as a concerned citizen of Severance! I live in Severance Shores. I am asking you to please continue to oppose the building of 800 new homes in Severance without commitment from Journey Homes to include a way to fund/build a new school! Our children and teachers are already suffering from over capacity at the schools and I do not wish to continue to add strain to our education! Stand your ground for the good of the community! Please!

Thank you so much!

Paige Sprecker

From: [Amberly Fredrickson](#)
To: [Abdul Barzak](#)
Subject: Moody; Land Code next steps
Date: Wednesday, February 9, 2022 1:52:02 PM

Hi Abdul

First off, thank you so much for showing up to work. I do believe the people who are sitting on the council want what is best but are unable to do so due to codes/laws, etc. I think we all share a common goal in wanting Severance to be the best community possible. Somewhere along the line, big national builders came in and destroyed the reason many of us moved out here. Anyway, can you help me understand some next steps?

I went to the Council Meeting yesterday and spoke during Public Comments. I stayed as long as I could but with young kids at home, I had to leave. I finished the meeting via Zoom. At the end of session, there was a "petition" to have a "work session" to review the land use codes and discuss the possibility of putting together an advisory board that consists of board members and residents to make any changes to the land use codes.

Procedurally, I don't understand what's next. Where can I find this information? Do myself and others continue to show up to public comments? Different meetings? Do we do some sort of petition? How can I keep the conversation of the land codes and advisory board going? I feel very strongly about this and have found some additional community members who are as concerned and want to be involved.

Procedurally, if you can't answer please direct me to someone who can help me understand the process.

Thank you and have a good day.

Amberly

From: [Anne M](#)
To: [Abdul Barzak](#)
Subject: Moody Property Concept Plan
Date: Friday, February 11, 2022 8:04:49 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender mcdowell3938@gmail.com

This email is in response to the presentation of the Moody Property Concept Plan sent to us in the mail and presented at a town meeting on February 7, 2022 at the Severance town hall. My husband, Jack, and I own the small 2.5 acre parcel in the upper left hand corner of the plan (36990 County Road 21). We have several concerns regarding this plan that will likely affect us and the surrounding community in a negative way.

First, the plan indicates that a county road (Future WCR 76) could be completed at the north boundary of the subdivision ending at our east property line. You indicated at the meeting that easement for that road has existed for some time. I have attached 3 photos of maps provided to our builder in 2003 as we were planning the building of our home, and when the Schlager Annexation was approved by the town of Severance. There is a clear indication of the right of way for County Road 21 but there is no indication of the right of way for County Road 76 on any of these maps. At the time we built our home in 2003, there was no indication on any of our documents that this road was being considered for future construction. We built our home with no knowledge of the existence of this easement. If we had been aware of it, we would have built the house further away from it. We are very concerned that this road could end up being in our backyard. We would like to see the documents available that indicate this easement legally and why our building plans were approved by Weld County knowing this easement existed but not informing us of it. If this documentation does not exist, we would like to see this completely removed from further subdivision plans for this property.

We also have concerns about placing nearly 800 homes in this subdivision with very small lots. We do not feel that the town of Severance has the amenities, commerce, or school space available to accommodate this kind of growth, especially considering all the current subdivisions which have already been built and are in process. We have noticed a significant increase in the amount of traffic on County Road 21 already and are concerned that the traffic will have a significant impact on local residents. Also, the irrigation canal that is located on the west side of County Road 21 is a big concern for traffic and safety as more people move into the area. We have seen more and more joggers, bicyclists and people walking dogs along the road and we, personally, have had to assist several people out of the canal when the road is slick. This canal and open headgates will also be a draw and hazard for any inquisitive children in the area. Will there be any mitigation to keep the new residents of this community safe there?

When I attended a town meeting at the time County Road 21 was annexed to allow access for the town of Severance to its water tanks, the town representatives at that time indicated that future growth in the Moody property area would be low density in keeping with the rural nature of the town. This subdivision is certainly not low density and would increase the traffic and noise in the area considerably.

Our last concern is regarding water. We have just experienced a 28% increase in our water

rates and the town is currently under a moratorium for issuing water taps as North Weld County Water is unable to treat the water for the current growth. I cannot speak of others, but as retirees, we cannot withstand an increase in our water bills, taxes, or sales tax at this rate to accommodate this level of growth.

I appreciate your willingness to consider our concerns and hope that you will continue to include and inform the current residents in all projects that will affect us in the future. Please feel free to contact us if we can provide additional information or if you any questions.

Sincerely,
Anne and Jack McDowell

A black rectangular redaction box covering the signature area.

From: [dottie lovato](#)
To: [Abdul Barzak](#)
Subject: This is my post on FB please take mine and many many others opinions seriously.
Date: Monday, February 14, 2022 5:21:12 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender dottielovato@gmail.com

We need to tell the town that we need more schools, small businesses and grocery stores. We need to grow our town with amenities to keep the money circulating here and not have to spend our money in other towns because we have nothing here in Severance. Stop the sea of new poorly built homes with nothing to base this town off of!! People go to the meetings to help our town make responsible decisions!

Thank you

Dottie Lovato

From: [Greg](#)
To: [Abdul Barzak](#)
Subject: New Development
Date: Monday, February 21, 2022 9:59:43 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender gfreeber@gmail.com

To whom it may concern.

I am writing to you with my concerns about the new approximately 800 home development. By · Journey Homes (operating under Hidden Lake Investments, LLC--owned by Larry Bukendorf, who also owns Journey Homes with Jeff Demaske), is proposing a development on the corner of Teller Road (CR21) and Harmony Road (CR74)

I have lived in Severance since 2004 and when I first moved here it was a great small town feel along with living in a rural community. I realize all towns need to grow but we are growing at a pace that is way too fast and the existing severance taxpayers are paying for it.

I was always wondering how we can maintain this growth with the water and school demands and not letting it affect the taxpayers. Well, here we are and when we received the 18% increase in water rates it proved my point, we were giving away the bank to the developers and they were not paying their fair share. If the developers want to build in Severance they need to pay for infrastructure, appropriate tap fees and the future school's needs. The existing tax base should not pay for this!

I have watched the elementary school be built and from day one we started hauling modular units in to support the school. We have built a middle school along with a high school and we need to make sure the developers are paying their fair share. Asking for 10 Acres and the school impact fees is not too much to ask. In fact it should be required, If they don't like it, they should go to another town and build. We need to be responsible for what we are doing and not put the burden on the taxpayers. The Severance planning commission, town board along with the school district need to support the existing taxpayers. These developers are making millions at our expense. We need to bring the land use code up to date.

Thank you for your time

Greg and Jodie Freeberg

[REDACTED]

[REDACTED]

From: [Michael Ozog](#)
To: [Abdul Barzak](#)
Subject: Moody Annexation
Date: Thursday, February 24, 2022 9:16:48 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender michael.ozog@IntegralAnalytics.com

Hello Mr. Barzak,

I am a resident of Fox Ridge ([REDACTED]), and I have a few questions about the Moody Annexation. I attended via zoom the neighborhood meeting, but had difficulty in hearing the questions, and was not able to attend the planning nor town meetings that addressed this issue, so please forgive me if these questions have already been addressed.

1. What is the timeline for the Moody annexation/development?
2. My impression is that if the plan meets all the requirements of Severance Land Use plan, it will probably be implemented. Is there any current aspect of the plan that does not meet the land use requirements?
3. I am an amateur astrophotographer so I am quite worried about light pollution from this development. Does the land use plan address potential light pollution issues?
4. At this point in time, has there been any economic impact evaluation of this project, which particular emphasis on property value, taxes, infrastructure, and transportation? If so, is it possible to get a copy of the analysis?
5. The plans currently have commercial development spaces, is there any idea what is likely to be placed at those locations. As I am sure you know, Severance really needs a local full-service grocery store.
6. Is there anyway I as an individual be involved in the decision making process for this and other development plans?

Thank you for your time,

Michael Ozog

From: [Jacqueline Hayes](#)
To: [Abdul Barzak](#)
Subject: Land Use Code
Date: Wednesday, May 11, 2022 2:41:41 PM

Hello Abdul,

I just wanted to reach out and share concerns I have with current projects being considered. One of the hardest things for me to wrap my head around is how the town and board are even considering a project that has the potential of an 800 home development and we don't even have the infrastructure in place for current residents. I live in Severance Shores and can't even walk into town on 74 because there aren't sidewalks or crosswalks to get to designated sidewalks safely. One of the reasons we chose to live in Severance was because we love the small town feel and being part of a small community. Without a change in the current land use code, we are very quickly turning into a town we did not want to live in.

In a nut shell here are my biggest concerns...Our children are bussed to Windsor because the elementary school here is over capacity. We can't walk safely into town or the Dollar General. We do not have the police force that will need to be present as we continue to grow. More people ultimately leads to more crime whether we want to believe that or not.

Please consider my concerns and share with whomever is responsible for making these decisions, especially when considering these bigger developments. Growth is inevitable and I am all for it when done responsibly. As a current resident, I hope to see more development that targets us and continues to build the community we so desire (rec center, community pool, grocery store etc.)

Thank you for your time
Jacqueline Hayes

From: [Greg](#)
To: [Nicholas Wharton](#); [Abdul Barzak](#)
Subject: Moody project
Date: Friday, May 13, 2022 2:54:33 PM

To whom it may concern.

I am writing in reference to the Moody project that has been [resumited.to](#) the town.

You need to consider the impact on the existing taxpayers, Journey home needs to pay for anything that will affect the current taxpayers. Journey homes is making millions on this project.

The need to pay all costs associated with water and wastewater and road upgrades, we already are paying 18 % more in water because Journey Homes have been given favors in the past. This included any upgrades to the existing system. They also need to pay fees to improve the schools because it is obvious our school system will not handle another 800 homes along with Windsor's growth.

The economy is slowing and people are paying for past mistakes. Let's not keep making them.

Sincerely

Greg Freeberg

From: [Michael Young](#)
To: [Abdul Barzak](#)
Subject: Fwd: Moody project
Date: Sunday, May 15, 2022 8:12:11 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender michaelyoungw@aol.com

Sent from my iPhone

Begin forwarded

Hello Abdul,

> Choosing to develop multi family next to rural residential would seem to favor the developer and devalue your current Severance home owners property. Please do not allow annexation and approval of this project.

>

> Thank you,

>

> Mike and Laura Young

>

> Sent from my iPhone

From: [Melo -](#)
To: [Nicholas Wharton](#); [Abdul Barzak](#)
Subject: Moody Annex
Date: Saturday, May 21, 2022 4:46:09 PM

I am writing to express my concerns regarding the possible approval of this development. My children are students in RE4 and with all schools over capacity already, I really hope the board of education refuses to an agreement with the developer for anything less yhan what was originally requested. We have an immediate need for added schools as well as funding for infrastructure projects agreeing to less from Journey Homes. Personally I feel that they should provide more than WeldRe4 requested previously.

From: [Amberly Fredrickson](#)
To: [Matthew Fries](#); [Frank Baszler](#); [Stephen Gagliardi](#); [Michelle Duda](#); [Dan Meyers](#); [Abdul Barzak](#); [Nicholas Wharton](#)
Subject: Moody Annexation concerns
Date: Friday, July 8, 2022 1:30:44 PM

Dear Council,

I am writing to express my strong opposition to the Moody project, the proposed annexation at CR 21 and CR74. While the local community may be unable to prevent development, that in itself will be detrimental to the area. I am completely opposed to the addition of multi-family housing and the number of homes that will cause traffic and safety problems, create even more problems with schools that are already over-capacity, destroy local wildlife habitat, and potentially lower the property values of the existing community. This is a terrible idea for Severance.

Water, traffic, public safety and school capacity are and major areas of concern. The traffic surge during rush hours will also negatively impact safety for our loved ones. In general, the area traffic is continuing to increase, and heavy traffic is already common and has caused tragedies.

Schools in the area are already reported at overcapacity, 120%+. Many of Severance students are already shipped off to Grandview. The purposed school will not address the capacity issues. It minimizes the fact that there will be an additional 900 houses with multiple school age children. Journey exacerbates the capacity issues for their profit. Journey is not interested in partnering and supporting the community. In a previous letter between Weld RE4 and Journey a request for school site or money was an "overreach."

Property values are likely to go down in the area if multi-family apartments are added and if 900 poorly built houses are added to our area.

I urge you to disapprove the proposed annex. I know my opinions are shared by many.

Thank you for your time.
Amberly Fredrickson

Sent from my iPhone

From: [Contact form at Severance, CO](#)
To: [Abdul Barzak](#)
Subject: [Severance, CO] Moody project (Sent by Jeff Johnson, 26ratrod@gmail.com)
Date: Sunday, August 7, 2022 12:13:08 PM

Hello abarzak,

Jeff Johnson ([26ratrod](#) [REDACTED]) has sent you a message via your contact form (<https://www.townofseverance.org/user/101/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/101/edit>.

Message:

I am frustrated that this project has actually made any progress with the lack of provision for it in the Severance comprehensive plan. The project is in the Growth management area and should be handled with caution. According to the Severance comprehensive plan under the current land use code I found the following statement. “ The purpose of the Severance comprehensive plan to to provide a road map for the future of the community and preserve our towns quality of life, rural atmosphere and small town feel”. I don’t see how the Moody project fits in with this statement or current land use plan. 900 homes stacked on top of each other does not fit this statement or the current land use code. The added traffic load placed on road 74 doesn’t follow the current traffic plan either. I have been to the meetings and heard the mayor say his hands are tied but that clearly isn’t the case. If the Moody project doesn’t fit with this statement and the land use code than it should be rejected until it does. The town of Severance should not allow predatory developers. The town council has the right to stand up against this and demand conformance to our towns quality of life, rural atmosphere and small town feel. Please forward this on to the town council and mayor and anyone you feel should see this. Thank you!

From: [Contact form at Severance, CO](#)
To: [Abdul Barzak](#)
Subject: [Severance, CO] Moody Annexation/Zoning/Concept plan (Sent by Shelly Crider, dssprucefarm@lpbroadband.com)
Date: Sunday, August 7, 2022 12:13:08 PM

Hello abarzak,

Shelly Crider ([dssprucefarm](#) [REDACTED]) has sent you a message via your contact form (<https://www.townofseverance.org/user/101/contact>) at Severance, CO.

If you don't want to receive such e-mails, you can change your settings at <https://www.townofseverance.org/user/101/edit>.

Message:

Hello Abdul, I am writing because I have a few concerns about the proposed development west of where I live. My first concern is the availability of water and sewer for a development of that size. Will this increase fees or water availability for current residents of Severance? I am also concerned about a possible increase in crime in Severance with the addition of so many homes being added. Do we have the police and fire security necessary for the increased population? My last concern is about my own residential privacy. Our development, Settlers Landing, has always enjoyed a private bridle path for walking and riding. I am concerned that these new homes will cause an increase of people, including kids and teenagers using our bridle path. Would there be some kind of fencing erected between the new development and Settlers Landing?

I appreciate your time in reviewing my concerns.

From: [Melo -](#)
To: [Abdul Barzak](#); [Nicholas Wharton](#); [Engage Weld RE-4](#)
Subject: Moody Annexation
Date: Wednesday, August 10, 2022 11:44:10 AM

Severance Town council, Planning commission, Mayor Fries, Weldre4;

I am writing to express my and my families extreme opposition to the proposed Moody Development. We feel adding another huge housing development to our town would be exceedingly detrimental to our community.

As it is our communities services are over-taxed by the current rapid growth we've seen in the past couple years in Severance. While not opposed to development in general, we are adamately opposed to irresponsible and unchecked growth.

Our schools are over-capacity, with little hope for improvement in the near future. We are already suffering from an overburdened water system. Our current traffic issues will only increase.

Residents are already required to use businesses in neighboring communities for necessary purchases and services due to the very limited commercial/retail options within Severance. Which means the residents of our town don't spend their money in our town.

Adding another 700+ homes will only compound the existing issues with schools over-capacity, lack of water, loss of open space, the lack of social services and increasing traffic congestion.

We ask that you please refuse this and other developments like it until real solutions can be found to the problems already facing our town.

Sincerely,

The Colabellos

From: [Jennifer](#) 
To: [Abdul Barzak](#)
Subject: Comment on Moody Expansion
Date: Wednesday, August 10, 2022 10:57:29 AM

Dear Council, Mayor Fries and Town of Severance Staff,

I am writing you today to express my vehement opposition to the annexation and further development of the proposed Moody Project, Resolution 2022-30R, on the corners of WCR 74 and WCR 21.

Our community is currently struggling with adequate access to water, schools that are already at 120% capacity—or even higher—as well as increasing traffic and infrastructure woes. To approve a plan that would increase the number of households by approximately 50%—current US Census data suggests we have around 1,800 homes in Severance—would be foolhardy and short sighted.

While development is inevitable, it is our responsibility to go about it in a smart, controlled manner. Many residents of Severance moved here to escape large cities and towns in favor of a small town, slower paced lifestyle. We moved here for access to nature, community-based schools and a slower paced lifestyle for ourselves and our families. Massive developments, like Moody, would undermine the very characteristics that make Severance the special little town we all love.

Severance, like most of Weld County, was originally an agriculturally based town. Residents of the town enjoy the open fields, farmland, and nature of the community. Wildlife is abundant in the area—from native creatures such as pronghorn, red-tailed hawk, golden eagles, great blue heron, white pelicans, ground squirrel, mule deer, even bald eagle—the list goes on and on. Development on such a massive scale will drastically impact their numbers and well-being.

Schools in Weld County are already over-crowded. This is a fact that no one can argue. The influx of families that such a development would bring would add further unnecessary stress to our staff, facilities and students that is completely detrimental. We need to have plans in place, years before the fact, to have adequate seats, instructors, buildings, and budget to educate additional children. We cannot play the catch-up game with education any longer. It is not a viable plan and will only cause harm and upheaval to the community.

Additionally, current residents of Severance and surrounding communities are likely to point out that our infrastructure: water, energy, access to transportation routes, adequate road structures, as well as access to affordable food and retail outlets are already stretched paper thin. Our two closest grocery outlets, Safeway and King Soopers in Windsor, are struggling to keep shelves stocked and employees on the payroll. This is partially due to the continued strain on supply chains and employment pool as we first encountered during the pandemic but is further exacerbated by the fact that there are simply not enough retail and space to adequately supply an unchecked population growth.

With such a large increase in proposed households, have we even addressed the added strain that would be placed upon our fire department, police and sheriff units, emergency responders such as EMTs...not to mention social services, health care, etc. These heroes already carry a heavy burden on a daily basis and unchecked growth, with potential for increased crime and social needs will no doubt cause a drain on these vital resources.

In closing, I urge you to disapprove the annexation of Moody, and other massive

developments like it, for our town until we can solve some of the very real problems we are already grappling with. I know my opinions and thoughts are shared by many of my neighbors and I have urged them to contact you with their concerns as well. Growth will come, this is undoubtedly true. However, we can choose to plan for our community's future in a smart, responsible manner without losing sight of what originally drew so many of us to our little town.

Thank you for your continued service and I hope to see you make efforts to support our community for long-term smart growth and development.

Thank You,

Jennifer 

From: [Amberly](#) [REDACTED]
To: [Abdul Barzak](#); [Abdul Barzak](#)
Subject: Moody letters for 8/17 and 8/23
Date: Thursday, August 11, 2022 1:03:21 PM

Hello

Please share this letter with all the members for the meetings held 8/17 and 8/23.

This letter is to strongly oppose the Moody development and encourage the Town of Severance to zone the property as rural residential. This letter is to encourage the Town to read, enforce, and deny the application of the Moody development based on State Law 29-20-303.

The Town of Severance FB page states "The Town of Severance is located in Northern Colorado and features some of the richest farmland in the State. It lies in close proximity to Windsor, Fort Collins, Greeley, Eaton and Loveland. While still a small town with the feel of an agricultural community, the Town of Severance held the distinction of being the fastest growing community in Northern Colorado for several years."

The members of this community are tired of being the fastest growing community. They are tired of playing catch-up and developing before the infrastructure is in place. The members of this community want to be a small town and want farmland.

Unfortunately, there is a large developer proposing a major development (Moody) that will negatively impact the town. While the proposed development itself will negatively impact current residents, it is also the attitude of these developers that is unacceptable. Our schools are devastated by these developers. Our land is devastated by the developers. Our water, our streets, and our sense of a small community are devastated by these developers.

According to the Greeley Tribune published on August 11, 2022, "North Weld eliminates Severance's 25% Discount On Water Rates." The Town of Severance is facing fines. The Town of Severance can not handle another large dense housing development at this time.

I believe there are three choices.

1) Journey builds and the current quality of life for residents is impacted

- 2) The Town list the land as rural and Journey builds fewer houses
- 3) The Town reads and enforces state law: 29-20-303

29-20-303. Adequate water supply for development. (1) A LOCAL GOVERNMENT SHALL NOT APPROVE AN APPLICATION FOR A DEVELOPMENT PERMIT UNLESS IT DETERMINES IN ITS SOLE DISCRETION, AFTER CONSIDERING THE APPLICATION AND ALL OF THE INFORMATION PROVIDED, THAT THE APPLICANT HAS SATISFACTORILY DEMONSTRATED THAT THE PROPOSED WATER SUPPLY WILL BE ADEQUATE. A LOCAL GOVERNMENT SHALL MAKE SUCH DETERMINATION ONLY ONCE DURING THE DEVELOPMENT PERMIT APPROVAL PROCESS UNLESS THE WATER DEMANDS OR SUPPLY OF THE SPECIFIC PROJECT FOR WHICH THE DEVELOPMENT PERMIT IS SOUGHT ARE MATERIALLY CHANGED. A LOCAL GOVERNMENT SHALL HAVE THE DISCRETION TO DETERMINE THE STAGE IN THE DEVELOPMENT PERMIT APPROVAL PROCESS AT WHICH SUCH DETERMINATION IS MADE.

Please consider how moving forward will impact this community. Thank you for volunteering your time to the community. Please listen to the community. List the land as rural and deny the ability to move this Moody project forward.

A very concerned citizen,
Amberly

From: [Caitlin](#)
To: [Abdul Barzak](#)
Subject: Oppose Moody Development
Date: Wednesday, August 17, 2022 6:12:00 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender caitlin.mccrory75@gmail.com

Dear Council, Mayor Fries and Town of Severance Staff,

I am writing you today to express my vehement opposition to the annexation and further development of the proposed Moody Project, Resolution 2022-30R, on the corners of WCR 74 and WCR 21.

Our community is currently struggling with adequate access to water, schools that are already at 120% capacity—or even higher—as well as increasing traffic and infrastructure woes. To approve a plan that would increase the number of households by approximately 50%—current US Census data suggests we have around 1,800 homes in Severance—would be foolhardy and short sighted. As an educator, I can't even begin to share the harm that overcrowding and underfunding creates. While you may not see consequences immediately, you will see years add up of decreasing quality and performance for student academic achievements; it will become even harder to hire and retain teachers who want to work in overfilled classrooms and who are already over extended. Graduation rates will decrease and the cusp of success that Weld RE4 is on, and has worked so hard to achieve, through expanded access to quality education as well as concurrent enrollment and dual enrollment will be crushed.

While development is inevitable, it is our responsibility to go about it in a smart, controlled manner. Many residents of Severance moved here to escape large cities and towns in favor of a small town, slower paced lifestyle. I grew up in this area and moved back to Severance a year ago, after working out of state for a number of years, for access to nature, community-based schools and a slower paced lifestyle for ourselves and our families. Massive developments, like Moody, would undermine the very characteristics that make Severance the special little town we all love.

Severance, like most of Weld County, was originally an agriculturally based town. Residents of the town enjoy the open fields, farmland, and nature of the community. Wildlife is abundant in the area—from native creatures such as pronghorn, red-tailed hawk, golden eagles, great blue heron, white pelicans, ground squirrel, mule deer, even bald eagle—the list goes on and on. Development on such a massive scale will drastically impact their numbers and well-being.

Schools in Weld County are already over-crowded. This is a fact that no one can argue. The influx of families that such a development would bring would add further unnecessary stress to our staff, facilities and students that is completely detrimental. We need to have plans in place, years before the fact, to have adequate seats, instructors, buildings, and budget to educate additional children. We cannot play the catch-up game with education any longer. It is not a viable plan and will only cause harm and upheaval to the community.

Additionally, current residents of Severance and surrounding communities are likely to point out that our infrastructure: water, energy, access to transportation routes, adequate road

structures, as well as access to affordable food and retail outlets are already stretched paper thin. Our two closest grocery outlets, Safeway and King Soopers in Windsor, are struggling to keep shelves stocked and employees on the payroll. This is partially due to the continued strain on supply chains and employment pool as we first encountered during the pandemic but is further exacerbated by the fact that there are simply not enough retail and space to adequately supply a unchecked population growth.

With such a large increase in proposed households, have we even addressed the added strain that would be placed upon our fire department, police and sheriff units, emergency responders such as EMTs...not to mention social services, health care, etc. These heroes already carry a heavy burden on a daily basis and unchecked growth, with potential for increased crime and social needs will no doubt cause a drain on these vital resources.

In closing, I urge you to disapprove the annexation of Moody, and other massive developments like it, for our town until we can solve some of the very real problems we are already grappling with. I know my opinions and thoughts are shared by many of my neighbors and I have urged them to contact you with their concerns as well. Growth will come, this is undoubtedly true. However, we can choose to plan for our community's future in a smart, responsible manner without losing sight of what originally drew so many of us to our little town.

Thank you for your continued service and I hope to see you make efforts to support our community for long-term smart growth and development.

Thank You,

Caitlin Evans

Subject: Moody Property Annexation Proposal

There are many items to consider on the Moody Annexation Proposal

To my understanding, as the property sits now, it falls under Weld County control and can only be sub-divided into 40 acre sections. The current owner of the property wants the Town of Severance to Annex this property so that they can add 795 roof tops, multifamily units and commercial along Harmony.

The housing growth in our area has been impressive and we need to prepare for the future. Our growth has simply surpassed our ability to treat and process our wastewater. This has been 'temporarily' resolved by the installation of an interceptor line running our waste to Windsor where excess capacity is available (now). How long will this 'excess capacity' be available is unknown as Windsor is experiencing a high rate of growth as well. I believe our agreement with Windsor expires in 2038. Should Windsor deny an extension, we simply would be stuck, out of State compliance and who knows the ramification of noncompliance. This was a band aid when implemented and not meant to be the fix. We simply can not keep kicking this can down the road.

These developers are making enormous amounts of money and leaving communities to cover the cost of major infrastructure. I am not blind and I know that there are fees that developers pay but is it fair for a community to pay for an impact that their profit chasing business creates? I say not.

Lets look at some rough numbers back calculated using the correspondence between Weld RE4 and the Developer:

- Weld RE4 Sep 2021 – Evaluated the proposal and the impact on the education system. Eval showed 14.7 acre need for the 795 single family homes but Weld RE4 offered to 'work with' builder and proposed 10 acre + \$2916/single family unit(~\$2.192M) + \$? On the multi-family units

Recommendations

The School District remains very concerned about residential activity and the ensuing enrollment that will follow as well as the District's physical and financial abilities to serve that growth. The District would like to work with the developer on a combination of the creation of a 10 acre school site and have the owner agree to pay cash in lieu of land at the value of \$2,916 for each single family, plus an additional amount based on the number of multi-family units..

- Weld RE4 modified request Jan 2022 – Same concept as above with the elimination of the \$2916/single family unit for the 10 acre give segment (10 acres meets site requirements for 544 single family homes). This made the new offer from Weld RE4 to be 10 acre + \$2916/single family unit(~\$731,916) + \$? On the multi-family units

The calculations call for a 14.7 acre site based on a buildout of 795 single family homes. By requesting 10 acres this meets the site dedication requirements for 544 of the single family homes. For the remaining 251 single family homes a cash-in-lieu of \$2,916 per unit is requested for a total of \$731,916. None of these calculations include any future multi-family housing in the development.

- Hidden Lake Investments Response Jan 2022 – They were “not willing to dedicate a school site.” The reply went on to explain that the 10 acre request had a value of \$6.6 million to the project.

We are not willing to dedicate a school site.

Elementary School is 1/2 mile from the proposed site, Severance Middle School is 2 miles from the proposed site, and Severance High School is 1 1/2 miles from the proposed site. 10 acres of land is equivalent to approximately \$6,600,000 in value for this project.

The project has a total buildable space of 139.43 acres. Therefore, if 10 acres = \$6.6M in project value the developer is looking to gain a value of **\$85.4 Million** after they give the 10 acres to Weld RE4.

I do not think having the developers pay for the impacts of their greed is a bad thing. Please stop pushing all these infrastructure improvement costs on all of the folks that live in the Town of Severance.

Please do not annex this property and add to our problem with our wastewater and no way to pay for the improvement. We simply can not keep adding plates to an over crowded table until we build a bigger table. Not against growth at all but we need to do this in a smart, thought out, logical fashion and not let someone's greed for cash ruin our Town!

From: [Amberly \[REDACTED\]](#)
To: [Abdul Barzak](#)
Cc: [Nicholas Wharton](#); [Matthew Fries](#)
Subject: Re: Town Council Meeting 9/13
Date: Wednesday, August 31, 2022 2:47:38 PM

Wait, please forgive me and use the following information below! I changed the request from **1 acre to 1000 feet**. I accidentally sent you the wrong draft.

Please put the following comments in the packet for the meeting scheduled for Sept. 13, 2022.

To Whom it May Concern:

I am writing to you as a concerned citizen. I am asking you to think about the negative impacts the Moody project will have on this town should the current land be annexed into our community. I believe many of my neighbors would report concerns about the density, schools, water, sewer, traffic, and loss of the small community. Many want a community that is prepared to meet the future growth. Given the recent news headlines (Greeley Tribune. Northern Weld Eliminates Severance 25% Discount, 8/11/22) regarding Severance this is not the time. Our resources are strained. We want our representative to represent us and put a stop to the unchecked development. You have actively taken steps to evaluate the Land Codes and it's appreciated, however, we need prevention now.

I'd also like you to reflect on the Future Map. The future map has been presented to this community with future growth in mind. I have attached a copy and ask that you have access to this map. It is extremely disheartening that one developer can come in and completely change the future plans of our town. Members of the community had a vision for our town and our community expects the future map to be followed. Members of this town want to make sure the big concerns regarding schools, water, sewer, and traffic are resolved first. While growth will happen it does not have to be at the cost of the current residents. It does not have to happen right now. The developer is free to pursue other ways through Weld County.

The Moody Project is in a suburban corridor for the Future Map. I believe it's identified as a single-family residence with an identified transition zone. It is not in the Town Core where multi-family housing would occur. It takes away from the small family businesses on Main street. It does not identify commercial property or multi-family housing. I believe current Land Codes which are also concurrently under review do not represent our current community. I am concerned that Journey is attempting to move this project forward without the current revised codes and underestimating the impact on the town. Our town and students already feel the negative impact of other dense developments that were approved with past codes. I believe Weld County's rules are too strict which is why Journey is pushing this project through the town now. Please consider this statement as you make a decision that represents the town.

I'd like to highlight the gray and white areas in the Future Map identified as the transition zone. For example, there is one between the Moody project and Settler's Landing. The Town has clearly laid out transition zones that need to be followed. Using a transition zone serves as a physical barrier between these conflicting zoning arrangements. I would ask

the council to consider a barrier of at least **1,000 feet** with our natural agricultural view being saved. Preservation of this small rural community is a must. I am asking for the council to adhere to the future plan and leave defined amounts for the transition zones. If the council chooses to annex, please consider identifying 1 acre as a transition with open space, trees, shrubs, and beauty to represent this rural community.

Thank you for your time and commitment to the community.
Amberly

On Wed, Aug 31, 2022 at 2:26 PM Abdul Barzak <abarzak@townofseverance.org> wrote:

Amberly,

Thank you for providing comment. Town staff will review and reach out with any questions. I will ensure that your comments as well as the Future Land Use Map are included in the Town Council packet. Please feel free to reach out with any questions.

Thank you,



Abdul Barzak

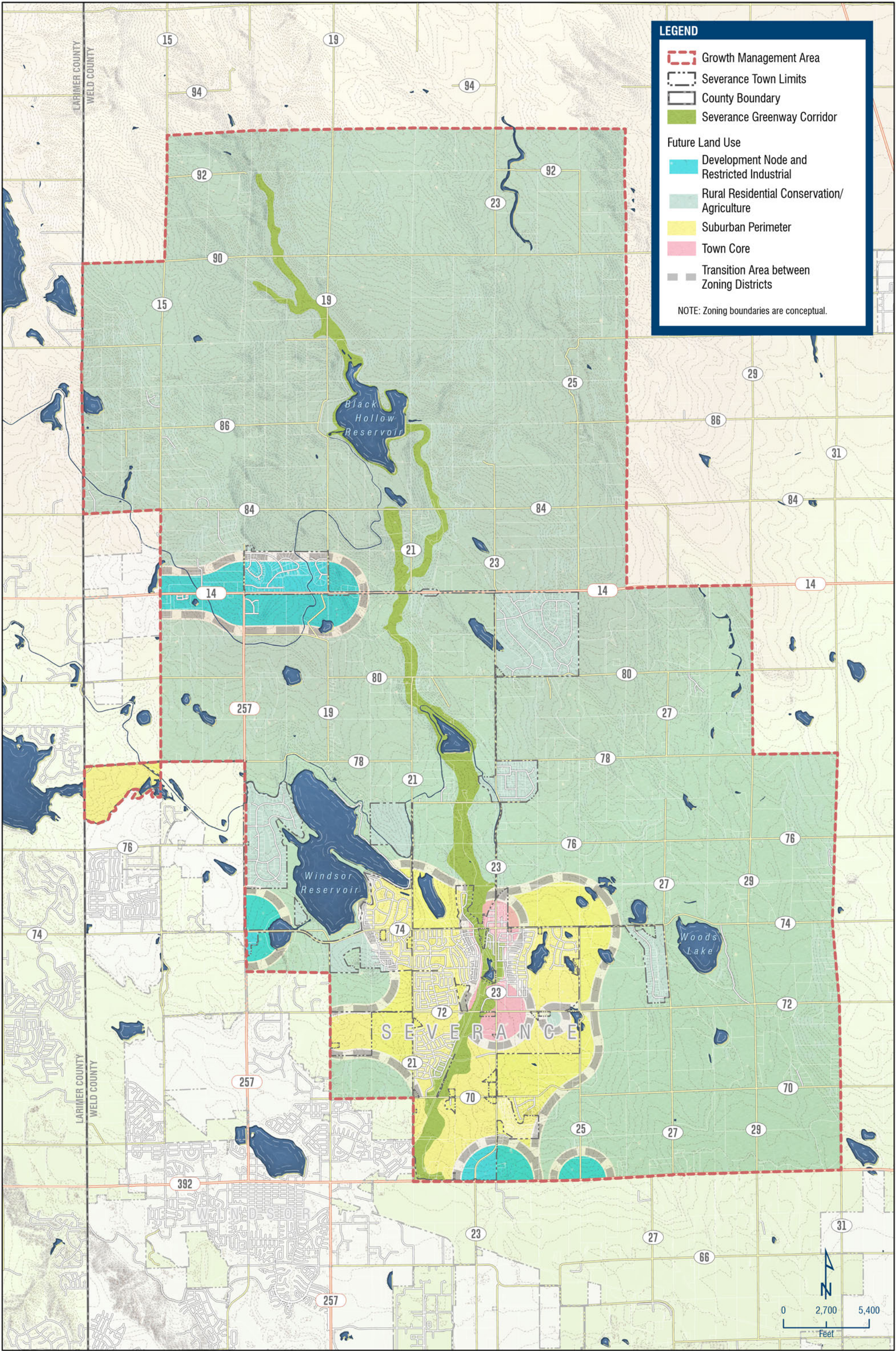
Town Planner
Direct Line: 970-692-1556
Office: 970-686-1218

TOWN PRIDE through Leadership, Service and Collaboration.

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From: Amberly [REDACTED]
Sent: Wednesday, August 31, 2022 2:09 PM
To: Nicholas Wharton <nwharton@townofseverance.org>; Abdul Barzak <abarzak@townofseverance.org>; Matthew Fries <matthew.fries@townofseverance.org>
Subject: Town Council Meeting 9/13

Hello



From: [Sandi Friedrichsen](#)
To: [Abdul Barzak](#)
Subject: RE: Moody Annex/Zoning/Concept Plan -REVISED (Town of Severance Planning Referral)
Date: Monday, June 13, 2022 12:32:20 PM
Attachments: [image001.png](#)
[image002.png](#)

1. Please look at our Development and Construction Manual at the following link for further information on this development: <https://www.wsfr.us/wp-content/uploads/2020-Construction-Procedures-Guide.pdf>
2. All street names will need to be approved by the fire district.
3. All commercial lots will need further review and have different hydrant requirements than the residential lots
4. If there is going to be phasing, a phasing plan will have to be approved to make sure that access points and hydrants are present and working.
5. If you have items that you want to check before submitting or have any questions, please feel free to reach out to me at firemarshal@wsfr.us

Sandra Friedrichsen
Fire Marshal
Windsor Severance Fire Rescue
100 7th Street - Windsor, CO 80550
Office Hours Monday - Thursday 0700-1700



www.wsfr.us



****See our [Construction & Development Procedures Guide](#) for information on our construction and development requirements. ****

From: Abdul Barzak <abarzak@townofseverance.org>

Sent: Friday, May 27, 2022 10:41 AM

To: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Hidden Lake Investments, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072

July 27, 2022

Via Email: abarzak@townofseverance.org

Town of Severance
Attn: Abdul Barzak
3 S. Timber Ridge Parkway
P.O. Box 339
Severance, CO 80546

RE: Moody Annexation Windsor
Severance Fire Rescue

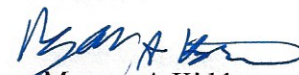
Dear Abdul:

We are in receipt of the referral comments from Windsor Severance Fire Rescue("WSFR").

1. Our engineer will adhere to the Development and Construction Manual when moving forward with design of the subdivision.
2. All proposed street names will be provided to WSFR for review once determined.
3. All commercial lots will be reviewed as individual site plans. WSFR will be included in the referral process during their independent reviews.
4. Phasing plan will be provided to WSFR for review and approval.
5. We will reach out to Sandra Friedrichsen with any questions and clarifications during the development process.

Should you have any questions about the foregoing do not hesitate to contact me.

Sincerely,


Morgan A Kidder

cc: Nicholas Wharton

Winter Farms



Date: May 5, 2022

Subject: Journey Homes Proposed Development – W/2, Sec 35, T7N, R67W

Dear Mr. Barzak.

I am writing to you on behalf of the Winter Family, that has been landowners, farmers, and residents of Severance since 1919; regarding Journey Homes' proposed development that abuts our property to the west and north, as shown in the image below.



We have concerns about Journey Homes' proposed development and the negative impacts that it will inflict, which we wanted to bring to the attention of the Planning Department and the Town Council.

Winter Farms



As shown in the image above, our property listed as the Winter Severance Family Partnership L.P., has the largest common perimeter with Journey Homes' proposed development. As such, we will suffer the greatest impact from the proposed development unless improvements and restrictions are imposed by the Town of Severance, and changes are made by Journey Homes.

We are not "anti-development" or "anti-progress", but over 100-years of occupying our property has taught us the only sustainable method of advancement is "controlled, reasonable and responsible development".

Specifically, we have serious concerns about the negative environmental, safety, health, security, operational and financial impacts that the Journey Home's proposed development will impose on our property, but also that of all adjacent parcels and landowners. I will briefly elaborate on each topic to highlight our concerns.

Environment – We are concerned about solid and liquid wastes and debris from the proposed development being carried onto our property and contaminating the soil from which we raise produce for human consumption. Whether said encroachment is caused by wind, gravity, poor housekeeping or inattention, the result is the same and our property, our crops and our livelihood will be negatively affected.

Safety – We are concerned about the safety of workers and residents of the proposed development both during and after such a development is completed. Our property is an active, working farm operation that utilizes large machinery to conduct activities such as plowing, planting, cultivating, spraying, and harvesting various agricultural products. Our uneven ground and large equipment pose a significant safety risk to anyone venturing onto our property without proper knowledge and authorization.

Health – We are concerned about the health risk to individuals through exposure to chemical products used in farming operations, both during and after construction of the proposed development. Specifically, our farm operations involve the application of specialty chemicals that we are licensed and approved to use. These include but not are not limited to fertilizers and pesticides in solid, liquid, aerosol and gaseous forms that may be applied by any number of methods including but not limited to aerial spraying, ground spraying, water dosing, soil enrichment, and direct application.

Security – We are concerned about the security of our farming operations and the risks our activities pose to individuals and vehicles entering our property without authorization and proper awareness of the risks. Specifically, individuals and vehicles that encroach on our property during construction and individuals that encroach onto our property after construction, whether intentionally or accidentally place not only themselves but also our personnel and our operations at risk.

Operations – We have concerns about the impacts of the proposed development on our continued operations. Specifically, a primary water supply pipeline transverses the proposed development from the Eaton Ditch to our property and provides legal access to our water rights. Impacts to, or outages on this critical water supply caused by construction or post construction activities would seriously impact or even destroy our



ability to maintain operations, depending on the timing, extent, and duration of the damage. Also of specific concern, is infringement by the developer or the residents of the development on our right-to-farm (C.R.S. Sec. 35-3.5-101). In the 100-years we have been farming our property we have observed on countless occasions where similar developments have encroached on existing operations, whether agricultural, industrial, or other and then demanded those existing operations limit or even cease activities.

Financial – We have concerns about the proposed development’s direct and negative impact on our operational costs, liabilities, and revenues. Specifically, all the concerns we have briefly expressed above, namely, environmental, safety, health, security, and operational, if not properly and adequately addressed and resolved will negatively impact our operations and financial stability, through no fault of our own.

As stated above, we are pro-development when that development is controlled, reasonable and responsible and does not injure or negatively impact adjacent property owners. We do not believe the Journey Homes’ proposed development adjacent to our property meets this definition. As the landowners and residents with the largest common border to the development, request the Town of Severance Town Council and Planning Department take immediate action to safeguard its current property owners and residents from the list of threats this development as initially put forward for approval, or any subsequent variation thereof, will inflict.

Properly and effectively addressing the wide range of negative impacts and issues noted above will require restrictive measures and security provisions that include but are not limited to the following:

- relocation of our water supply pipeline by the developer before construction begins;
- perimeter 8ft-high containment fencing during construction;
- permanent 8ft-high barrier fencing after construction, with no through access, along our property
- increased setback for all homes that border our property, so no homes or yards abut the perimeter fencing;
- aggressive housekeeping and proactive waste management requirements on the developer
- neighborhood covenants acknowledging our right-to-farm and preventing residents from nuisance protests;
- neighborhood covenants acknowledging that our adjacent property is private, an active agricultural operation, poses a potential risk to anyone trespassing, and is off-limits to all residents;
- education of Journey Homes’ contractors and staff as to the requirements above; and
- enforcement by the Town of Severance of the above

We understand the challenges in addressing such a wide range of negative consequences and impacts. As such, we kindly request a meeting with the Planning Department to further explain our concerns, and

Winter Farms



to work together to draft acceptable and appropriate safeguards for the proposed development, or any future development requests that abut our property.

We also kindly request to be directly notified at jadowinter@q.com of any changes, modifications, revisions, or new submissions in regards to the above subject Journey Homes Proposed Development, and to be notified of any the new activity, filings, proposals, or new development requests that abut our property.

Thank you for this opportunity to share our concerns about the impacts to our property and agricultural operations, but also our concerns for the health, safety, and well-being of future Severance residents.

Please feel free to contact me for additional information and to schedule a meeting.

Best regards,

A handwritten signature in blue ink that reads "Jack E. Winter". The signature is fluid and cursive.

Jack E. Winter
General Partner
Winter Severance Family Partnership L.P.

Hidden Lake Investments, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072

July 27, 2022

Via Email: abarzak@townofseverance.org

Town of Severance
Attn: Abdul Barzak
3 S. Timber Ridge Parkway
P.O. Box 339
Severance, CO 80546

RE: Moody Annexation Winter
Farms Referral

Dear Abdul:

We are in receipt of the referral letter from Winter Farms ("WF"). Our response is as follows:

1. Environment: Per Colorado Department of Public Health and Environment ("CDPHE") standards, construction debris and soil erosion are regulated by the state and the developer/builder is required to clean any offsite discharges within 24 hours of release. The developer/builder will make every reasonable effort to insure any and all releases are monitored and cleaned up accordingly.
2. Safety: Workers and/or residents would have no lawful reason to enter the WF property.
3. Health: Potential buyers will have full knowledge of existing farm operations. There are many existing residencies directly south of the WF property in Settlers Landing with buildings as close as 53'. The current nearest home is 115' from the WF property. This is not an issue.
4. Security: Again, workers and/or residents would have no lawful reason to enter the WF property.
5. Operations: The concern about impacts to their water rights is unfounded. The pipeline outlined in the letter is within a recorded easement. The developer understands the pipeline shall remain in place. However, should relocation of the pipeline be required the developer will work with the WF partnership to complete relocation of this pipeline with no impact to water deliveries. We 100% agree Weld County is a Right to Farm County. Such language shall be included within the Annexation Agreement.

The developer and their consultant engineers will work with WF to design a relocation of the non-potable water supply line.

An 8' tall perimeter fence during construction and a permanent 8' barrier fence between the properties is unreasonable. The developer will work with the Town on reasonable border fencing.

No homes are proposed to abut the WF property line. Increased setbacks are not necessary. Outlots are proposed between the WF property and proposed lots.

“Housekeeping” operations will be met per the requirements of CDPHE and the Town.

Weld County Right to Farm language will be included in the Annexation Agreement.

Should you have any questions about the foregoing do not hesitate to contact me.

Sincerely,


Morgan A Kidder

From: [Mike Harris](#)
To: [Abdul Barzak](#)
Cc: [REDACTED]
Subject: Moody Project - Additional Concerns by Winter Farms
Date: Monday, August 22, 2022 1:13:00 PM

Hello Abdul.

Thank you and the Planning Commission for all your efforts to review the Moody Project and ensure development is in the best interests of the city and residents.

Based on last week's meeting held on August 17 where we learned the developer plans to expand the Eaton-Law reservoir to hold 584 acre-feet, we would like to raise some additional concerns with the proposed Moody Project, specifically:

1. proposed size of the reservoir and the security of the dam
2. overflow or drainage onto our property (i.e., Winter Farm)
3. underground seepage raising the local ground water table level
4. catastrophic events (e.g., 100-yr and 500-year storms)
5. public personal safety

We understand the developer will follow applicable regulations under the oversight of the Colorado Division Water Resources, however please allow me to briefly explain our concerns:

Reservoir Size and Dam Security - The current reservoir capacity is significantly less than the 584 acre-feet, proposed. We have a long and direct experience with the Eaton-Law reservoir due to its proximity to and periodic integration to our operations. As the aerial extent of the reservoir cannot be enlarged due to planned housing the depth will have to be significantly increased. This creates issues of sealing, increased dam height/size and hold-back pressure, emergency release mechanisms and overflows; risk of erosion, breach or failure, etc. As we are immediately downstream of this dam we want to be involved in any planning, redesign, permit application, and approval processes whether local, state or federal.

Overflow or Drainage onto our Property - If for any reason water needs to be released or overflow the dam, it must flow through an existing ditch that runs to and traverses our property (west to east) that has a current maximum capacity when totally "clean and clear" of 1,350 gals per minute (GPM). This capacity cannot be easily increased without significant modifications. Any attempt to push more water through the ditch, such as in the case of release of overflow from a heavy rain storm will cause flooding and damage to our property.

Underground Seepage Raising the Ground Water Level - The reservoir will have to be significantly deepened to 30ft to 50ft, depending on bottom contour and emergency reserve free-board space. This excavation will expose underground strata that is more porous, difficult to seal, and will allow increased seepage into the ground water, raising the local water table and causing farming operational difficulties, crop impacts, and basement flooding of an occupied home located on the property.

Catastrophic Events - We are concerned the reservoir should to be designed to have a reserved free-board space of minimally 100 acre-feet to accommodate a catastrophic event such as a 100-year or 500-year rain storm. The property is approximately 300 acres and a severe event could easily drop 2 inches or more of rain in 30-minutes, which if it all drains

into the reservoir is an increase of 50 acre-feet in 30 minutes or 100 acre-feet-per-hour, depending on how long the storm intensity prevails. Direct-drainage is not an option as an increase of 50 acre-feet in 30 minutes is equivalent to a rate of 11,000 GPM that is greatly in excess of the existing outlet ditch capacity of 1,350 GPM.

Public Personal Safety - We have concerns about the safety risks (specifically drowning) this reservoir may present to the high density population of the development and the open access to the public. All too frequently we hear of a local loss of an animal and or person due to drowning, such as in the case of a dog falling through winter ice with attempted retrieval by the owner. While the reservoir usage rule can be "use at your own risk" we are concerned more proactive measures are warranted (e.g., possibly a decorative perimeter barrier, or restricted access into the water, life saving equipment located around the reservoir), especially given the reservoir's close proximity to an elementary school and the expected large population of children that will live in the Moody Project.

Mr. Buckendorf of Journey Homes indicated at the August 17 meeting that they plan to meet with the Winter Family to discuss our concerns. We welcome and look forward to such an engagement. However, as of this date we have not any any contact from Journey Homes regarding the Moody Project.

Thank you for the opportunity to share these concerns.

Best regards,

Mike Harris on behalf of the Winter Family

[REDACTED]

From: [Mike and Janet Harris](#)
To: [Abdul Barzak](#)
Subject: Moody Project - Journey Homes - Recommendation
Date: Tuesday, September 6, 2022 4:22:38 PM

Hello Mr. Barzak.

On behalf of the Winter Farm that abuts the eastern and northern sides of the proposed Moody Project, we would like to offer the following recommendation in regard to any Annexation Agreement between Journey Homes and the Town of Severance. Specifically:

- *We recommend that any annexation agreement for the Moody Project should contain an expiration date of three (3) years from the date of execution that would terminate and nullify the agreement in case the applicant has been unable or unwilling to proceed with the project, where "proceed" is defined as actively constructing a Town of Severance approved development plan.*

The annexation agreement is a contract between the Town of Severance and the applicant that specifies the responsibilities of each party. Unless an expiration date to this agreement is specifically and explicitly prohibited by law then such a provision is allowed and should be a mandatory part of this, and any future annexation agreements. An expiration provision would serve to ensure timely execution of projects by applicants and preserve the Town's options when such advancement does not occur for whatever reason.

At the August 23rd meeting, the Town Council intimated they planned to approve the applicant's request for annexation. However, no approval was issued during the meeting as the applicant postponed their petition via a continuation request because a mutually agreed annexation agreement had not been reached between the Town of Severance and the applicant. Consequently, the annexation is still an open and undecided issue.

We do not believe that granting an annexation in which development cannot proceed within a few years (e.g., a reasonable period) is in the best interests of the residents of Severance, nor supportive of the Town of Severance growth and expansion plan. Currently, as Council is aware, there are a number of issues that would prevent the Moody Project annexation applicant from being able to develop the project in a reasonable period. Among these issues, and most notably is delivery of the required potable water volume to the proposed project for which no solution currently exists and resolution is estimated at 5 to 10 years.

We believe any annexation of the Moody property should result in a timely development of the property that commences within three (3) years of the agreement and is based on a Town of Severance approved development plan. We do not believe, and we sincerely doubt that any Severance resident would believe that a multi-year delay is appropriate or a reasonable period.

We are also concerned that annexing property into the Town that cannot be:

- developed as proposed, or
- developed in a reasonable period of time, or
- approved with an appropriate expiration date,

may be considered a violation of the Town Council's fiduciary responsibility.

We appreciate your consideration of this recommendation and look forward to seeing you and the Town Council at the meeting on September 13.

Best regards,

Mike Harris, on behalf of Mr. Jack E. Winter and the Winter Family

From: [Jerome Rouser](#)
To: [Abdul Barzak](#)
Subject: RE: Moody Annex/Zoning/Concept Plan -REVISED (Town of Severance Planning Referral)
Date: Monday, May 16, 2022 4:48:43 PM
Attachments: [image003.png](#)
[image004.png](#)

Good afternoon,

The development in question is nearby the Great Western Trail which is a Regional Active Transportation Corridor (RATC). The property concept plan does not seem to show any trail connections to the nearby trail. I would suggest amending the plan to either add bike paths and/or pedestrian paths or delegate space for future bike paths and/or pedestrian paths to connect to the nearby trail.

Thank you,

Jerome Rouser

Transportation Planner I

Pronouns: he/him



419 Canyon Ave, Suite 300 | Fort Collins, CO 80521



From: Becky Karasko [REDACTED]
Sent: Friday, April 1, 2022 3:37 PM
To: Jerome Rouser <jrouser@nfrmpo.org>
Subject: FW: Moody Annex/Zoning/Concept Plan -REVISED (Town of Severance Planning Referral)

Please see the development review request below.

Becky Karasko, AICP

Transportation Planning Director



From: Abdul Barzak <abarzak@townofseverance.org>
Sent: Friday, April 1, 2022 2:39 PM

Hidden Lake Investments, LLC
7251 W. 20th Street, L-200
Greeley, CO 80634
(970) 352-7072

July 27, 2022

Via Email: abarzak@townofseverance.org

Town of Severance
Attn: Abdul Barzak
3 S. Timber Ridge Parkway
P.O. Box 339
Severance, CO 80546

RE: Moody Annexation North
Front Range MPO Referral

Dear Abdul:

We are in receipt of the referral comments from North Front Range Metropolitan Planning Organization. The developer intends to build an internal trail network that will connect to existing sidewalks and trails within the Town's greater network that provides connection to the Great Western Trail.

Should you have any questions about the foregoing do not hesitate to contact me.

Sincerely,



Morgan Kidder



Weld RE-4 School District

**1020 Main Street
Windsor, Colorado 80550
970-686-8000
weldre4.org**

June 14, 2022

Town of Severance Planning Department
3 South Timber Ridge Parkway
Severance, CO 80546

RE: Moody Development

Dear Planning Department Staff:

The above referenced major subdivision application is now proposed for a total of 795 single family homes and an undisclosed number of multi-family units. This letter summarizes the implications for school sites and facilities, solely based on the planned single family units.

The Town of Severance and Weld County School District RE-4 entered into an initial Intergovernmental Agreement Concerning Fair Contribution For Public School Sites on April 11, 2001. Since that time the exhibits of the agreement have been updated with both parties to include current land values, and will once again be updated very shortly.

Weld RE-4 School District has three schools within the Town of Severance, RangeView Elementary School, Severance Middle School, and Severance High School. All three of these schools have exceeded their capacity. There are subdivisions within the Town of Severance that are within 1.5 miles of the elementary school, however, due to space and capacity limitations students are bussed approximately 6 miles to Windsor to attend school and unable to attend their local school within the Town of Severance.

The proposed Moody Development is estimated to bring approximately 262 elementary students to the boundaries of RangeView Elementary, with a core capacity of 600 students and enrollment currently at 713. The proposed development will also bring an estimated 293 secondary students to Severance Middle and Severance High Schools respectively. All three schools are already beyond their capacity limits due to accelerated residential growth within the Town of Severance.

With the proposed development numbers and estimated growth and calculations, Weld RE-4 School District is requesting a 10 acre parcel dedicated to the district for a future elementary school to meet the needs of the Town of Severance. The developer has presented in their 4th submittal a location for a future school which is 10 acres. This 10 acre parcel will meet the requirement of the district if the plan includes a continuous road at the southeast corner.

The calculations call for a 14.7 acre site based on a buildout of 795 single family homes. By providing this 10 acres, this meets the site dedication requirements for 544 of the single family homes. For the remaining 251 single family homes a cash-in-lieu in the amount that is agreed



Weld RE-4 School District

**1020 Main Street
Windsor, Colorado 80550
970-686-8000
weldre4.org**

upon with the Town of Severance at time of permitting is provided. None of these calculations include any future multi-family housing in the development.

Accelerated residential growth and strong growth potential heighten the School District's concern regarding its ability to provide adequate educational opportunities. Approved development far exceeds the District's current capacity to fund educational facilities. Consequently, continual approval of new residential projects can create expected seat (capacity) shortages. All of the schools that serve this area are over or near capacity.

Inadequate bonding capacity is the direct result of residential growth occurring at a pace that well exceeds the District's statutorily limited ability to fund school construction.

Recommendations

The School District remains very concerned about residential activity and the ensuing enrollment that will follow as well as the District's physical and financial abilities to serve that growth. Without the developer dedicating land within the development for a future school site, the school district cannot adequately plan for the number of students that this development will bring and strongly suggests that this development not move forward.

In addition, the School District requests to be notified of any proposed land use changes associated with either lot. Cooperation of all parties is necessary in offsetting the adverse fiscal impacts of rapid residential growth upon the School District's statutorily limited resources.

Your continuing cooperation is sincerely appreciated, as is the opportunity to comment upon issues of interest to the County, the School District and our mutual constituents. Should you have questions or desire further information, please contact me at your convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Seybert", is written over a light blue horizontal line.

Jason Seybert
Chief Operating Officer

Loup Reservoir Company

c/o Weld RE-4 School District
180 North 8th Street
Windsor, CO 80550
Email: LoupReservoirCompany@gmail.com
Phone: 970-302-2668

October 14, 2021

Abdul Barzak
Assistant Town Planner
Town of Severance
PO Box 339
Severance, CO 80546

Re: Moody Annexation/Zoning/Concept Plan

The Loup Reservoir Company ("Ditch Company") has received a referral from the Town of Severance ("Town") for the above-referenced application for annexation.

The Ditch Company owns and operates a ditch and reservoir system with decreed water rights for drainage flows captured by the system. The proposed project appears to be located on property from which, at least in part, water historically drains into the Ditch Company's system.

As such, the Company received notice of the proposed project and, at this time and upon its review, the Company has not identified an issue upon which to comment.

We request the Town of Severance keep us on the referral list for the proposed project in case it evolves in such a way as to change the Company's assessment. The Town or developer may contact me with any questions or concerns.

Sincerely,



Julie Rothe, General Manager
Executive Board Member
Loup Reservoir Company

LAWRENCE CUSTER GRASMICK JONES & DONOVAN LLP
ATTORNEYS AT LAW

5245 RONALD REAGAN BLVD., SUITE 1
JOHNSTOWN, COLORADO 80534
TELEPHONE: 970-622-8181

WWW.LCWATERLAW.COM
rebecca@lcwaterlaw.com

Bradley C. Grasmick • David P. Jones • Ryan M. Donovan
Wesley S. Knoll • Rebecca E. Spence • David L. Strait

May 18, 2022

Mr. Abdul Barzak
Town Planner
3 South Timber Ridge Parkway
P.O. Box 339
Severance, CO 80546
via Email: abarzak@townofseverance.org

RE: Moody Annexation/Zoning (REVISED) - Larimer & Weld Irrigation Company's Third
Comment Letter

Dear Mr. Barzak:

Thank you for forwarding the revised Moody Annexation & Zoning & Concept Plan. Previously, in the letter from our firm on October 12, 2021 and the letter from our client on February 15, 2022, Larimer & Weld Irrigation Company expressed its concerns regarding the improvements and relocation of the Finley Lateral as Larimer & Weld owns the headworks (water delivery structure) that connect the Finley Lateral to the Larimer & Weld Canal. In the aforementioned comment letters, Larimer & Weld Irrigation Company has requested that the Town of Severance require Hidden Lake Investments to obtain an agreement with Larimer & Weld addressing items of concern as a condition of zoning/annexation approval. The purpose of this comment letter is to reiterate, for the third time, that the Town of Severance should require Applicants to obtain an agreement with Larimer & Weld Irrigation Company.

According to *Roaring Fork Club, L.P. v. St. Jude's Co.*, the owner of property burdened by a ditch easement may not move or alter that easement unless that owner (1) has the consent of the owner of the easement or (2) obtains a declaratory determination from a court that the alteration would not damage the benefited owners. *City of Boulder v Farmer's Reservoir and Irrigation Co.*, 214 P.3d 563, 566 (Co. Ct. App. 2009); *Roaring Fork Club, L.P. v. St. Jude's Co.*, 36 P.3d 1229, 1231, 1237-38 (Colo. 2001). Applicants have not filed and have not indicated that they are planning to file, a case to unilaterally alter the ditch easement, so they must be required to obtain consent, by way of agreement, from Larimer & Weld Irrigation Company. At this time, because Larimer & Weld Irrigation Company's comments have been unaddressed, they are unable to evaluate what

impact, if any, the zoning or annexation has on the Finley Lateral, Larimer & Weld Canal, and their associated easements.

In the revised petition, the Town of Severance has directed Applicants to address Larimer & Weld Irrigation Company's comments, to which Applicants have replied "Noted". There has not been contact from Applicants in an attempt to enter into an agreement with Larimer & Weld Irrigation Company or address its concerns displayed in previous comment letters. Additionally, Applicants have stated that the existing ditches will be "accommodated during the preliminary and final plat development." This response is vague and does not certify that Applicants will enter into an agreement with Larimer & Weld Irrigation Company regarding the potential impact of the proposed annexation to the Larimer & Weld Canal and its easements as required by *St. Jude's Co.* The above-described responses and the inaction of Applicants to address Larimer & Weld Irrigation Company's comments are unacceptable, and Larimer & Weld Irrigation Company does not give consent to the potential alteration of the Larimer & Weld Canal or its associated easements. Additionally, any future extension of CR 76, as described in the original version of the application, requires an additional agreement to address Larimer & Weld Irrigation Company's separate concerns regarding such extension and their easements.

Larimer & Weld Irrigation Company hereby demands that the Town of Severance require Hidden Lake Investments to obtain an agreement with Larimer & Weld Irrigation Company to address its concerns as a condition of zoning/annexation approval. Please reach out to either Ryan Donovan or I by phone at 970-622-8181 or by email at ryan@lcwaterlaw.com and rebecca@lcwaterlaw.com.

Sincerely,

LAWRENCE CUSTER GRASMICK JONES &
DONOVAN LLP



Rebecca E. Spence
Attorney for Larimer & Weld Irrigation Company

From: [Jared Rauch](#)
To: [Abdul Barzak](#)
Cc: [Eric Reckentine](#)
Subject: Moody Annexation/Zoning/Concept Plan
Date: Tuesday, August 2, 2022 10:20:16 AM

Hi Abdul,

Hope you are doing well. We received the Moody Annexation/Zoning/Concept Plan packet in the mail recently. I responded to a referral for this development a couple of months ago, but wanted to reiterate our response to ensure that it is included in the Town's records:

We understand that the Town of Severance will be providing water service to the proposed Moody development. However, the District is currently under a moratorium on new development and therefore we are unable to commit any additional Plant Investments to the Town at this time, nor can we guarantee the availability of Plant Investments in the future.

Let me know if you have any questions.

Thanks,

Jared Rauch

Development Review Engineer

North Weld County Water District

PO Box 56 ~ 32825 WCR 39

Lucerne, CO 80646



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From: [Russ Weber](#)
To: [Abdul Barzak](#)
Subject: RE: Moody Annexation/Zoning/Concept Plan (Town of Severance Planning Referral)
Date: Thursday, September 16, 2021 4:28:24 PM
Attachments: [image001.png](#)
[image009.emz](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image013.png](#)
[image014.png](#)
[image015.png](#)

No comments on this one

Russ Weber
Regional Operations Manager
3755 Precision Dr, STE 140
Loveland, CO 80538
SAFEbuilt.com


From: Abdul Barzak <abarzak@townofseverance.org>

Sent: Thursday, September 16, 2021 4:05 PM

To: 



























DEPARTMENT OF PLANNING SERVICES

1555 N. 17th Ave

Greeley, CO 80631

Website: www.weldgov.com

Via email to abarzak@townofseverance.org

May 13, 2022

Abdul Barzak, Town Planner
PO Box 339
Severance, CO 80546

Subject: Moody Annexation resubmittal

Dear Abdul:

The Weld County Department of Planning Services has reviewed this proposal and submits the following comments for your consideration.

Weld County discourages annexations that create unincorporated enclaves and recommends including Lot A of RE-1022 if at all possible.

The Town may wish to ensure the enclave lot has access to the extension of Timber Ridge Parkway in order to potentially move its access from Harmony Road in the future.

Thank you for the opportunity to comment on this proposal. This response addresses general requirements, concerns, or issues and is intended to assist in your community's decision-making process regarding this land use proposal. Weld County respectfully reserves the right to make further comment on information or issues as they are discovered.

Sincerely,

Jim Flesher, AICP
Long-Range Planner
Weld County

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-19**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, ANNEXING THE PROPERTY KNOWN AS THE MOODY
ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO; AND APPROVING
THE ASSOCIATED ANNEXATION AGREEMENT**

WHEREAS, the Town Council previously adopted Resolution 2022-30R, finding substantial compliance and initiating annexation proceedings for the Moody Annexation, as described therein and as described below; and

WHEREAS, the Town Council previously adopted Resolution 2022-34R, setting forth findings of fact and determinations regarding the eligibility of Moody Annexation for annexation; and

WHEREAS, Hidden Lake Investments, LLC, Journey Homes, LLC, and Eaton Law Reservoir Company, who submitted the petition relating to the Moody Annexation, and the Town wish to agree to certain terms pertaining to the Moody Annexation; and

WHEREAS, the Town Council has determined that it is in the best interests of the Town of Severance to annex the property to be known as Moody Annexation (the “Property”) to the Town.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The Town Council hereby incorporates the findings of Resolution 2022-30R and Resolution 2022-34R; the Town Council further finds that the annexation of the Property is in compliance with the Municipal Annexation Act of 1965 and that it is in the best interests of the Town to annex the Property to the Town.

Section 3. The Property, as more particularly described in **Exhibit A**, attached hereto and incorporated herein, is hereby annexed to the Town and made a part of the Town, to be known as the Moody Annexation, which annexation shall become effective upon completion of the conditions contained in C.R.S. § 31-12-113, including, without limitation, all required filings for recording with the Weld County Clerk and Recorder.

Section 4. The Annexation Agreement between Hidden Lake Investments, LLC, Journey Homes, LLC, and Eaton Law Reservoir Company and the Town of Severance regarding the Moody Annexation is approved in substantially the same form as the copy attached hereto as **Exhibit B**. Upon the effective date of this Ordinance, the Mayor is authorized to execute such Agreement on behalf of the Town.

Section 5. That in annexing the Property to the Town, the Town does not assume any obligation regarding the construction of water mains, sewer lines, gas mains, electrical service lines, streets or any other service or utilities in connection with the Property hereby annexed, except as may be provided by ordinances of the Town.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2022.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

Exhibit A
Legal Description of Property to be Annexed

Exhibit A: PARCEL DESCRIPTION – Moody Annexation

A parcel of land being the Eaton-Law Reservoir, a portion of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 recorded June 6, 2019 as Reception No. 4495105 of the Records of Weld County, and a portion of Lot A and Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146 recorded June 6, 2019 as Reception No. 4495106 of the Records of Weld County, all situate within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows;

COMMENCING at the Southwest Corner of said Section 35 and assuming the West line of the Southwest Quarter of Section 35 as bearing North 00° 15' 17" West a distance of 2675.16 feet, and being monumented on the South by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 12374 and on the North by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 28??? (last three numbers illegible) with all other bearings contained herein relative thereto:

THENCE North 00° 15' 17" West a distance of 30.00 feet to the North line of the Summit View Third Annexation to the Town of Severance recorded April 7, 2000 as Reception No. 2760552 of the Records of Weld County;

THENCE North 89° 06' 25" East along the North line of said Summit View Third Annexation a distance of 30.00 feet to the Easterly line of the Francis-Felte Fourth Annexation to the Town of Severance recorded January 31, 2001 as Reception No. 2822532 of the Records of Weld County and to the **POINT OF BEGINNING**.

THENCE North 00° 15' 17" West along said Easterly line of the Francis-Felte Fourth Annexation and along the Easterly line of the Schlagel II Annexation to the Town of Severance recorded February 28, 2003 as Reception No. 3036936 of the Records of Weld County a distance of 2644.75 feet;

THENCE North 00° 01' 47" East continuing along said Easterly line of the Schlagel II Annexation a distance of 2345.56 feet to the intersection of the Easterly line of Schlagel II Annexation and a Northerly line of said Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293;

The following Forty (40) courses are along the Northerly, Westerly and Easterly lines of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293.

THENCE North 89° 43' 41" East a distance of 374.00 feet;

THENCE North 00° 01' 47" East a distance of 330.00 feet to the North line of the Northwest Quarter of said Section 35;

THENCE North 89° 42' 39" East along said North line of the Northwest Quarter of Section 35 a distance of 1531.28 feet;

THENCE South 36° 15' 22" West a distance of 81.53 feet;

THENCE South 14° 46' 49" West a distance of 22.77 feet;

THENCE South 02° 03' 26" East a distance of 30.76 feet;

THENCE South 33° 15' 31" East a distance of 115.46 feet;

THENCE South 36° 37' 49" East a distance of 132.58 feet;

THENCE South 41° 09' 32" East a distance of 130.51 feet;

THENCE South 40° 01' 53" East a distance of 139.86 feet;

THENCE South 35° 02' 09" East a distance of 145.64 feet;
 THENCE South 19° 38' 05" East a distance of 143.14 feet;
 THENCE South 21° 19' 29" West a distance of 59.29 feet;
 THENCE South 16° 39' 59" East a distance of 142.09 feet;
 THENCE South 14° 24' 46" West a distance of 71.95 feet;
 THENCE South 04° 06' 29" West a distance of 86.34 feet;
 THENCE South 24° 00' 55" West a distance of 356.21 feet;
 THENCE South 40° 10' 05" West a distance of 12.24 feet;
 THENCE South 40° 31' 16" East a distance of 100.34 feet;
 THENCE South 56° 50' 15" East a distance of 57.98 feet;
 THENCE South 40° 59' 20" East a distance of 59.88 feet;
 THENCE South 33° 40' 24" East a distance of 67.70 feet;
 THENCE South 31° 37' 54" East a distance of 70.95 feet;
 THENCE South 30° 37' 57" East a distance of 85.04 feet;
 THENCE South 29° 34' 41" East a distance of 107.35 feet;
 THENCE South 32° 35' 12" East a distance of 115.72 feet;
 THENCE South 33° 05' 56" East a distance of 128.81 feet;
 THENCE South 31° 44' 30" East a distance of 146.49 feet;
 THENCE South 09° 09' 37" West a distance of 158.11 feet;
 THENCE South 26° 21' 47" East a distance of 150.21 feet;
 THENCE South 06° 10' 17" East a distance of 136.36 feet to a Westerly line of the Wright Fourth Annexation to the Town of Severance recorded March 3, 1995 as Reception No. 2428807 of the Records of Weld County, said line also being coincident with the Westerly line of the Amended Plat of Settlers Landing recorded December 20, 1995 as Reception No. 2468390 of the Records of Weld County;

The following Nine (9) courses are along the Westerly lines of said Wright Fourth Annexation and the Amended Plat of Settlers Landing.

THENCE South 00° 13' 21" West a distance of 637.13 feet;
 THENCE South 05° 51' 39" East a distance of 485.00 feet;
 THENCE South 10° 26' 39" East a distance of 425.00 feet;
 THENCE South 24° 41' 39" East a distance of 139.00 feet;
 THENCE South 26° 13' 21" West a distance of 262.00 feet;
 THENCE South 40° 16' 39" East a distance of 209.41 feet;
 THENCE South 40° 16' 39" East a distance of 145.59 feet;
 THENCE South 21° 18' 21" West a distance of 175.00 feet;
 THENCE South 17° 56' 39" East continuing along a Northerly line of said Wright Fourth Annexation a distance of 308.63 feet to the Northerly Right of Way line of Weld County Road 74, said line being parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
 THENCE South 89° 03' 21" West along said Northerly Right of Way line a distance of 450.32 feet;

THENCE South 89° 06' 25" West continuing along said Northerly Right of Way line and along the Northerly line of said Summit View Third Annexation a distance of 240.17 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-35-3-RE1022;

The following Five (5) courses are along the Easterly, Northerly and Westerly lines of said Lot A.
THENCE North 04° 06' 13" West a distance of 340.10 feet;
THENCE South 88° 07' 15" West a distance of 210.84 feet;
THENCE South 46° 38' 40" West a distance of 72.01 feet;
THENCE South 32° 58' 40" East a distance of 315.51 feet;
THENCE South 00° 53' 35" East a distance of 20.00 feet to the Northerly Right of Way line of Weld County Road 74 and to the Northerly line of said Summit View Third Annexation, said line being parallel with and 30.00 feet Northerly of the South line of the Southwest Quarter of said Section 35;
THENCE South 89° 06' 25" West along said Northerly Right of Way line and Annexation line a distance of 2246.09 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 13,482,839 square feet or 309.52 acres, more or less (±).

SURVEYOR'S CERTIFICATE

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. Furthermore, this description was completed for the purpose of describing an annexation boundary and should not be used for the conveyance of real property or any rights therein. This is not intended to represent a Land Survey Plat, Improvement Survey Plat or Improvement Location Certificate and is based upon my knowledge, information, and belief. It was completed by me or under my direct supervision using applicable standards of care and is not a guaranty or warranty, either expressed or implied.

Aaron M. Lund – on Behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #38670



NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1115

EXHIBIT B

ANNEXATION AGREEMENT (Moody Annexation)

This Agreement is made and entered into this ____ day of _____, 2022, by and between the individuals and entities listed in the signature page to this Agreement (each an “Annexor” and collectively, “Annexor”), and the **TOWN OF SEVERANCE**, a Colorado municipal corporation, with a legal address of 3 South Timber Ridge Pkwy, PO Box 339, Severance, CO 80546 (the “Town”). The Town and Annexor may be termed individually a “Party” or collectively the “Parties.”

WHEREAS, each Annexor holds fee title to one hundred percent of such Annexor’s portion of the property to be annexed to the Town pursuant to the “Moody Annexation” and as more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (hereinafter the “Annexation Property” or the “Property”); and

WHEREAS, the Annexor desires to have the Property annexed to and be subject to the jurisdiction of the Town, upon and subject to the terms and conditions set forth herein, all of which conditions are agreeable to the Annexor; and

WHEREAS, the Annexor has filed or intends to file a Petition to annex the Property to the Town; and

WHEREAS, the Parties desire to include in this Agreement certain provisions, understandings and agreements regarding the Property and its annexation; and

WHEREAS, the Town Council has determined that it is in the best interest of the Town to annex the Property, to provide certain municipal services thereto, and to receive revenues from the Property upon the terms and conditions contained herein.

THEREFORE, in consideration of the recitals, promises, mutual covenants and agreements herein contained, the parties agree as follows:

1. Warranties of Parties.

(a) Annexor.

(i) Each Annexor is the legal and equitable owner of each Annexor’s portion of the Annexation Property and has the legal capacity and the authority to enter into and perform its obligations under this Agreement.

(b) Town of Severance.

(i) The Town of Severance is a Colorado home-rule municipality and has the power to take all actions required to authorize this Agreement and to carry out the obligations hereunder.

2. Annexation. The annexation of the Annexation Property shall be in accordance with

the Colorado Municipal Annexation Act of 1965, as amended, the Severance Municipal Code and all applicable laws.

(a) Conditions Precedent. Annexation of the Property shall not become effective, and neither the Annexor nor the Town shall record or cause to be recorded the items described in C.R.S. § 31- 12- 113(2)(a)(II)(A) or this Agreement, until all of the following conditions have been satisfied (it being acknowledged that the Town shall record the requisite documents to effect annexation of the Property upon satisfaction of the conditions precedent):

- (i) The Annexor and the Town have mutually executed and delivered this Agreement;
- (ii) The ordinance approving the annexation of the Property has become effective in accordance with the provisions of the Severance Municipal Code; and
- (iii) The Town Council approves Sub-Urban Perimeter and Town Core zoning for the Property.

(b) Failure of Conditions. Until the conditions precedent set forth in subparagraph 2.a have been satisfied, this document shall constitute an offer by the Annexor and the Town to enter into this Agreement (notwithstanding the parties' mutual execution and delivery of this document), and the annexation of the Property to the Town shall not become effective. In such case, neither the Annexor nor the Town shall record or cause to be recorded this Agreement or the items described in C.R.S. § 31- 12- 113(2)(a)(II)(A).

3. Purpose. The purpose of this Agreement is to set forth the terms, conditions, and fees to be paid by the Annexor upon the initial development of the Property. Unless otherwise expressly provided to the contrary herein, all conditions contained herein are in addition to any and all requirements of the Severance Municipal Code, as amended.

4. Consent to Annexation. Annexor hereby consents to the annexation of the Property subject to the terms of any Petition for Annexation filed with the Town, pursuant to C.R.S. § 31-12-107(1), and this Agreement.

5. Zoning.

(a) Annexor hereby consents to the zoning of the Property as Sub-Urban Perimeter and Town Core, in accordance with the Town's established zoning designations and consistent with the Zoning Application submitted to the Town by Annexor. Initial zoning of the Property may be considered simultaneously with the Petition for Annexation by the Town as allowed by the Colorado Municipal Annexation Act of 1965.

(b) Annexor is entering into this Agreement and is undertaking the obligations imposed upon Annexor herein in reliance upon the Town's adoption of an ordinance

annexing the Property into the Town and an ordinance zoning the Property as provided in this Paragraph. Performance of Annexor's obligations hereunder is expressly conditioned upon the Town's adoption of the ordinances described in this Paragraph. If the Town fails to adopt the ordinances described in this Paragraph, then the petition for annexation shall be deemed withdrawn and the annexation process shall be terminated. (c) Because the zoning of property in Colorado constitutes legislative action by a municipality, nothing in this Agreement shall be construed to be an agreement, commitment, or contract binding the Town to approval of any specific zoning. Moreover, nothing in this Paragraph shall constitute or be interpreted as a waiver or abrogation of the Town's legislative, governmental, or police powers to later rezone the Property to promote and protect the health, safety and general welfare of the Town or its inhabitants.

6. Application of Town Laws. Except as expressly provided herein, all Town ordinances, regulations, policies, and procedures, and all requirements contained in the Severance Municipal Code, currently in effect and as the same may be amended from time to time, shall be applicable to the use and development of the Property, upon annexation.

7. Water Services. The Town will provide water services to the Annexation Property, if Annexor satisfies all requirements of the Severance Municipal Code including, but not limited to, the dedication of water rights and/ or the payment of fees in lieu thereof, and the construction of water lines and facilities necessary to service the land use proposed for the Property.

(a) No Vested Rights. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANNEXOR HAS NO CLAIM OR ENTITLEMENT TO RECEIVE WATER UTILITY SERVICES FROM THE TOWN OR RIGHT TO ANY PORTION OF THE SUPPLY OF WATER OR CAPACITY IN THE TOWN'S WATER SYSTEM TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY OR FUTURE SUBDIVISION PHASES UNDER THIS AGREEMENT. Annexor acknowledges and agrees that no vested property rights are granted by this Agreement. Further, Annexor hereby waives and releases any common law vested rights, whether known or unknown, suspected or unsuspected, contingent or fixed, relating to water treatment and conveyance capacity, which Annexor may or might hereafter have or acquire against the Town arising from or relating to the granting of any land-use approvals, building permits, certificates of occupancy, or the construction of public improvements.

(b) System Connection. Annexor acknowledges and agrees that capacity in the Town's water system may not be available or capable of serving the potential maximum development of the Property, and that the Town is not making and it expressly disclaims any express or implied warranty, representation, or commitment of any kind that the Property is capable of receiving water utility services from the Town, to sell or furnish utility services or extend utility infrastructure to the Property for future development, or to make available capacity from the existing Town water utility system sufficient to meet the projected water needs of the Property or any future development of the Property.

(c) No Guarantee of Water. Nothing in this Agreement shall be construed to provide or warrant, and the Town specifically disclaims, that it is obligated under this Agreement to supply any guaranteed minimum or maximum volume or quantity of potable water to the Property at any time, nor is the Town making any express or implied warranty, representation, or commitment of any kind regarding the available supply, flow rates or quantity of potable water.

(d) Existing North Weld Connections. Upon development of the Annexation Property, Annexor shall terminate any and all existing North Weld County Water District water service connections to the Annexation Property and shall take any and all other steps as necessary to effectuate a change of service provider for the Annexation Property to the Town.

8. Sewer Services. Town will provide sewer services to the Annexation Property, if Annexor satisfies all requirements of the Severance Municipal Code.

(a) No Vested Rights. IT IS EXPRESSLY UNDERSTOOD AND AGREED THAT ANNEXOR HAS NO CLAIM OR ENTITLEMENT TO RECEIVE WASTEWATER UTILITY SERVICES FROM THE TOWN OR RIGHT TO CAPACITY IN THE TOWN'S WASTEWATER SYSTEM TO SERVE THE POTENTIAL MAXIMUM DEVELOPMENT OF THE PROPERTY OR FUTURE SUBDIVISION PHASES UNDER THIS AGREEMENT. Annexor acknowledges and agrees that no vested property rights are granted by this Agreement. Further, Annexor hereby waives and releases any common law vested rights, whether known or unknown, suspected or unsuspected, contingent or fixed, relating to wastewater treatment and conveyance capacity, which Annexor may or might hereafter have or acquire against the Town arising from or relating to the granting of any land-use approvals or the construction of public improvements.

(b) System Connection. Annexor acknowledges and agrees that capacity in the Town's wastewater system may not be available or capable of serving the potential maximum development of the Property, and that the Town is not making and it expressly disclaims any express or implied warranty, representation, or commitment of any kind that the Property is capable of receiving wastewater utility services from the Town, to sell or furnish utility services or extend utility infrastructure to the Property for future development, or to make available capacity from the existing Town wastewater utility systems sufficient to provide the Property or any future development thereof with adequate wastewater treatment. Moreover, Annexor acknowledges and agrees that there may be many years in which wastewater utility services are not available to the Property or that there may not be any time when the Town may have surplus collection and conveyance capacity available under in its wastewater treatment plant sufficient to meet the sewage disposal needs of the Property or future development thereof.

9. Other Services. Upon annexation, the Town shall provide all customary public safety (but excluding fire protection) and public roadway and maintenance services to the Annexation

Property, to the same extent and upon the same terms and conditions as such services are provided to other properties throughout the Town.

10. Special District Formation. The Town will allow the formation of a special district on the Property to finance the construction of public improvements, subject to the applicable provisions of the Severance Municipal Code.

(a) Annexor shall submit a proposed service plan for the special district, and the Town shall review and timely act upon such service plan and the organization of the special district in accordance with C.R.S., § 32-1-204.5, and any other applicable state statutes.

(b) The Annexor/Developer intends to create and subject the Property to one or more metropolitan districts (collectively, the “Metropolitan District”) which may from time to time pay for and construct, own, operate and maintain certain public improvements needed for the Property. The creation and use of a Metropolitan District for financing some or all of the on-site and off-site public improvements is critical to the Annexor in developing the Property in the boundaries of the Town. Additionally, once a Metropolitan District is formed, it is the intent of the Annexor/Developer that certain obligations created under this Agreement or future subdivision improvement agreement with the Town may be assumed and transferred to the Metropolitan District. In the event the Metropolitan District is not formed, the Annexor/Developer shall maintain all of the obligations agreed to herein that are not otherwise dedicated to the Town, or another public entity as provided herein.

(c) Election to Disconnect. Annexor shall have the right to request disconnection of the Property pursuant to CRS 31-12-501, *et. seq*, and the Town Council shall grant the disconnection application, in the event that the following event has not occurred on or before December 31, 2024:

- (i) The Town Council has approved a District service plan, which proposed and approved service plan include the following terms:
 - (1) A total debt mill levy of a minimum of forty (40) mills; and
 - (2) The option to impose a maximum levy of ten (10) mills for operations and maintenance.
- (ii) Annexor’s option to disconnect pursuant to this paragraph shall be exercised by submitting an application for such disconnection no later than December 31, 2024. Failure of the Annexor to initiate disconnection proceedings by such date shall constitute a waiver of such right under this Agreement but does not waive their right to do so under C.R.S. 31-12-501, *et. seq* at any time.

11. Special District Inclusion. Upon annexation or upon thirty (30) days’ written notice of the Town to Annexor, as determined by the Town, Annexor shall initiate an action necessary to

assure inclusion of the Annexation Property into the Northern Colorado Water Conservancy District, the Municipal Subdistrict, Northern Colorado Water Conservancy District, the Windsor-Severance Fire Protection District, (if the Property is not yet within one or more of these district), and any other special districts as determined by the Town.

12. Special District Exclusion.

(a) Upon annexation, Annexor will initiate and diligently pursue actions necessary to assure exclusion of the Annexation Property from any and all special districts that provide municipal services to the Annexation Property of a type described in sections 7, 8 and 9; provided, however, that Annexor shall not be required to complete any such exclusion until such time that the Town is able to actually provide such services to the Annexation Property.

(b) Upon annexation, the Town may, at its option, initiate actions necessary to assure exclusion of the Property from any and all special districts that provide municipal services to the Annexation Property of a type described in sections 7, 8 and 9. The Annexor shall bear the related costs and legal fees for said exclusion, including any amounts as may be required to pay to any special district to effectuate exclusion, if the exclusion proceedings are initiated within 12 months of the effective date of the annexation.

13. Development.

(a) Commercial and Multifamily Uses. Annexor agrees that any future use and development of the Annexation Property located along the southern boundary of the Annexation Property, abutting East Harmony Road, shall be devoted to and reserved exclusively for commercial and retail uses or services on a minimum of 30 acres of land, as generally shown on Exhibit B attached hereto and incorporated herein (the “Commercial Development Zone”) and multifamily uses developed on the Annexation Property shall occur on a minimum of 13 acres of land as shown on Exhibit B (“Multi-Family Development Zone”). Annexor shall apply for and obtain all zoning entitlements required under the Severance Municipal Code as may be necessary to develop the Commercial and Multi-Family Development Zones in accordance with this Agreement.

14. Water Dedication. Annexor agrees that the dedication, conveyance, and delivery to the Town of title or the ownership interest in and to any and all water rights, free and clear of all liens and encumbrances, shall be required as a condition precedent to the approval of the subdivision or replatting of all or a portion of the Property to be served by the Town’s Water Utilities Enterprise. The water rights to be dedicated to the Town shall be in such amounts as determined by the Severance Municipal Code, or as may be necessary to fully supply the potable water demands and needs of all the ends uses within the proposed development of the Property, whichever is greater (“Water Dedication”). Furthermore, the water rights to be dedicated to the Town shall be Colorado-Big Thompson (“CBT”) units, or direct flow or storage water rights of a sufficient legal priority that the Town, in its sole discretion, can use within its Water Utilities Enterprise system to provide for the Water Dedication.

(a) Water Dedication Credit. At the time of the first final plat for that portion of the Property zoned Sub-Urban Perimeter, Annexor shall be entitled to a credit towards the Water Dedication for such plat equal to 2 CBT units equivalent or \$125,000 based on the Town's current cash in lieu fee of \$62,500/CBT unit.

15. Non-Potable Water. Upon development of the Property, Annexor shall design, construct, and install, and the Town may require Annexor to design, construct, and install, an on-site non-potable water system that is adequate to fully meet all of the irrigation demands and requirements for all end uses of the proposed development. It is intended and contemplated herein that the non-potable system shall be adequate to irrigate all irrigable areas within the Property with non-potable water. The non-potable water system will either i) become an extension of the Town's Non-potable Water Enterprise and will be owned, operated, and maintained by the Town after acceptance by the Town; or ii) be owned, operated, and maintained by the Metropolitan District, if one is approved, after acceptance by the Town.

(a) Non-Potable Water Dedication.

i. Annexor represents that there are appurtenant to the Property certain surface and/or groundwater "water rights" owned by Annexor, as more particularly described on **Exhibit C**, attached hereto and made a part of this Agreement (the "Water Rights").

ii. Annexor shall lease to either the Town (if the Metropolitan District is not created and the Annexor does not elect to disconnect the Property from the Town as set forth above) or to a "water enterprise" of the Metropolitan District, if one is approved, all Water Rights required for irrigating all areas within the Property with non-potable water to be furnished through the non-potable water system.

iii. The lease agreement shall contain, at a minimum, the following provisions:

(1) All Water Rights to be leased shall be non-transferable (that is, the lessee may not sublet, sell, donate, loan, assign, or otherwise dispose of any of its rights to the lease or the leased Water Rights), and cannot be encumbered by any creditor other than the Town without the express written approval of the Town;

(2) The term of the lease shall be for a period of forty (40) years from the date of execution with the right to renew upon expiration of the 40-year term for the full amount of leased Water Rights for a secondary term of thirty-five (35) years, upon the same terms and conditions as the original lease;

(3) The lessor may not terminate the lease except for lessee's non-

payment or if lessor's legal ability to deliver the full amount of leased Water Rights is materially impaired or eliminated because of the termination or adverse modification of permits, decrees or other authorizations which are needed to deliver the leased Water Rights.

iv. Any lease agreement or renewal between Annexor and the Metropolitan District shall be subject to review and approval by the Town.

v. If the non-potable system as contemplated does not irrigate all of the areas of the Property, the Town reserves the right to require Annexor to dedicate additional amounts of water, based on the Town's then-current water dedication requirements if such areas will be served by the Town.

(b) If, for any reason, the Metropolitan District (whether directly or through a water enterprise) should fail to own or operate the non-potable water system, or fail to provide irrigation for all areas of the Property with non-potable water, the Town shall have the right:

i. to require transfer of the on-site potable water system owned by the Metropolitan District to the Town and to require transfer or assignment of the Metropolitan District's rights to the lease or the leased Water Rights to the Town; or

ii. to require Annexor to acquire and dedicate additional water rights in a form solely determined by the Town and in an amount sufficient to fully supply the irrigation with non-potable water requirements for all end uses of the proposed development, including drought years, based on the Town's then-current water dedication requirements, if such areas will be served by the Town.

15. Special Provisions.

(a) School Site. Upon development of the Annexation Property, Annexor shall provide a minimum of 9.77 acres of land for a future school site, which shall be conveyed to the Weld County RE-4 School District. Annexor shall dedicate and convey the school site property to the Weld County RE-4 School District at the time of the first final plat for that portion of the Property zoned Sub-Urban Perimeter.

(b) Open Space. Annexor shall provide a minimum of 25% of open space on the Property, including the reservoir on the Property. All open space, except the reservoir, shall be conveyed to the Metropolitan District. Annexor shall dedicate the open space property to the Metropolitan District at the time of the first final plat for that portion of the Property zoned Sub-Urban Perimeter.

16. Assignment. The rights, duties, and obligations of the Annexor hereunder may be

assigned to another person or entity only with the prior written consent of the Town. In such event, the assignee shall assume all of the rights, duties, and obligations of the Annexor hereunder and the Annexor shall be correspondingly relieved from all such liabilities, duties and obligations.

17. Notices. All notices, demands or other documents required or desired to be given to either party under this Agreement shall be made in writing and shall be deemed effective upon receipt and shall be personally delivered or mailed by certified mail as follows:

Town:	Town Manager Town of Severance 3 S. Timber Ridge Pkwy, PO Box 339 Severance, CO 80546
Annexor:	Hidden Lake Investments, LLC Journey Homes, LLC Eaton-Law Reservoir Company Attn: Larry S. Buckendorf, Authorized Agent 7251 W. 20 th Street, L-200 Greeley, CO 80634

18. Remedies. The sole and exclusive remedies of Annexor against the Town for any breach of this Agreement shall be limited to breach of contract claims. The Town's remedies under this Agreement include, but are not limited to, the following:

- (a) The refusal to issue any building permit or certificate of occupancy;
- (b) The revocation of any building permit previously issued under which construction directly related to such building permit has not commenced, except a building permit previously issued to a third party;
- (c) A demand that the security given for the completion of any public improvements be paid or honored; and
- (d) Any other remedy available at law.

19. Cooperation. This Agreement is the product of the voluntary and cooperative effort of the Parties and shall not be construed or interpreted against either Party solely on the basis of that Party having drafted any portion of this Agreement

20. Binding Effect of Agreement. This Agreement shall inure to the benefit of and be binding upon the successors and the assigns of the respective parties. The parties' respective rights and obligations set forth in this Agreement shall constitute covenants that shall run with the land.

21. Recordation. Upon annexation of the Property, this Agreement shall be recorded in the records of the Clerk and Recorder of Weld County, State of Colorado.

22. Future Acts. Following execution of this Agreement, the parties covenant and agree that they will cooperate with each other in accomplishing the terms, conditions and provisions of the Agreement, and will execute such additional documents as necessary to effectuate the Agreement

23. Third Parties. The covenants, stipulations and agreements contained in this Agreement are and shall be for the sole and exclusive benefit of the parties hereto and their respective successors and assigns, and nothing in this Agreement, express or implied, is intended nor shall be construed or confer upon or give any other person any rights, remedy or claim under or by reason of the Agreement. The Town shall not be obligated or liable under the terms of this Agreement to any person or entity not a party hereto. Further, the Town shall not be bound by any contracts or conditions that Annexor may negotiate with third parties related to matters set forth in this Agreement.

24. Police Power. Nothing contained in the Agreement shall constitute or be interpreted as a repeal of existing Codes or ordinances or as a waiver or release of the Town's legislative, governmental or police powers to promote and protect, the health, safety, morals or general welfare of the municipality or its inhabitants. This Agreement shall not prohibit the enactment by the Town of any tax, fee, ordinance, resolution, rule, or regulation which is of uniform and general application.

25. No Partnership or Agency. Notwithstanding any language in this Agreement, neither party shall be deemed a member, partner or joint venture of each other and neither party shall be responsible for the debts or liabilities of the other nor the other's contractor or agent.

26. Venue. This Agreement is being executed and delivered and is intended to be performed in the State of Colorado, and the laws of Colorado shall govern the validity, construction, enforcement, and interpretation of this Agreement. Exclusive jurisdiction and venue for resolution of any dispute arising hereunder shall be in the District Court for Weld County, Colorado.

27. Attorney's Fees. In the event that it is necessary to initiate legal proceedings to enforce the provisions of this Agreement, the non-prevailing party shall be responsible for all reasonable legal expenses and costs incurred by the prevailing party, including reasonable attorney's fees.

28. Effective Date. This Agreement shall be effective and binding upon the parties immediately upon the effective date of an ordinance annexing the Property, regardless of whether the Agreement is executed prior to the effective date of said ordinance annexing the Property.

29. Entire Agreement. This Agreement including the Exhibits and Recitals, which are incorporated herein, set forth the entire agreement of the parties concerning the Moody Annexation. There are no promises, terms, conditions, or obligations other than those contained herein that exist

with respect to the annexation. This Agreement shall supersede all other provisions, communications, representations, or agreements, either verbal or written, between the parties with respect to the annexation and the economic incentives.

30. Waiver Limitations. A written waiver by either party to this Agreement of the breach of any term or provision of this Agreement shall not operate or be construed as a waiver or any subsequent breach by another party.

31. Headings. The headings of the sections or subsections of this Agreement are only for the convenience and reference of the parties and are not intended to define, limit, or describe the scope or intent of this Agreement.

32. Severability. If any part, term or provision of this Agreement is held by any court of competent jurisdiction to be illegal, invalid or unenforceable, the validity of the remaining provisions shall not be affected, and the rights and obligations of the parties shall be construed and enforced as if the Agreement did not contain the particular part, term or provision held to be invalid, and the parties shall cooperate to cure any such defect.

33. No Vested Property Rights. It is understood and agreed by the parties that no vested property rights are granted by this Agreement. The Annexor represents to the Town that there are no vested rights to the Annexation Property from the County of Weld or any other governmental entity. Annexor hereby waives and releases any prior vested rights which may have been so granted or acquired in Weld County so long as the Property remains annexed into the Town.

34. Disconnection. Except as provided in Section 10, no right or remedy of disconnection of the Annexation Property from the Town shall accrue from this Agreement, other than that provided by C.R.S. § 31-12-119. In the event the Annexation Property or any portion thereof is disconnected from the Town at the Annexor's request, the Town shall have no obligation to serve the disconnected Annexation Property.

33. Referendum. If the annexation of the Annexation Property or any portion thereof is challenged by a referendum, all provisions of the Agreement, together with the duties and obligations of each party, shall be suspended pending the outcome of the referendum election. If the referendum challenge to the annexation results in disconnection of the Annexation Property from the Town, then this Annexation Agreement shall be null and void and of no further effect. If the referendum challenge fails, then the Annexor and the Town shall continue to be bound by this Annexation Agreement.

34. Court Order. In the event that the annexation of the Property or any portion thereof is voided by Final Action ("Final Action" means that no appeal can be made or the time to appeal has expired) of a court of proper jurisdiction (such Final Action not being associated with referendum or initiative matters), the Town and the Annexor shall cooperate to cure any legal defects cited by the

court or that resulted in disconnection of the Annexation Property, and immediately upon such cure this Annexation Agreement shall be deemed to be an agreement to annex the Property to the Town pursuant to the Colorado Municipal Annexation Act of 1965. The Annexor shall reapply for annexation when the Initial Annexation Property becomes eligible for annexation as determined by the Town.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

[Remainder of page left intentionally blank—Signature Pages to follow]

ANNEXOR:

Hidden Lake Investments, LLC

By: _____
Larry S. Buckendorf, Authorized Agent

STATE OF COLORADO)
)ss.
COUNTY OF WELD _____)

The foregoing Annexation Agreement was signed and sworn to before me by Larry S. Buckendorf, as Authorized Agent, of Hidden Lake Investments, LLC, a Colorado limited liability company, this ____ day of _____, 20____.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

Journey Homes, LLC

By: _____
Larry S. Buckendorf, Authorized Agent

STATE OF COLORADO)
)ss.
COUNTY OF WELD _____)

The foregoing Annexation Agreement was signed and sworn to before me by Larry S. Buckendorf, as Authorized Agent, of Journey Homes, LLC, a Colorado limited liability company, this ____ day of _____, 20____.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

Eaton-Law Reservoir Company

By: _____
Larry S. Buckendorf, Authorized Agent

[illegible]

The foregoing Annexation Agreement was signed and sworn to before me by Larry S. Buckendorf, as Authorized Agent, of Eaton-Law Reservoir Company, a Colorado Non-profit company, this ____ day of _____, 20____.

Witness my hand and official seal.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[Remainder of page left intentionally blank—Signature Pages to follow]

**TOWN OF SEVERANCE, a Colorado municipal
corporation**

By: _____
Matthew Fries, Mayor

ATTEST:

Town Clerk

APPROVED AS TO FORM:

Town Attorney

Exhibit A
Legal Description of Property to be Annexed

Exhibit A: PARCEL DESCRIPTION – Moody Annexation

A parcel of land being the Eaton-Law Reservoir, a portion of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293 recorded June 6, 2019 as Reception No. 4495105 of the Records of Weld County, and a portion of Lot A and Lot B, Recorded Exemption No. 0705-35-3 RECX18-0146 recorded June 6, 2019 as Reception No. 4495106 of the Records of Weld County, all situate within Section Thirty-five (35), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado being more particularly described as follows;

COMMENCING at the Southwest Corner of said Section 35 and assuming the West line of the Southwest Quarter of Section 35 as bearing North 00° 15' 17" West a distance of 2675.16 feet, and being monumented on the South by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 12374 and on the North by a #6 Rebar with a 2.5" Aluminum Cap stamped LS 28??? (last three numbers illegible) with all other bearings contained herein relative thereto:

THENCE North 00° 15' 17" West a distance of 30.00 feet to the North line of the Summit View Third Annexation to the Town of Severance recorded April 7, 2000 as Reception No. 2760552 of the Records of Weld County;

THENCE North 89° 06' 25" East along the North line of said Summit View Third Annexation a distance of 30.00 feet to the Easterly line of the Francis-Felte Fourth Annexation to the Town of Severance recorded January 31, 2001 as Reception No. 2822532 of the Records of Weld County and to the **POINT OF BEGINNING**.

THENCE North 00° 15' 17" West along said Easterly line of the Francis-Felte Fourth Annexation and along the Easterly line of the Schlagel II Annexation to the Town of Severance recorded February 28, 2003 as Reception No. 3036936 of the Records of Weld County a distance of 2644.75 feet;

THENCE North 00° 01' 47" East continuing along said Easterly line of the Schlagel II Annexation a distance of 2345.56 feet to the intersection of the Easterly line of Schlagel II Annexation and a Northerly line of said Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293;

The following Forty (40) courses are along the Northerly, Westerly and Easterly lines of Lot B, Amended Recorded Exemption No. 0705-35-2 1AMRECX18-02-3293.

THENCE North 89° 43' 41" East a distance of 374.00 feet;

THENCE North 00° 01' 47" East a distance of 330.00 feet to the North line of the Northwest Quarter of said Section 35;

THENCE North 89° 42' 39" East along said North line of the Northwest Quarter of Section 35 a distance of 1531.28 feet;

THENCE South 36° 15' 22" West a distance of 81.53 feet;

THENCE South 14° 46' 49" West a distance of 22.77 feet;

THENCE South 02° 03' 26" East a distance of 30.76 feet;

THENCE South 33° 15' 31" East a distance of 115.46 feet;

THENCE South 36° 37' 49" East a distance of 132.58 feet;

THENCE South 41° 09' 32" East a distance of 130.51 feet;

THENCE South 40° 01' 53" East a distance of 139.86 feet;

THENCE South 35° 02' 09" East a distance of 145.64 feet;
 THENCE South 19° 38' 05" East a distance of 143.14 feet;
 THENCE South 21° 19' 29" West a distance of 59.29 feet;
 THENCE South 16° 39' 59" East a distance of 142.09 feet;
 THENCE South 14° 24' 46" West a distance of 71.95 feet;
 THENCE South 04° 06' 29" West a distance of 86.34 feet;
 THENCE South 24° 00' 55" West a distance of 356.21 feet;
 THENCE South 40° 10' 05" West a distance of 12.24 feet;
 THENCE South 40° 31' 16" East a distance of 100.34 feet;
 THENCE South 56° 50' 15" East a distance of 57.98 feet;
 THENCE South 40° 59' 20" East a distance of 59.88 feet;
 THENCE South 33° 40' 24" East a distance of 67.70 feet;
 THENCE South 31° 37' 54" East a distance of 70.95 feet;
 THENCE South 30° 37' 57" East a distance of 85.04 feet;
 THENCE South 29° 34' 41" East a distance of 107.35 feet;
 THENCE South 32° 35' 12" East a distance of 115.72 feet;
 THENCE South 33° 05' 56" East a distance of 128.81 feet;
 THENCE South 31° 44' 30" East a distance of 146.49 feet;
 THENCE South 09° 09' 37" West a distance of 158.11 feet;
 THENCE South 26° 21' 47" East a distance of 150.21 feet;
 THENCE South 06° 10' 17" East a distance of 136.36 feet to a Westerly line of the Wright Fourth
 Annexation to the Town of Severance recorded March 3, 1995 as Reception No. 2428807 of the Records
 of Weld County, said line also being coincident with the Westerly line of the Amended Plat of Settlers
 Landing recorded December 20, 1995 as Reception No. 2468390 of the Records of Weld County;

The following Nine (9) courses are along the Westerly lines of said Wright Fourth Annexation
 and the Amended Plat of Settlers Landing.

THENCE South 00° 13' 21" West a distance of 637.13 feet;
 THENCE South 05° 51' 39" East a distance of 485.00 feet;
 THENCE South 10° 26' 39" East a distance of 425.00 feet;
 THENCE South 24° 41' 39" East a distance of 139.00 feet;
 THENCE South 26° 13' 21" West a distance of 262.00 feet;
 THENCE South 40° 16' 39" East a distance of 209.41 feet;
 THENCE South 40° 16' 39" East a distance of 145.59 feet;
 THENCE South 21° 18' 21" West a distance of 175.00 feet;
 THENCE South 17° 56' 39" East continuing along a Northerly line of said Wright Fourth Annexation a
 distance of 308.63 feet to the Northerly Right of Way line of Weld County Road 74, said line being
 parallel with and 30.00 feet Northerly of the South line of the Southeast Quarter of said Section 35;
 THENCE South 89° 03' 21" West along said Northerly Right of Way line a distance of 450.32 feet;

THENCE South 89° 06' 25" West continuing along said Northerly Right of Way line and along the Northerly line of said Summit View Third Annexation a distance of 240.17 feet to the Easterly line of Lot A, Recorded Exemption No. 0705-35-3-RE1022;

The following Five (5) courses are along the Easterly, Northerly and Westerly lines of said Lot A.
THENCE North 04° 06' 13" West a distance of 340.10 feet;
THENCE South 88° 07' 15" West a distance of 210.84 feet;
THENCE South 46° 38' 40" West a distance of 72.01 feet;
THENCE South 32° 58' 40" East a distance of 315.51 feet;
THENCE South 00° 53' 35" East a distance of 20.00 feet to the Northerly Right of Way line of Weld County Road 74 and to the Northerly line of said Summit View Third Annexation, said line being parallel with and 30.00 feet Northerly of the South line of the Southwest Quarter of said Section 35;
THENCE South 89° 06' 25" West along said Northerly Right of Way line and Annexation line a distance of 2246.09 feet to the **POINT OF BEGINNING**.

The above described tract of land contains 13,482,839 square feet or 309.52 acres, more or less (±).

SURVEYOR'S CERTIFICATE

I, Aaron M. Lund, a Colorado Registered Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief. Furthermore, this description was completed for the purpose of describing an annexation boundary and should not be used for the conveyance of real property or any rights therein. This is not intended to represent a Land Survey Plat, Improvement Survey Plat or Improvement Location Certificate and is based upon my knowledge, information, and belief. It was completed by me or under my direct supervision using applicable standards of care and is not a guaranty or warranty, either expressed or implied.

Aaron M. Lund – on Behalf of Northern Engineering
Colorado Registered Professional
Land Surveyor #38670



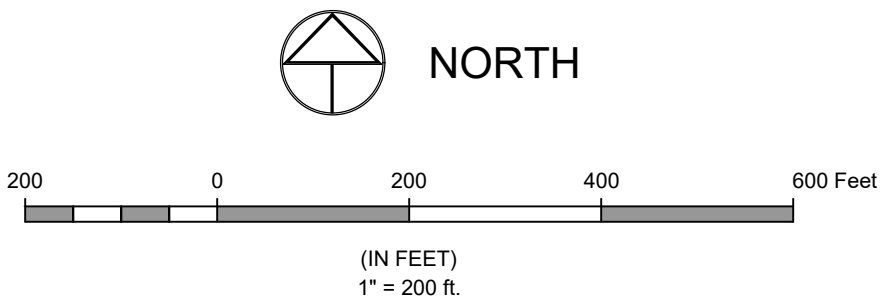
NORTHERN ENGINEERING
820 8th Street
Greeley, Colorado 80631
(970) 488-1115

EXHIBIT B

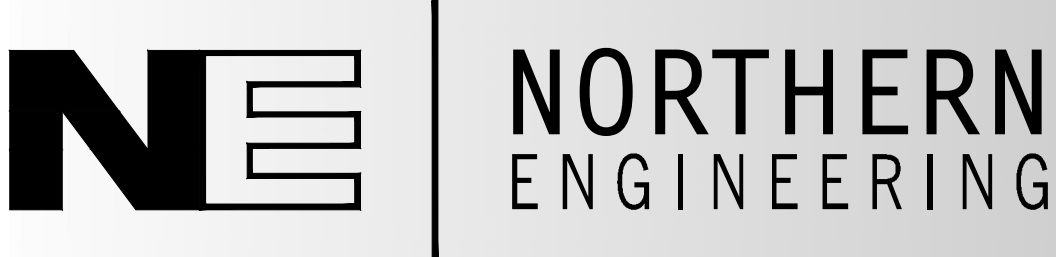


SUBURBAN			
	63' X 100'	73.25 AC	423 LOTS
	72' X 100'	35.61 AC	207 LOTS
	ESTATE LOTS	14.54 AC	40 LOTS
TOTAL		123.40 AC (47.0%)	670 LOTS
	OPEN SPACE	72.65 AC (27.7%)	
	SCHOOL SITE	10.69 AC (4.1%)	
	RIGHT-OF-WAY	55.75 AC (21.2%)	
TOTAL		262.49 AC (100%)	

TOWN CORE			
	COMMERCIAL	30.66 AC (65.2%)	
	MULTI-FAMILY	13.79 AC (29.3%)	
	RIGHT-OF-WAY	2.58 AC (5.5%)	
TOTAL		47.03 AC (100%)	



September 14, 2022



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AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Ordinance 2022-21: Repealing and Reenacting In Its Entirety Chapter 10, "Offenses," of the Town of Severance Municipal Code	Keith Martin, Town Attorney Mary Lynn Macsalka, Town Attorney	Town Attorney
ACTION REQUESTED		
Management and Legal ask that the Town Council review and discuss Ordinance No. 2022-21 and take action. • Actions that may be taken: ○ Move to approve Ordinance No. 2022-21 ○ Take no action		<u>Ordinance Discussion</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
Chapter 10 of the Town of Severance Municipal Code, titled "Offenses," sets forth general offenses and unlawful conduct subject to prosecution in the Severance Municipal Court. Chapter 10 has not been comprehensively updated since 2007, and is in need of updates to ensure it is in compliance with current Colorado case law and statutes and to address issues of concern within the community. Ordinance No. 2022-21 comprehensively updates the Town's criminal and general offenses code by repealing and reenacting Chapter 10 in its entirety. The offenses in the ordinance are consistent with companion provisions in State law, specifically, the Colorado Criminal Code, as set forth in Title 18 of the Colorado Revised Statutes. This ensures that the Town's offenses are enforceable, and that any case law interpreting companion State laws can be applied to the interpretation and enforcement of the Town's code provisions. Moreover, it is beneficial for purposes of enforcement, officer training, and administrative convenience of the Town's staff and the Severance municipal court to use the State of Colorado Criminal Code (Title 18 of the Colorado Revised Statutes) as guidance for enforcement of the Town's criminal offenses.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council move to approve Ordinance No. 2022-21.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. O-2022-21 Crim Code Offenses Amend Ord (final)		

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-21**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, REPEALING AND REENACTING IN ITS ENTIRETY CHAPTER 10,
“OFFENSES,” OF THE TOWN OF SEVERANCE MUNICIPAL CODE**

WHEREAS, Chapter 10, “Offenses,” of the Town of Severance Municipal Code has not been comprehensively reviewed and amended since 2007 and is in need of updates to ensure compliance with current Colorado case law and statutes and to address issues of concern within the community; and

WHEREAS, for general offenses, it is beneficial for purposes of enforcement, officer training, and administrative convenience of staff and the municipal court to use the State of Colorado Criminal Code, as set forth in Title 18 of the Colorado Revised Statutes as guidance for enforcement of the Town’s criminal code; and

WHEREAS, this ordinance is enacted pursuant to the Town of Severance’s home rule authority under Article XX, § 6 of the Colorado Constitution and pursuant to the Town of Severance’s police powers, in order to safeguard and preserve the public health, safety, and welfare of the community.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:**

Section 1. Chapter 10, “Offenses,” of the Severance Municipal Code is repealed in its entirety and reenacted to provide as follows:

CHAPTER 10 - OFFENSES

ARTICLE 1 - General Provisions

Sec. 10-1-10 - Definitions.

- (a) Except as otherwise defined within this chapter, the words, terms, and phrases used in this chapter shall have the meanings ascribed to them in the Colorado Criminal Code, Sections 18-1-101 et seq., of the Colorado Revised Statutes (“C.R.S.”), as may be amended.
- (b) As used in this chapter, unless the context otherwise requires:
- (1) *Bodily injury* means physical pain, illness, or any impairment of physical or mental condition.
 - (2) *Conceal* means to place or attempt to place out of view in such manner and circumstances as to indicate intent to prevent others from seeing or discovering the presence of the thing concealed.
 - (3) *Criminal negligence* means when through a gross deviation from the standard of care that a reasonable person would exercise, a person fails to perceive a substantial and

unjustifiable risk that a result will occur or that a circumstance exists.

- (4) *Deadly weapon* means any firearm, whether loaded or unloaded, knife, bludgeon, or other weapon, device, instrument, material or substance, whether animate or inanimate, which in the manner it is used or intended to be used is capable of producing death or serious bodily injury.
- (5) *Emergency medical service provider* means a member of a public or private emergency medical service agency, whether that person is a volunteer or receives compensation for services rendered as such emergency medical service provider.
- (6) *Intentionally* or *with intent*. All offenses defined in this chapter in which the mental culpability requirement is expressed as "intentionally" or "with intent" are declared to be specific intent offenses. A person acts "intentionally" or "with intent" when a person's conscious objective is to cause the specific result proscribed by the ordinance defining the offense. It is immaterial to the issue of specific intent whether or not the result actually occurred.
- (7) *Knowingly* or *willfully* means all offenses defined in this chapter in which the mental culpability requirement is expressed as "knowingly" or "willfully" are declared to be general intent crimes. A person acts "knowingly" or "willfully" with respect to conduct or to a circumstance described by an ordinance defining an offense when the person is aware that such person's conduct is of such nature or that such circumstance exists. A person acts "knowingly" or "willfully," with respect to a result of such person's conduct, when the person is aware that the person's conduct is practically certain to cause the result.
- (8) *Loiter* means to be dilatory, to stand idly around, to linger, delay, or wander about, to remain, abide, or tarry in public places.
- (9) *Peace officer, police officer, or law enforcement officer* have the same meaning as defined in C.R.S. § 16-2.5-101 and C.R.S. § 16-2.5-105, as amended.
- (10) *Public place* means a place to which the public or a substantial number of the public has access, and includes, but is not limited to, highways, transportation facilities, schools, places of amusement, parks, playgrounds, and the common areas of public and private buildings and facilities.
- (11) *Recklessly* means when a person consciously disregards a substantial and unjustifiable risk that a result will occur or that a circumstance exists.
- (12) *Serious bodily injury* means bodily injury which involves a substantial risk of death, serious permanent disfigurement, or protracted loss or impairment of the function of any part or organ of the body.
- (13) *Vehicle* means a machine propelled by power other than human power designed to travel along the ground by use of wheels, treads, runners or like, to transport persons or property or pull machinery and shall include, without limitation, automobile, airplane, truck, trailer, motorcycle, motor scooter, tractor, buggy and wagon.

ARTICLE 2 - Offenses - General

Sec. 10-2-10 Intent.

It is the intent and purpose of this chapter not to define as unlawful any conduct which is defined as a felony under the Colorado Criminal Code, Sections 18-1-101 et seq., C.R.S., as amended, or any succeeding enactment of State law, and this chapter will be so construed, notwithstanding any language contained herein which might otherwise be construed to the contrary.

Sec. 10-2-20 - Affirmative defenses.

The affirmative defenses as set forth in the Colorado Criminal Code, C.R.S. § 18-1-710, as amended, shall be available as affirmative defenses to prosecutions in the municipal court.

Sec. 10-2-30 - Attempts to commit crime.

(a) A person commits criminal attempt if, acting with the kind of culpability otherwise required for commission of an offense, the person engages in conduct constituting a substantial step toward the commission of the offense. A substantial step is any conduct, whether act, omission, or possession, which is strongly corroborative of the actor's purpose to complete the commission of the offense. Factual or legal impossibility of committing the offense is not a defense if the offense could have been committed had the attendant circumstances been as the actor believed them to be, nor is it a defense that the crime attempted was actually perpetrated by the accused.

(b) A person who engages in conduct intending to aid another to commit an offense commits criminal attempt if the conduct would establish the person's complicity under this section were the offense committed by the other person, even if the other is not guilty of committing or attempting the offense.

(c) It is an affirmative defense to a prosecution under this chapter that defendant abandoned the effort to commit the crime or otherwise prevented its commission, under circumstances manifesting the complete and voluntary renunciation of criminal intent. The renunciation shall not be deemed voluntary where motivated by fear of imminent discovery of or apprehension for the defendant's criminal conduct.

Sec. 10-2-40 - Complicity.

(a) A person is legally accountable as principal for the behavior of another constituting a criminal offense if, with the intent to promote or facilitate the commission of the offense, the person, aids, abets, or advises the other person in planning or committing the offense.

(b) It is not a defense to a prosecution under this chapter that the other person whose behavior constitutes a criminal offense was not or could not be prosecuted for the offense.

(c) It is an affirmative defense to a prosecution under this chapter that the defendant prevented or attempted to prevent the commission of the underlying offense, under circumstances manifesting the complete and voluntary renunciation of such person's criminal intent. The renunciation shall not be deemed voluntary where motivated by fear of imminent discovery of or apprehension for the defendant's criminal conduct.

Sec. 10-2-50 - Charging inchoate offenses.

It shall be sufficient notice of the charging of an inchoate offense where the complaint states the name and section number of the underlying offense. A defendant shall not be acquitted, or a complaint dismissed solely on the ground that the prosecution's theory of the defendant's guilt relies upon an inchoate offense which has not been expressly charged.

Sec. 10-3-60 – Parental/legal guardian responsibilities.

- (a) A parent/legal guardian shall attend required appearances for their minor child in municipal court who is under eighteen years of age and for whom they have custody and control.
- (b) Whenever a minor child as defined herein is convicted of a municipal offense or found liable for a traffic offense, the parent/legal guardian shall be jointly responsible for payment of such fine, penalty or court costs imposed by the municipal court.

ARTICLE 3 – Offenses Against Persons

Sec. 10-3-10 - Assault.

- (a) It shall be unlawful to commit assault. A person commits assault by:
 - (1) Knowingly or recklessly causing bodily injury to another person or with criminal negligence cause bodily injury to another person by means of a deadly weapon; or
 - (2) With intent to harass, annoy, threaten, or alarm another person whom the actor knows or reasonably should know to be a peace officer, a firefighter, an emergency medical care provider, or an emergency medical service provider, causes such person to come into contact with blood, seminal fluid, urine, feces, saliva, mucus, vomit, or toxic, caustic, or hazardous material by any means, including throwing, tossing, or expelling the fluid or material.
- (b) *Emergency medical care provider* means a doctor, intern, nurse, nurse's aide, physician's assistant, ambulance attendant or operator, air ambulance pilot, paramedic, or any other member of a hospital or health care facility staff or security force who is involved in providing emergency medical care at a hospital or health care facility, or in an air ambulance or ambulance as defined in C.R.S. § 25-3.5-103(1) and (1.5), as amended.

Sec. 10-3-20 - Menacing; without deadly weapon.

It shall be unlawful for any person to knowingly place or attempt to place another person in fear of imminent serious bodily injury by any threat or physical action; provided, however, that if such is with the use of a deadly weapon, then this section shall not apply.

Sec. 10-3-30 - Reckless endangerment.

It shall be unlawful for any person to recklessly engage in conduct that creates substantial risk of serious bodily injury to another person.

Sec. 10-3-40 - Harassment.

(a) It shall be unlawful to commit harassment. A person commits harassment if, with intent to harass, annoy, or alarm another person, he or she:

- (1) Strikes, shoves, kicks, or otherwise touches or subjects a person to physical contact;
- (2) In a public place directs obscene language or makes an obscene gesture to or at another person;
- (3) Follows a person in or about a public place;
- (4) Directly or indirectly initiates communication with a person, or directs language towards another person, anonymously or otherwise by telephone, telephone network, data network, text message, instant message, computer, computer network, computer system or other interactive electronic medium in a manner intended to threaten bodily injury or property damage, or makes any comment, request, suggestion, or proposal by telephone, or computer, computer network, computer system or other interactive electronic medium that is obscene;
- (5) Makes a telephone call or causes a telephone to ring repeatedly, whether or not a conversation ensues, with no purpose of legitimate conversation;
- (6) Makes repeated communications at inconvenient hours that invade the privacy of another and interfere in the use and enjoyment of another's home or private residence or other private property; or
- (7) Repeatedly insults, taunts, challenges or makes communications in offensively coarse language to another in a manner likely to provoke a violent or disorderly response.

(b) Any act prohibited by subsections (4) and (5) of this section may be deemed to have occurred or to have been committed at the place at which the telephone call, electronic mail, or other electronic communication was either made or received.

(c) As used in this section, unless the context otherwise requires, the term "obscene" means a patently offensive description of ultimate sexual acts or solicitation to commit ultimate sexual

acts, whether or not said ultimate sexual acts are normal or perverted, actual or simulated, including masturbation, cunnilingus, fellatio, anilingus or excretory functions.

(d) This section is not intended to infringe upon any right guaranteed to any person by the first amendment to the United States Constitution or article II, section 10 of the Colorado Constitution, or to prevent constitutionally protected expression of any religious, political, or philosophical views.

Sec. 10-3-50 - False imprisonment.

It shall be unlawful for any person to knowingly confine or detain another without the other's consent and without proper legal authority. This section shall not apply to a peace officer acting in good faith within the scope of their duties or where the person uses force or threat of force to confine or detain a person or where a person confines or detains a person for 12 hours or longer.

ARTICLE 4 – Offenses Against Property

Sec. 10-4-10 - Theft.

(a) It shall be unlawful to commit theft. A person commits theft when such person knowingly obtains, retains or exercises control over anything of value of another without authorization or by threat or deception; or receives, loans money by pawn or pledge on, or disposes of anything of value or belonging to another that he or she knows or believes to have been stolen, and:

- (1) Intends to deprive the other person permanently of the use or benefit of the thing of value;
- (2) Knowingly uses, conceals or abandons the thing of value in such a manner as to deprive the other person permanently of its use or benefits;
- (3) Uses, conceals, or abandons the thing of value intending that such use, concealment, or abandonment will deprive the other person permanently of its use or benefit;
- (4) Demands any consideration to which he or she is not legally entitled as a condition of restoring the thing of value to the other person; or
- (5) Knowingly retains the thing of value more than 72 hours after the agreed-upon time for return in any lease or hire agreement.

(b) This section shall not apply when the aggregate value of the items taken in any one criminal episode exceeds the maximum dollar amount for a class 1 misdemeanor as set forth in C.R.S. § 18-4-401(2)(e) as amended, nor where the item taken is a motor vehicle, trade secret or credit device. Further, this section shall not apply where the theft is committed by fraudulent use of a credit device.

Sec. 10-4-20 - Shoplifting.

- (a) It shall be unlawful to commit the crime of shoplifting. A person commits the crime of shoplifting when such person knowingly takes possession of any unpurchased goods, wares, or merchandise owned or held by and offered or displayed for sale by any store or mercantile establishment, with the intention of converting such goods, wares or merchandise to his or her own use, without paying the purchase price thereof.
- (b) If any person willfully conceals unpurchased goods, wares, or merchandise owned or held by and offered or displayed for sale by any store or any other mercantile establishment, whether the concealment is on his or herself or otherwise and whether on or off the premises of said store or mercantile establishment, such concealment constitutes prima facie evidence that the person intended to commit the crime of shoplifting.
- (c) If any person triggers an alarm or a theft detection device as defined in C.R.S. § 18-4-417(2), as amended, or conceals upon his or her person or otherwise carries away any unpurchased goods, wares, or merchandise held or owned by any store or mercantile establishment, the merchant or any employee thereof or any peace officer, acting in good faith and upon probable cause based upon reasonable grounds therefor, may detain and question such person, in a reasonable manner for the purpose of ascertaining whether the person has committed theft. Such questioning of a person by a merchant, merchant's employee, or peace or police officer does not render the merchant, merchant's employee, or peace officer civilly or criminally liable for slander, false arrest, false imprisonment, malicious prosecution, or unlawful detention.
- (d) This section shall not apply where the value of the unpurchased goods, wares or merchandise exceeds the maximum dollar amount for a class 1 misdemeanor as set forth in C.R.S. § 18-4-401(2)(e), as amended.

Sec. 10-4-30 - Theft detection devices prohibited.

- (a) It shall be unlawful for any person to knowingly manufacture, distribute, or sell a theft detection shielding device or a theft detection deactivating device with the knowledge that some person intends to use the device in the commission of an offense involving theft.
- (b) It shall be unlawful for any person to possess a theft detection shielding device or a theft detection deactivating device with the intent to use the device possessed, or with the knowledge that some person intends to use the device possessed, in the commission of an offense involving theft.
- (c) It shall be unlawful for any person to knowingly deactivate or remove a theft detection device or any component thereof in any store or mercantile establishment without authorization prior to purchase.
- (d) As used in this section:
- (1) "Theft detection deactivating device" means any tool, instrument, mechanism, or other article adapted, designed, engineered, used, or operated to inactivate, incapacitate, or remove a theft detection device without authorization. "Theft detection deactivating device" includes, but is not limited to, jumper wires, wire cutters, and electronic article surveillance removal devices.

- (2) "Theft detection device" means an electronic or magnetic mechanism, machine, apparatus, tag, or article designed and operated for the purpose of detecting the unauthorized removal of merchandise from a store or mercantile establishment.
- (3) "Theft detection shielding device" means any tool, instrument, mechanism, or article adapted, designed, engineered, used, or operated to avoid detection by a theft detection device during the commission of an offense involving theft. "Theft detection shielding device" includes, but is not limited to, foil-lined or otherwise modified clothing, bags, purses, or containers capable of and for the sole purpose of avoiding detection devices.

Sec. 10-4-40 - Fraudulent failure to pay admission fee.

It shall be unlawful for any person to, fraudulently or without lawful authorization, enter any venue, facility or establishment where an admission fee is charged without payment of the required fee; provided that nothing herein shall be deemed to prohibit or restrict the admission of police officers or other public officials engaged in the performance of their official duties.

Sec. 10-4-50 - Criminal mischief.

- (a) It shall be unlawful for any person to knowingly damage the real or personal property of one or more other persons, including property owned by the person jointly with another person, or property owned by the person in which another person has a possessory or proprietary interest.
- (b) This section shall not apply where the aggregate damage to the real or personal property exceeds the maximum dollar amount for a class 1 misdemeanor, as set forth in C.R.S. § 18-4-501, as amended.

Sec. 10-4-60 - Graffiti prohibited.

- (a) Definitions. As used in this section, unless the context otherwise requires:

Graffiti shall mean any marking, symbol, slogan, logo, wording, phrase, name or other extraneous painting, drawing, scratching, etching, inscribing or writing by use of paint, spray, markers, ink, glass cutting or etching tool or cream, or other method applied to public or private property without the consent of the owner, and which is not commercial or political advertising.

Minor shall mean any person less than 18 years of age.

Prohibited graffiti material shall mean any can of spray paint, spray paint nozzle, broad tipped marker pen, paint pen, glass cutting tool, or glass etching tool or cream which goods are further defined herein as:

- (1) *Broad tipped marker pen* means a felt-tip marker, or similar implement containing a fluid which is not water soluble with a tip that exceeds one-quarter inch in width.

- (2) *Paint pens* means a tube, marker, or other pen-like instrument with a tip of one-quarter inch in diameter or less that contains paint or a similar fluid and an internal paint agitator.
- (3) *Spray paint* means any aerosol container that is made or adapted for the purpose of applying paint or other substance capable of defacing property.
- (4) *Spray paint nozzle* means a nozzle designed to deliver a spray of paint of a particular width or flow from a can of spray paint.

(b) Unlawful placement upon property. It shall be unlawful for any person to place any graffiti upon any public or private property.

(c) Possession prohibited.

- (1) It shall be unlawful for any minor, except a minor under the direct supervision of the minor's parent, legal guardian, school teacher, or a law enforcement officer in the performance of such person's duty, to purchase, procure, or possess, or attempt to purchase, procure, or possess, any prohibited graffiti material.
- (2) It shall be an affirmative defense to charges under this subsection that the minor possessing the material was:
 - (i) Within his or her home;
 - (ii) In the course of his or her employment; or
 - (iii) Upon real property with permission from the owner, occupant, or person having lawful control of such property, which person may also lawfully possess such materials.

(d) Sale prohibited to minor.

- (1) It shall be unlawful for any person, other than a parent, legal guardian, school teacher, or law enforcement officer in the performance of such person's duty, to sell, exchange, give, deliver, loan, or otherwise furnish or cause to permit to be sold, exchanged, given, delivered, loaned or otherwise furnished any prohibited graffiti material to any minor unless the minor is accompanied by his or her parent or legal guardian.
- (2) It shall be an affirmative defense to prosecution under this section that the merchant has adopted and enforces a written policy against selling prohibited graffiti materials to minors, has informed its employees of the applicable laws regarding the sale of prohibited graffiti materials to minors, requires that employees verify the age of customers who desire to purchase prohibited graffiti materials and has established and imposes sanctions upon its employees for noncompliance.

(e) Signs required. It shall be unlawful for any person who sells or offers to sell any prohibited graffiti material to fail to display a warning sign. Such warning sign shall be displayed in a prominent place within the premises at all times and shall have a minimum height of 14 inches

and a width of 11 inches, with lettering of at least one-half inch in height and shall read as follows:

WARNING

IT IS ILLEGAL TO SELL TO ANY PERSON UNDER EIGHTEEN YEARS OF AGE ANY SPRAY PAINT, SPRAY PAINT NOZZLE, BROAD TIPPED MARKER PEN, PAINT PEN, GLASS CUTTING TOOL, OR GLASS ETCHING TOOL OR INSTRUMENT UNLESS SUCH PERSON IS ACCOMPANIED BY THEIR PARENT OR LEGAL GUARDIAN.

(f) Display and storage. It shall be unlawful for any person who owns, conducts, operates, or manages a business where prohibited graffiti materials are sold or who sells or offers for sale any prohibited graffiti material to store or display, or cause to be stored or displayed prohibited graffiti material in an area that is accessible to the public without employee assistance. This subsection shall not be construed to preclude or prohibit the storage or display of prohibited graffiti material in an area viewable by the public so long as such items are not accessible to the public without employee assistance.

(g) Contributing to unlawful possession.

- (1) It shall be unlawful for any person, except a law enforcement officer in the performance of his/her duty, to knowingly allow a minor to possess prohibited graffiti materials upon any public or private real property.
- (2) It shall be an affirmative defense to charges under this subsection that the minor possessing the material was:
 - (i) Within the minor's home;
 - (ii) In the course of his or her employment; or
 - (iii) Upon real property with permission from the owner, occupant, or person having lawful control of such property, which person may also lawfully possess such materials.

Sec. 10-4-70 - Tampering.

(a) It shall be unlawful for any person to tamper with the property of another with the intent to cause injury, inconvenience, or annoyance to that person or to another or for any person to knowingly make an unauthorized connection with property of a utility.

(b) For the purposes of this section "tamper" means to interfere with something improperly, to meddle with, or to make unwarranted alterations in its condition.

Sec. 10-4-80 - Joyriding.

(a) It shall be unlawful and constitute joyriding for any person to drive or take any motor vehicle without the consent of the owner or lawful possessor thereof, with the intent of temporarily depriving the owner or possessor of the use of the same, or temporarily making use thereof.

(b) If the person who in the course of so driving or taking the motor vehicle does one or more of the following, joyriding has not occurred:

- (1) Retains possession or control of the motor vehicle for more than 24 hours;
- (2) Attempts to alter or disguise or alters or disguises the appearance of the motor vehicle;
- (3) Attempts to alter or remove or alters or removes the vehicle identification number;
- (4) Uses the motor vehicle in the commission of a crime other than a traffic offense;
- (5) Causes \$500.00 or more property damage in the exercise or control of the motor vehicle;
- (6) Causes bodily injury to another person while he is in the exercise or control of the motor vehicle;
- (7) Removes the motor vehicle from this state for a period of time in excess of 12 hours; or
- (8) Unlawfully attaches or otherwise displays in or upon the motor vehicle license plates other than those officially issued for the motor vehicle.

Sec. 10-4-90 - Motor vehicle theft.

It shall be unlawful to commit motor vehicle theft. A person commits motor vehicle theft if such person knowingly obtains or exercises control over a motor vehicle of another without authorization or by threat or deception and if the value of the motor vehicle does not exceed the maximum dollar amount for a class 1 misdemeanor as set forth in C.R.S. § 18-4-409(4)(c), as same may be amended from time to time.

Sec. 10-4-100 - Trespass.

It shall be unlawful for any person without legal authority to enter or remain in or upon any premises.

Sec. 10-4-110 – Fireworks.

(a) Definitions. As used in this section:

- (1) *Fireworks* means any composition or device designed to produce a visible or audible effect by combustion, deflagration, or detonation.
- (2) *Fireworks* does not include:
 - (i) Toy caps, party poppers, and items similar to toy caps and party poppers that do not contain more than sixteen milligrams of pyrotechnic composition per item and snappers that do not contain more than one milligram of explosive composition per item;
 - (ii) Highway flares, railroad fusees, ship distress signals, smoke candles, and other emergency signal devices;
 - (iii) Educational rockets and toy propellant device type engines used in such rockets when such rockets are of nonmetallic construction and utilize replaceable engines or

model cartridges containing less than two ounces of propellant and when such engines or model cartridges are designed to be ignited by electrical means;

(iv) Fireworks that are used in testing or research by a licensed explosives laboratory.

(3) *Fireworks permitting regulations* means Part 20 of Article 33.5 of Title 24, C.R.S., as the same apply to licensing and permitting for sale, possession, and use or display of fireworks and all other regulations contained therein.

- (b) It is unlawful for any person to manufacture, sell, or store for sale any fireworks within the municipal limits of the Town except as specifically allowed by this section.
- (c) It is unlawful for any person to use or ignite fireworks within the municipal limits of the Town except in accordance with the provisions of the fireworks permitting regulations of the state. Any and all use of fireworks within the Town shall conform to C.R.S. §§ 24-33.5-2001 *et seq.*, as amended. Violation of any provision of such fireworks permitting regulations of the state shall constitute a municipal offense under this Code as well as a violation of state statute.
- (d) All rights to use or ignite any fireworks granted by state statute or under the preceding subsection shall be suspended during any fire emergency declared by the Chief of the Windsor Severance Fire Protection District applicable to the Town of Severance. It shall be unlawful for any person to use or ignite fireworks within the municipal limits of the Town during any such suspension in effect pursuant to this subsection.

ARTICLE 5 – Offenses Against the Public Peace and Safety and Disruption of Communications

Sec. 10-5-10 - Disorderly conduct.

- (a) It shall be unlawful for any person to commit disorderly conduct. A person commits disorderly conduct when a person intentionally, knowingly, or recklessly:
- (1) Makes a coarse and obviously offensive utterance, gesture, or display in a public place and the utterance, gesture, or display tends to incite an immediate breach of the peace;
 - (2) Makes unreasonable noise in a public place or near a private residence that the person has no right to occupy;
 - (3) Fights with another in a public place except in an amateur or professional contest of athletic skill;
 - (4) Not being a peace officer, displays a real or simulated firearm, displays any article used or fashioned in a manner to cause a person to reasonably believe that the article is a firearm, or represents verbally or otherwise that they are armed with a firearm in a public place in a manner calculated to alarm and does alarm another person; or
 - (5) Not being a peace officer, discharges a firearm in a public place, except when engaged in lawful target practice or hunting or the ritual discharge of blank

ammunition cartridges as an attendee at a funeral for a deceased person who was a veteran of the armed forces of the United States.

(b) It is an affirmative defense to prosecution under subsection (a) (1) of this section that the person had significant provocation for their abusive or threatening conduct.

Sec. 10-5-20 - Obstructing highway or other passageway.

(a) It shall be unlawful to obstruct a highway or other passageway. A person commits the crime of obstruction of a highway or other passageway, when any person:

- (1) If without legal privilege, to intentionally, knowingly, or recklessly: Obstruct a highway, street, roadway, sidewalk, railway, transit way, waterway, building entrance, elevator, escalator, aisle, stairway, or hallway to which the public or a substantial group of the public has access or any other place used for the passage or conveyance of persons or vehicles, whether the obstruction arises from defendant's acts alone or from their acts and the acts of others; or
- (2) Disobeys a reasonable request or order to move issued by a person the individual knows to be a peace officer, firefighter or person with authority to control the use of the premises to prevent obstruction of a highway or passageway.

(b) For purposes of this section, "obstruct" or "obstruction" means to render impassable, or to render passage unreasonably inconvenient or hazardous.

Sec. 10-5-30 - Loitering.

(a) Prohibited acts.

- (1) It shall be unlawful for any person to loiter with the intent to violate any provision of this title, or the Colorado Criminal Code.
- (2) It shall be unlawful for any person to loiter with intent to interfere with or disrupt a school program or with intent to interfere with or endanger school children in a school building or on school grounds or within 100 feet of school grounds when persons under the age of 18 years are present in the building or on the grounds, where such person does not have any reason or relationship involving custody for, or responsibility for any student or any other specific, legitimate reason for being present at such location, and has been asked to leave by a school administrator or their representative or by a peace officer.

(b) Reasonable grounds; duty of peace officer.

- (1) Among the circumstances which may be considered in determining whether reasonable grounds for belief have arisen that such person is loitering is the fact that such person:
 - a. Takes flight upon appearance of a peace officer;
 - b. Refuses to identify him or herself;
 - c. Manifestly endeavors to conceal him or herself or any object;

- d. Not being duly authorized security personnel or a peace officer, systematically checks the means to access to buildings or vehicles in the immediate area; or
 - e. Maintains a continuous presence in close proximity to a place where a reasonable peace officer would conclude that such person's activity manifests a high probability of activity or intention to engage in activity in violation of this title, or any criminal provision of the Colorado Criminal Code.
- (2) Unless flight by the person or other circumstances make it impractical, a peace officer shall, prior to any arrest for an offense under this section, afford the person an opportunity to dispel any alarm otherwise warranted, or explain any circumstances giving rise to reasonable grounds for belief that such person is loitering by requesting such person to:
- a. Identify him or herself; and
 - b. Explain their presence and conduct.

(c) Standard for conviction. No person shall be convicted of an offense under subsection (a) of this section if the peace officer did not comply with subsections (b)(1) and (2) of this section, or if at trial, that the explanation of presence and conduct given by the defendant was determined truthful by the trier of fact, and, under the circumstances, would have dispelled the reasonableness of the peace officer's belief that the defendant was engaging in unlawful activity or would have disclosed a lawful purpose.

Sec. 10-5-40 - Curfew.

(a) It shall be unlawful for any minor (person under the age of 18 years) to loiter or remain upon any public street, alley or other public place after the time of 10:00 p.m. or prior to the time of 5:00 a.m.; provided, however, that on Friday and Saturday the prohibited hours shall be from 11:00 p.m. to 5:00 a.m.

(b) It shall be unlawful for any parent, legal guardian or other person 21 years of age or older having care and custody of such minor to allow such minor to loiter or remain upon any public street, alley or other public place after the time of 10:00 p.m. or prior to the time of 5:00 a.m.; provided, however, that on Friday and Saturday the prohibited hours shall be from 11:00 p.m. to 5:00 a.m.

(c) It shall be an affirmative defense to the offenses described in subsections (a) and (b) of this section that the minor is:

- (1) Accompanied by a parent or legal guardian;
- (2) Is traveling to or from a place of employment or engaged in lawful employment without a detour or otherwise stopping;
- (3) Is attending or traveling to or from a supervised activity sponsored by a school, civic, religious or other recognized public organization;
- (4) Involved in the exercise of First Amendment rights protected by the United States and/or state constitutions;

- (5) Engaged in interstate travel;
- (6) On the sidewalk abutting the minor's parents' or legal guardian's residence;
- (7) Involved in an emergency situation. For the purposes of this section, the term "emergency" shall mean those situations where life or property is in imminent danger and the prompt summoning of aid or escape is essential; or
- (8) Married or had the disabilities of being a minor lawfully removed.

Sec. 10-5-50 - Hindering transportation.

It shall be unlawful for any person to hinder transportation. A person commits the offense of hindering transportation when such person knowingly and without lawful authority forcibly stops and hinders the operation of any vehicle used in providing transportation services of any kind to the public or to any person or entity.

Sec. 10-5-60 - Throwing dangerous missiles.

It shall be unlawful for any person to willfully, maliciously, or recklessly throw, shoot or project any stone, arrow, pellet, dart, ball bearing, or other object at or against any person, animal, building, structure, personal property or fixture or vehicle of another, except that the provisions of this section shall not apply to persons throwing, projecting, or shooting any other object at any animal in order to protect his or her person or property or the person or property of another from physical injury, or for recreational purposes in such a manner that no unreasonable risk of harm is presented to any person, or to the real or personal property of any person.

Sec. 10-5-70 - Obstruction of telephone service.

It shall be unlawful for any person to obstruct telephone service. A person commits obstruction of telephone service if the person knowingly prevents, obstructs, or delays, by any means whatsoever, the sending, transmission, conveyance, or delivery in this state of any message, communication, or report by or through any telephone line, wire, cable, or other facility or any cordless, wireless, electronic, mechanical, or other device.

Sec. 10-5-80 - Computer crimes.

(a) As used in this section, unless the context otherwise requires:

- (1) *Authorization* means the express consent of a person which may include an employee's job description to use said person's computer, computer network, computer program, computer software, computer system, property, or services as those terms are defined in this section.
- (2) *Computer* means an electronic, magnetic, optical, electromagnetic, or other data processing device which performs logical, arithmetic, memory, or storage functions by the manipulations of electronic, magnetic, radio wave, or light wave impulses, and includes all input, output, processing, storage, software, or communication facilities which are connected or related to or operating in conjunction with such a device.

- (3) *Computer network* means the interconnection of communication lines (including microwave or other means of electronic communication) with a computer through remote terminals, or a complex consisting of two or more interconnected computers.
 - (4) *Computer program* means a series of instructions or statements, in a form acceptable to a computer, which permits the functioning of a computer system in a manner designed to provide appropriate products from such computer system.
 - (5) *Computer software* means computer programs, procedures, and associated documentation concerned with the operation of a computer system.
 - (6) *Computer system* means a set of related, connected or unconnected, computer equipment, devices, and software.
 - (7) *Damage* includes, but is not limited to, any impairment to the integrity of availability of information, data, computer program, computer software, or services on or via a computer, computer network, or computer system or part thereof.
 - (8) *Exceed authorized access* means to access a computer with authorization and to use such access to obtain or alter information, data, computer program, or computer software that the person is not entitled to so obtain or alter.
 - (9) *Financial instrument* means any check, draft, money order, certificate of deposit, letter of credit, bill of exchange, credit card, debit card, or marketable security.
 - (10) *Property* includes, but is not limited to, financial instruments, information, including electronically produced data, and computer software and programs in either machine or human readable form, and any other tangible or intangible item of value.
 - (11) *Services* includes, but is not limited to, computer time, data processing, and storage functions.
 - (12) *To use* means to instruct, communicate with, store data in, retrieve data from, or otherwise make use of any resources of a computer, computer system, or computer network.
- (b) It shall be unlawful for any person to commit computer crime. A person commits computer crime if the person knowingly:
- (1) Accesses a computer, computer network, or computer system or any part thereof without authorization; exceeds authorized access to a computer, computer network, or computer system or any part thereof; or uses a computer, computer network, or computer system or any part thereof without authorization or in excess of authorized access;
 - (2) Accesses any computer, computer network, or computer system, or any part thereof for the purpose of devising or executing any scheme or artifice to defraud;
 - (3) Accesses any computer, computer network, or computer system, or any part thereof to obtain, by means of false or fraudulent pretenses, representations, or promises, money; property; services; passwords or similar information through which a

computer, computer network, or computer system or any part thereof may be accessed; or other thing of value;

- (4) Accesses any computer, computer network, or computer system, or any part thereof to commit theft;
- (5) Without authorization or in excess of authorized access alters, damages, interrupts, or causes the interruption or impairment of the proper functioning of, or causes any damage to, any computer, computer network, computer system, computer software, program, application, documentation, or data contained in such computer, computer network, or computer system or any part thereof;
- (6) Causes the transmission of a computer program, software, information, code, data, or command by means of a computer, computer network, or computer system or any part thereof with the intent to cause damage to or to cause the interruption or impairment of the proper functioning of or that actually causes damage to or the interruption or impairment of the proper functioning of any computer, computer network, computer system, or part thereof; or
- (7) Uses or causes to be used a software application that runs automated tasks over the internet to access a computer, computer network, or computer system, or any part thereof, that circumvents or disables any electronic queues, waiting periods, or other technological measure intended by the seller to limit the number of event tickets that may be purchased by any single person in an on-line event ticket sale as defined in C.R.S. § 6-1-720, as amended.

(c) This section shall not apply where the loss, damage, value of services, or thing of value taken or cost of restoration or repair in any one criminal episode exceeds the maximum dollar amount for a class one misdemeanor as set forth in C.R.S. § 18-4-401(2)(e), as amended.

- (1) If computer crime is committed to obtain event tickets, each ticket purchased shall constitute a separate offense.
- (2) Paragraph (7) of subsection (b) of this section shall not prohibit the resale of tickets in a secondary market by a person other than the event sponsor or promoter.

ARTICLE 6 – Offenses Related to Governmental Operations

Sec. 10-6-10 - Resisting arrest.

(a) It shall be unlawful for any person to knowingly prevent or attempt to prevent any police officer acting under color of their official authority from effecting an arrest of the actor or another by:

- (1) Using or threatening to use physical force or violence against the police officer or another;
- (2) Using any other means which creates a substantial risk of causing bodily injury to the police officer or another.

(b) It is not a defense to a prosecution under this section that the police officer was attempting to make an arrest which in fact was unlawful, if the officer was acting under color of their official authority and was not resorting to unreasonable or excessive force giving rise to the right of self-defense. A police officer acts under color of their official authority when, in the regular course of assigned duties, he or she is called upon to make, and does make, a judgment in good faith based upon surrounding facts and circumstances that an arrest should be made by him or her.

Sec. 10-6-20 - Escape.

It shall be unlawful for any person to escape or attempt to escape from the custody of a police officer or from the custody of any person lawfully aiding such police officer; provided, however, that the provisions of this section shall not apply whenever the escapee is being held for conviction of, or being charged with, or detained for the commission of any felony.

Sec. 10-6-30 - Obstruction of peace officer, firefighter, emergency medical services provider, rescue specialist, code enforcement officer, or volunteer.

(a) It shall be unlawful for any person to obstruct a peace officer, firefighter, emergency medical services provider, rescue specialist, parking official, code enforcement officer, or volunteer when, by using or threatening to use violence, force, physical interference, or an obstacle, such person knowingly obstructs, impairs or hinders the enforcement of any penal law or the preservation of the peace by a peace officer, acting under color of his or her official authority; knowingly obstructs, impairs, or hinders the prevention, control, or abatement of fire by a firefighter, acting under color of his or her official authority; knowingly obstructs, impairs, or hinders the administration of medical treatment or emergency assistance by an emergency medical service provider or rescue specialist, acting under color of their official authority; or knowingly obstructs, impairs, or hinders the administration of emergency care or emergency assistance by a volunteer, acting in good faith to render such care or assistance without compensation at the place of an emergency or accident.

(b) To assure that animals used in law enforcement or fire prevention activities are protected from harm, a person commits obstructing a peace officer or firefighter when, by using or threatening to use violence, force, physical interference, or an obstacle, such person knowingly obstructs, impairs or hinders any such animal.

(c) A person shall not be charged with the offense described in subsection (a) of this section because the person remained silent or because the person stated a verbal opposition to an order by a government official.

(d) It is not a defense to a prosecution under this section that the peace officer was acting in an illegal manner, if the peace officer was acting under color of their official authority. A peace officer acts "under color of their official authority" if, in the regular course of assigned duties, he or she makes a judgment in good faith based on surrounding facts and circumstances that he or she must act to enforce the law or preserve the peace.

(e) For purposes of this section, unless the context otherwise requires, "emergency medical service provider" means a member of a public or private emergency medical service agency,

whether that person is a volunteer or receives compensation for services rendered as an emergency medical service provider.

Sec. 10-6-40 - Cruelty to certified police working dog.

- (a) It shall be unlawful for any person to knowingly, recklessly, or with criminal negligence, torment unnecessarily or to cruelly beat, mutilate, injure, harm or disable a certified police working dog.
- (b) The court shall order any person convicted of cruelty to a certified police working dog to make restitution to the agency or person owning the certified police working dog for all expenses, including any immediate and ongoing veterinary expenses related to the incident and replacement costs for the certified police working dog, if it is permanently disabled or killed as a result of the incident.
- (c) For the purposes of this section, "certified police working dog" means a dog that has current certification from a state or national agency or association that certifies police working dogs, and that is part of a working law enforcement team.
- (d) Any person with a prior conviction of this section must be prosecuted pursuant to C.R.S. § 18-9-202, as amended.

Sec. 10-6-50 - False reporting to authorities.

- (a) It shall be unlawful for any person to knowingly:
 - (1) Cause by any means, including but not limited to activation, a false alarm of fire or other emergency or a false emergency exit alarm to sound or to be transmitted to or within a fire department, ambulance service, law enforcement agency, or any other government agency responsible for emergencies involving danger to life or property;
 - (2) Prevent by any means, including but not limited to deactivation, a legitimate fire alarm, emergency exit alarm, or other emergency alarm from sounding or from being transmitted to or within a fire department, ambulance service, law enforcement agency, or any other government agency responsible for emergencies involving danger to life or property;
 - (3) Make a report or knowingly cause the transmission of a report to law enforcement authorities of a crime or other incident within their official concern when he or she knows that it did not occur;
 - (4) Make a report or knowingly cause the transmission of a report to law enforcement authorities to furnish information relating to an offense or other incident within their official concern when he or she knows that he or she has no such information or knows that the information is false; or
 - (5) Knowingly provide false identifying information to law enforcement authorities.
- (b) For purposes of this section, "identifying information" means a person's name, address, birth date, social security number or driver's license or Colorado identification number.

Sec. 10-6-60 - Impersonation of police officer.

(a) It shall be unlawful, except upon the authorization of the town manager or the manager's designee for any person other than a police officer of the town to wear the uniform or any insignia of a police officer of the town or any other insignia or any colorable imitation of such adopted and worn by police officers of the town.

(b) It shall be unlawful for any person other than a police officer of the town, to, in any manner, represent him or herself to another as a police officer of the town.

Sec. 10-6-70 - Counterfeit insignias.

It shall be unlawful for any person to counterfeit, imitate, or cause to be counterfeited, or imitated, any insignia of office used by the police.

Sec. 10-6-80 - Impersonation of town official, employees.

It shall be unlawful for any person not a town official or town employee to falsely represent him or herself to be a town official or an employee of the town or to perform any act in the false capacity as a town official or employee.

Sec. 10-6-90 - Unlawful interference—Public buildings.

(a) It shall be unlawful for any person to so conduct him or herself at or in any public building owned, operated or controlled by the town, the state or any of its political subdivisions, as to willfully deny to any public official, public employee or any invitee on such premises, the lawful rights of such official, employee or invitee to enter, use the facilities of or leave any such public building.

(b) It shall be unlawful for any person at or in any such public building to willfully impede any public official or employee in the lawful performance of duties or activities through the use of restraint, coercion or intimidation or by force and violence or threat thereof.

(c) It shall be unlawful for any person to willfully refuse or fail to leave any such public building upon being requested to do so by an administrative officer or such officer's designee charged with maintaining order in such public building, if such person has committed, is committing, threatens to commit or incites others to commit any act which did, or would if completed, disrupt, impair, interfere with or obstruct the lawful missions, processes, procedures or functions being carried on in such public building.

(d) It shall be unlawful for any person at any meeting or session conducted by any judicial, legislative or administrative body or official at or in any public building to willfully impede, disrupt or hinder the normal proceedings of such meeting or session by any act of intrusion into the chamber or other such areas designated for the use of the body or official conducting such meeting or session, or by any act designed to intimidate, coerce or hinder any member of such body or official engaged in the performance of the duties of such meeting or session.

(e) It shall be unlawful for any person, by any act of intrusion into the chamber or other areas designated for the use of any judicial, legislative or administrative body or official act or in any public building, to willfully impede, disrupt or hinder the normal proceedings of such body or official.

Sec. 10-6-100 - Interference with staff, faculty, or students of educational institutions.

(a) It shall be unlawful for any person on or near the premises, or facilities of any educational institution, to willfully deny to students, school officials, employees, and invitees:

- (1) Lawful freedom of movement on the premises;
- (2) Lawful use of the property or facilities of the institution;
- (3) The right of lawful ingress and egress to the institution's physical facilities.

(b) It shall be unlawful for any person on the premises of any educational institution, or at or in any building or other facility being used by any educational institution, to willfully impede the staff or faculty of such institution in the lawful performance of their duties or willfully impede a student of the institution in the lawful pursuit of his educational activities through the use of restraint, abduction, coercion, or intimidation or when force and violence are present or threatened.

(c) It shall be unlawful for any person to willfully refuse or fail to leave the property of or any building, or other facility, used by any educational institution, upon being requested to do so by the chief administrative officer, their designee charged with maintaining order on the school premises and in its facilities, or a dean of such educational institution, if such person is committing, threatens to commit, or incites others to commit any act which would disrupt, impair, interfere with, or obstruct the lawful missions, processes, procedures, or functions of the institution.

(d) It shall be an affirmative defense that the defendant was exercising their right to lawful assembly and peaceful and orderly petition for the redress of grievances, including any labor dispute between an educational institution and its employees, any contractor or subcontractor, or any employee thereof.

(e) It shall be unlawful for any person to knowingly make or convey to another person a credible threat to cause death or to cause bodily injury with a deadly weapon against:

- (1) A person the actor knows or believes to be a student, school official, or employee of an educational institution; or
- (2) An invitee who is on the premises of an educational institution.
- (3) For purposes of this subsection, "credible threat" means a threat or physical action that would cause a reasonable person to be in fear of bodily injury with a deadly weapon or death.

Sec. 10-6-110 - Obstructing government operations.

(a) It shall be unlawful for any person to intentionally obstruct, impair, or hinder the performance of a governmental function by a public servant, by using or threatening to use violence, force, or physical interference or obstacle.

- (1) It shall be an affirmative defense that:
 - a. The obstruction, impairment, or hindrance was of unlawful action by a public servant;

- b. The obstruction, impairment, or hindrance was of the making of an arrest; or
- c. The obstruction, impairment, or hindrance of a governmental function was by lawful activities in connection with a labor dispute with the government.

Sec. 10-6-120 - Failure to pay sex offender registration fees.

It shall be unlawful for any person required to register with the police department as a sex offender to fail to pay the required registration and re-registration fees.

Sec. 10-6-125- Abuse of public records.

(a) It shall be unlawful for any person to knowingly make a false entry in or falsely alter any public record; or

- (1) Knowing the person lacks the authority to do so, such person knowingly destroys, mutilates, conceals, removes or impairs the availability of any public record; or
- (2) Knowing the person lacks the authority to retain the record, the person refuses to deliver up a public record in the person's possession upon proper request of any person lawfully entitled to receive such record; or
- (3) Knowing the person has not been authorized by the custodian of the public record to do so knowingly alters any public record.

(b) As used in this section the term "public record" includes all official books, papers, or records created, received, or used by or in any town office or department.

ARTICLE 7 – Offenses Against Public Decency

Sec. 10-7-10 - Public indecency.

(a) It shall be unlawful for any person knowingly to perform any of the following in a public place or place within public view:

- (1) An act of sexual intercourse; or
- (2) A lewd exposure of a person's intimate parts, which means the external genitalia, or the perineum, or the anus, or the buttocks, or the pubis, or a person's breast done with the intent to arouse or to satisfy the sexual desire of any person;
- (3) A lewd fondling or caress of the body of another person;
- (4) A knowing exposure of the person's genitals to the view of a person under circumstances in which such conduct is likely to cause affront or alarm to the other person; or
- (5) Urination or defecation in any public or private place other than in or upon a toilet facility provided for such purpose.

Sec. 10-7-20 - Prostitution prohibited.

It shall be unlawful for any person to engage in prostitution. A person engages in prostitution when the person performs, offers, or agrees to perform any act of sexual intercourse, fellatio, cunnilingus, masturbation or anal intercourse with any person other than such person's spouse in exchange for money or other thing of value.

Sec. 10-7-30 - Soliciting for prostitution.

(a) It shall be unlawful for any person to solicit for prostitution. A person solicits for prostitution if the person:

- (1) Solicits another for the purpose of prostitution;
- (2) Arranges or offers to arrange a meeting of persons for the purpose of prostitution; or
- (3) Directs another to a place knowing such direction is for the purpose of prostitution.

Sec. 10-7-40 - Pandering.

It shall be unlawful for any person to pander. A person panders when, for money or other thing of value, the person knowingly arranges a situation in which a person may practice prostitution.

Sec. 10-7-50 - Keeping a place of prostitution.

(a) It shall be unlawful for any person to keep a place of prostitution. Any person who has or exercises control over the use of any premises which offers seclusion or shelter for the practice of prostitution, keeps a place for prostitution if the person:

- (1) Knowingly grants or permits the use of such place for the purpose of prostitution; or
- (2) Permits the continued use of such place for the purpose of prostitution after becoming aware of facts or circumstances from which the person should reasonably know that the place is being used for purposes of prostitution.

Sec. 10-7-60 - Patronizing a prostitute.

(a) It shall be unlawful for any person to patronize a prostitute. Any person who performs any of the following patronizes a prostitute:

- (1) Engages in an act of sexual intercourse, fellatio, cunnilingus, masturbation or anal intercourse with a prostitute; or
- (2) Enters or remains in a place of prostitution with the intent to engage in an act of sexual intercourse, fellatio, cunnilingus, masturbation or anal intercourse with a prostitute.

10-7-70 - Invasion of privacy.

It is unlawful for any person to look into the windows, doors, skylights, or other openings of any person's domicile or to defeat or attempt to defeat the privacy preserving purpose of any device or structure, without the permission of the person being observed, the owner or possessor of the domicile, or their agents:

- (1) By concealing oneself in such manner to prevent detection by the person being observed;

- (2) From within the real property surrounding the domicile; or
- (3) From without the real property surrounding the domicile with the use of magnifying devices such as binoculars, monoculars, telescopes, spy glasses, or other vision enhancing devices.

ARTICLE 8 - Offenses Involving Drugs

Sec. 10-8-10 - Possession of marijuana.

(a) As used in this article, unless the context otherwise requires:

- (1) *Marijuana* means all parts of the plant of the genus cannabis whether growing or not, the seeds thereof, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture, or preparation of the plant, its seeds, or its resin, including marijuana concentrate.

Marijuana does not include industrial hemp, nor does it include fiber produced from the stalks, oil, or cake made from the seeds of the plant, sterilized seed of the plant, which is incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink, or other product.

- (2) *Marijuana products* means concentrated marijuana products and marijuana products that are comprised of marijuana and other ingredients and are intended for use or consumption, such as but not limited to edible products, ointments and tinctures.
- (3) *Openly* means occurring or existing in a manner that is unconcealed, undisguised or obvious.
- (4) *Publicly* means occurring or existing in a public place, or occurring or existing in any outdoor location where the use or consumption of marijuana is clearly observable by the naked eye from a public place.
- (5) *Public place* means a place to which the public or a substantial number of the public have access, and includes, but is not limited to, streets, sidewalks, and highways, transportation and recreation facilities, schools, places of amusement, parks, playgrounds and the common areas of public and private buildings or facilities.

(b) It shall be unlawful for any person to possess one ounce or less of marijuana or marijuana products unless such person is 21 years of age or older or otherwise permitted by law to possess marijuana or marijuana products.

(c) It shall be unlawful for any person, except as specifically authorized by law to:

- (i) sell one ounce or less of marijuana or marijuana products to any person; or
- (ii) to permit the transfer of marijuana or marijuana products with or without remuneration to any person under the age of 21 years; or

(iii) to permit any person under the age of 21 years to purchase, possess, use, transport, grow or consume marijuana or marijuana products.

(d) It shall be unlawful for any person to:

(i) openly and publicly consume marijuana; or

(ii) to possess, use, sell, grow, distribute, display or consume marijuana or marijuana products upon or within any park, athletic field, playground, recreation area, golf course, aquatic center, camp ground, open space, trail, parking lot, or building or facility, owned, occupied or controlled by the town.

(e) It shall be unlawful for any person to consume, use, display, transfer or distribute marijuana within 1,000 feet of any public or private elementary school, middle school, junior high school or high school when such person is upon any street, sidewalk or other property owned or controlled by the town.

(f) It shall not be an offense under subsection (d) (i) of this section if the consumption of marijuana is occurring on private residential property behind the rear building line of the principal structure and the person consuming the marijuana is:

(i) an owner of the property: or

(ii) a person who has a leasehold interest in the property; or

(iii) any person who has been granted express or implied permission to consume marijuana on the property by the owner or lessee of the property.

Sec. 10-8-20 - Drug paraphernalia definitions.

(a) As used in this article, unless the context otherwise requires:

(1) *Controlled substance* means a drug, substance or immediate precursor included in Schedules 1 through V, as set forth in the Uniform Controlled Substances Act of 2013 (C.R.S. §§ 18-18-101 *et seq.*), as amended.

(2) *Drug paraphernalia* means all equipment, products, and materials of any kind which are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, manufacturing, compounding, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, containing, concealing, injecting, ingesting, inhaling or otherwise introducing into the human body a controlled substance. The term "drug paraphernalia" includes, but is not limited to:

(i) Testing equipment used, intended for use, or designed for use in identifying or analyzing the strength, effectiveness, or purity of controlled substances.

(ii) Scales and balances used, intended for use, or designed for use in weighing or measuring controlled substances.

(iii) Separation gins and sifters used, intended for use, or designed for use in

removing twigs and seeds from or in otherwise cleaning or refining cannabis.

- (iv) Blenders, bowls, containers, spoons, and mixing devices used, intended for use, or designed for use in compounding controlled substances.
 - (v) Capsules, balloons, envelopes, and other containers used, intended for use, or designed for use in packaging small quantities of controlled substances.
 - (vi) Containers and other objects used, intended for use, or designed for use in storing or concealing controlled substances.
 - (vii) Objects used, intended for use, or designed for use in ingesting, inhaling, or otherwise introducing cannabis, cocaine, hashish or hashish oil into the human body, such as:
 - (A) Metal, wooden, acrylic, glass, stone, plastic, or ceramic pipes with or without screens, permanent screens, hashish heads, or punctured metal bowls;
 - (B) Water pipes;
 - (C) Carburetion tubes and devices;
 - (D) Smoking and carburetion masks;
 - (E) Roach clips; defined as objects used to hold burning materials, such as a marijuana cigarette that has become too small or too short to be held in the hand;
 - (F) Miniature cocaine spoons and cocaine vials;
 - (G) Chamber pipes;
 - (H) Carburetor pipes;
 - (I) Electric pipes;
 - (J) Air driven pipes;
 - (K) Chillums;
 - (L) Bongs; or
 - (M) Ice pipes or chillers.
- (3) *Marijuana accessories*, as defined in section 16 of article XVIII of the Colorado Constitution and used in this section means any equipment, products, or materials of any kind that are used, intended for use, or designed for use in planting, propagating, cultivating, growing, harvesting, composting, manufacturing, compounded, converting, producing, processing, preparing, testing, analyzing, packaging, repackaging, storing, vaporizing, or containing marijuana, or for ingesting, inhaling, or otherwise introducing marijuana into the human body.

- (4) *Drug paraphernalia* does not include marijuana accessories if possessed or used by any person, 21 years of age or older or who is otherwise lawfully permitted to possess or use marijuana.

Sec. 10-8-30 - Possession, manufacture, sale, or delivery of drug paraphernalia.

- (a) It shall be unlawful for any person to knowingly possess drug paraphernalia.
- (b) Manufacture, sale, or delivery of drug paraphernalia. It shall be unlawful for any person to sell or deliver, possess with intent to sell or deliver, manufacture with intent to sell or deliver equipment, products, or materials, knowing that such equipment, products, or materials constitute drug paraphernalia.
- (c) Determination considerations. In determining whether an object constitutes drug paraphernalia, the court may consider, in addition to all other relevant factors, the following:
- (1) Statements by an owner or by anyone in control of the object concerning its use;
 - (2) Proximity of the object to any controlled substance;
 - (3) The existence of any residue of controlled substances on the object;
 - (4) Direct or circumstantial evidence of the knowledge of an owner, or of anyone in control of the object, or evidence that such person knows that it will be delivered to persons who he knows could use the object to facilitate a violation of this section;
 - (5) Instructions, oral or written, provided with the object concerning its use;
 - (6) Descriptive materials accompanying the object which explain or depict its use;
 - (7) National or local advertising concerning the object's use;
 - (8) The manner in which the object is displayed for sale;
 - (9) Whether the owner, or anyone in control of the object, is a supplier of like or related items to the community for legal purposes, such as an authorized distributor or dealer of tobacco products;
 - (10) The existence and scope of legal uses for the object in the community;
 - (11) Expert testimony concerning its use.
- (d) In the event a case brought pursuant to this section is tried before a jury, the court shall hold an evidentiary hearing on issues raised pursuant to this subsection.

Sec. 10-8-40 - Inhaling toxic vapors.

- (a) It shall be unlawful for any person to intentionally smell or inhale the fumes of toxic vapors for the purpose of causing a condition of euphoria, excitement, exhilaration, stupefaction, or dulled senses of the nervous system, or possess, buy, or use any such substance for the purpose of violating or aiding another to violate this section. This section does not apply to the inhalation of anesthesia for medical or dental purposes.
- (b) As used in this section, the term "toxic vapors" includes but is not limited to the following substances or products containing such substances: Alcohols (methyl, isopropyl, propyl or

butyl); aliphatic acetates (ethyl, methyl, propyl, or methyl collective acetate); acetone; benzene; carbon tetrachloride; cyclohexane; freons (freon 11 and freon 12); hexane; methyl ethyl ketone; methyl isobutyl ketone; naphtha; perchloroethylene; toluene; trichloroethane; or xylene.

Evidence that a container lists one or more of these substances shall be prima facie evidence that the substance in such container contains toxic vapors and emits the fumes thereof.

Sec. 10-8-50 – Unlawful use of a controlled substance.

Except as is otherwise provided for offenses concerning marijuana and marijuana concentrate as set forth in C.R.S. §§ 18-18-406 and 406.5, it shall be unlawful for any person to use any controlled substance, as defined by C.R.S. § 18-18-102 (5), except when it dispensed by or under the direction of a person licensed or authorized by law to prescribe, administer, or dispense the controlled substance for bona fide medical needs.

Sec. 10-8-60 – Unlawful possession of a controlled substance.

Except as authorized by part 1 or 3 of article 280 of title 12, C.R.S., part 2 of article 80 of title 27, C.R.S., section 18-18-428 (1) (b), C.R.S., or part 2 of article 18, C.R.S., it is unlawful for any person to knowingly possess any material, compound, mixture, or preparation that contains not more than four grams of a controlled substance listed in schedule I or II of part 2 of article 18, C.R.S., or any quantity of a controlled substance listed in schedule III, IV or V of part of article 18, C.R.S., except as to possession of flunitrazepam, gamma hydroxybutyrate, or ketamine, or where possession of such substances constitutes a fourth or subsequent violation of this offense.

ARTICLE 9 - Alcohol and Tobacco Offenses

Sec. 10-9-10 - Alcohol definitions.

(a) As used in this article, unless the context otherwise requires:

- (1) *Alcoholic beverages* or *alcoholic liquors* means malt, vinous, or spirituous liquors; except that "alcoholic beverages" and "alcoholic liquors" shall not include confectionery containing alcohol within the limits prescribed by C.R.S. § 25-5-410(1)(i)(II), as amended.
- (2) *Fermented malt beverage* means any beverage obtained by the fermentation of any infusion or decoction of barley, malt, hops, or any similar product or any combination thereof, in water containing not less than one-half of one percent and not more than three and two-tenths percent (3.2%) alcohol by weight; except that "fermented malt beverage" shall not include confectionery containing alcohol within the limits prescribed by C.R.S. § 25-5-410(1)(i)(II), as amended.

Sec. 10-9-20 - Consumption regulated.

- (a) It shall be unlawful for any person to possess an open container of or consume any fermented malt or alcoholic beverages in public, except upon premises licensed or permitted under the provisions of articles 3, 4, or 5, of Title 44, C.R.S., as amended.
- (b) For the purpose of this section "open container" means any container which is either opened so that the contents can be removed or upon which the bottle cap seal has been broken.
- (c) For the purpose of this section, "in public" means:
- (1) In or upon any public highway, street, alley, walk, parking lot, building, park or other property or place which is owned or leased by the town or other governmental entity, whether in a vehicle or not; and
 - (2) In or upon those portions of any private property upon which the public has express or implied license to enter or remain. If such express or implied license is subject to time or conduct restrictions, consumption or prohibited possession of fermented malt alcoholic beverages on such property shall be deemed to be "in public" even if the entry or remaining on the property is in violation of time or conduct restrictions.
- (d) For the purposes of this section evidence that a container, or a similar container, if the label is missing or unreadable, lists as contents any fermented malt or alcoholic beverages is prima facie evidence that the substance in such container is fermented malt or alcoholic beverages.
- (e) It is an affirmative defense to a charge of violating this section that the owner of the property involved or the owner's authorized agent gave prior express written permission to the accused or to members of the accused's group or entity to perform the acts complained of.
- (f) The town manager or manager's designee may, as provided below, grant express written permission to persons to consume fermented malt or alcoholic beverages on town-owned property for the following special functions: Athletic events; artistic events; cultural events; receptions; street closure events; or civic events.
- (1) The town manager shall adopt an administrative directive specifying the town properties or portions thereof upon which fermented malt or alcoholic beverages may be consumed.
 - (2) The town manager shall grant such permission to persons applying therefor if, considering the type of function and type of alcohol to be served, the manager finds that:
 - (i) The application to the town manager was filed not later than 48 hours prior to the date of the event.
 - (ii) The time, location and duration of the function are not likely to significantly interfere with public traffic or services, including public safety services.
 - (iii) The number and concentration of participants at the function are not likely to result in crowds exceeding limitations of the town fire code or create a nuisance resulting in inconvenience to the residents of the surrounding neighborhood.

- (iv) Procedures are proposed that are likely to ensure that underage persons and persons under the influence of alcohol will not obtain or consume fermented malt or alcoholic beverages served at the function.
 - (v) Procedures are proposed that are likely to secure and supervise the area and the participants during the function.
 - (vi) The applicant agrees to provide sandwiches and other food services at the location during the time consumption is permitted in an amount sufficient to serve the persons anticipated to attend.
 - (vii) The applicant agrees to be personally responsible for and provide financial guaranties to ensure the cleaning, trash disposal or repairs necessary as a result of the event for which the permission was granted. The town manager shall determine the amount of required financial guaranty based upon the town facility involved, the duration of the event, the number of persons anticipated to attend, the type of beverage to be served, the failure of the applicant to clean or repair town property in conjunction with past events and the financial resources of the applicant.
 - (viii) The applicant agrees, to the extent permitted by law, to indemnify and hold harmless the town, its employees and agents for all liability claims arising out of the event and to provide general liability insurance, with minimum liability limits equal to that established by the Colorado Governmental Immunity Act, C.R.S. §§ 24-10-101 *et seq.*, as amended, to guarantee indemnification. The town manager may waive or reduce this insurance requirement if the applicant affirmatively establishes that the risk of liability to the town as a result of the function does not present the town with any significant additional risk of liability.
- (3) The town manager shall deny permission where:
- (i) There is insufficient data presented by the applicant to make the findings required in subsection (f) (2) of this section.
 - (ii) Approval would be detrimental to the public safety, health, morals, order or welfare by reason of the nature of the event, the likelihood that the event would create a public nuisance, an unreasonable risk of violence or public disorder or result in the consumption of alcoholic beverages by underage persons or, alternatively, that the proximity of the event to schools or the failure of the applicant to conduct a past event in compliance with this section and the applicable rules and regulations.
 - (iii) Another event has previously been scheduled for the same location on the same date and time.
 - (iv) The event would unreasonably interfere with normal activities and customary and general use and enjoyment of the facility.

- (4) An applicant who has been denied permission or who claims to be otherwise aggrieved by the town manager's decision concerning an application may make written request to the town manager's office for a hearing on the application. Such request shall be made within seven days of the postmarked date of the town manager's decision. Within ten days of receipt of such a request, the town manager shall designate an independent hearing officer who shall conduct a hearing at which the applicant and the town may present such evidence and information as may be relevant to the application.
- (5) The granting of permission by the town manager under this section does not relieve the applicant from the responsibility of obtaining any license or special permit as may be required by state law or town ordinances.

(g) This section is not intended to create a right of use or possession of town owned or leased property in any person or group; rather, this section relates only to permission to consume malt, vinous or spirituous liquor or fermented malt beverage by an individual or group who otherwise has the lawful right to use or possess town-owned property pursuant to town policy.

Sec. 10-9-30 - Underage persons alcoholic beverages prohibitions.

- (a) It shall be unlawful for any person to sell, serve, give away, dispose of, exchange, deliver, or permit the sale, serving, giving or procuring of any fermented malt or alcoholic beverages to or for any person under the age of 21.
- (b) It shall be unlawful for any person under 21 years of age to obtain or attempt to obtain fermented malt or alcoholic beverages by misrepresentation of age or by any other method in any place where fermented malt or alcoholic beverages are sold.
- (c) It shall be unlawful for any person under 21 years of age to possess or consume alcoholic or fermented malt beverages. Illegal possession or consumption of alcoholic or fermented malt beverages is a strict liability offense.
- (d) It shall be unlawful for any person under the age of 21 to make false statements or to furnish, present or exhibit any fictitious or false registration card, identification card, or note or other document or documents issued to a person other than the person presenting the same, for the purpose of procuring the sale, gift or delivery of fermented malt or alcoholic beverages.
- (e) It shall be unlawful for any person under the age of 21 to engage or utilize the services of another person, whether for remuneration or not, to procure for such person under the age of 21 fermented malt or alcoholic beverages.
- (f) It shall be unlawful for any person, whether for remuneration or not, knowingly to procure for any person under the age of 21 fermented malt or alcoholic beverages.
- (g) As used in this section, unless the context otherwise requires:
 - (1) *Establishment* means a business, firm, enterprise, service or fraternal organization, club, institution, entity, group or residence, and any real property, including buildings and improvements, connected therewith, and shall also include any members, employees and occupants associated therewith.

- (2) *Possession* of alcoholic or fermented malt beverages means that a person has or holds any amount of alcoholic or fermented malt beverages on his/her person, or that a person owns or has custody of, or has alcoholic or fermented malt beverages within his/her immediate presence and control.
- (3) *Private property* means any dwelling and its curtilage which is being used by a natural person or natural persons for habitation and which is not open to the public and privately owned real property which is not open to the public. "Private property" shall not include:
 - (i) Any establishment which has or is required to have a liquor license or permit pursuant to articles 3, 4, or 5 of title 44, C.R.S.;
 - (ii) Any establishment which sells alcoholic or fermented malt beverages or upon which alcoholic or fermented malt beverages are sold; or
 - (iii) Any establishment which leases, rents, or provides accommodations to members of the public generally.

(h) It shall be an affirmative defense to the offense described in subsection (c) of this section that the alcohol or fermented malt beverage was possessed or consumed by a person under 21 years of age under the following circumstances:

- (1) While such person was legally upon private property with the knowledge and consent of the owner or legal possessor of such private property and the alcohol or fermented malt beverage was possessed or consumed with the consent of his/her parent or legal guardian who was present during such possession or consumption; or
- (2) When the existence of alcohol or fermented malt beverages in a person's body was due solely to the ingestion of any substance which was manufactured, designed or intended solely for medicinal or hygienic purposes.

(i) The possession or consumption of alcohol or fermented malt beverages shall not constitute a violation of this section if such possession or consumption takes place for religious purposes protected by the First Amendment of the United States constitution.

(j) Prima facie evidence of a violation of subsection (c) of this section shall consist of:

- (1) Evidence that the defendant was under the age of 21 years and possessed or consumed alcoholic or fermented malt beverages; or
- (2) Evidence that the defendant was under the age of 21 years and manifested any of the characteristics commonly associated with alcoholic or fermented malt beverage intoxication or impairment.

(k) During any trial for violation of this section, any bottle, can or any other container with labeling indicating the contents of such bottle, can or container shall be admissible into evidence, and the information contained on any label on such bottle, can or other container shall be admissible into evidence and shall not constitute hearsay. A jury or a judge, whichever is

appropriate, may consider the information upon such label in determining whether the contents of the bottle, can or other container were composed in whole or in part of alcoholic or fermented malt beverages. A label which identifies the contents of any bottle, can or other container, as "beer," "ale," "malt beverage," "fermented malt beverage," "malt liquor," "wine," "champagne," "whiskey," "gin," "vodka," "tequila," "schnapps," "brandy," "cognac," "liqueur," "cordial," "alcohol," or "liquor" shall constitute prima facie evidence that the contents of the bottle, can, or other container was composed in whole or in part of alcoholic or fermented malt beverages.

(I) In any judicial proceeding concerning a charge under subsection (c) of this section, the court shall take judicial notice of methods of testing a person's blood, breath, saliva, or urine for the presence of alcohol and of the design and operation of certified devices for testing a person's blood, breath, saliva or urine for the presence of alcohol. This subsection shall not prevent the necessity of establishing during a trial that the testing devices were working properly and that such testing devices were properly operated. Nothing in this subsection shall preclude a defendant from offering evidence concerning the accuracy of testing devices.

Sec. 10-9-40 - Underage persons tobacco restrictions and prohibitions.

(a) Definitions. As used in this section, unless the context otherwise requires:

(1) *Consume* means to use, to possess, to inhale, to chew, to dissolve, to absorb, to be applied to the skin of, to heat, to sniff, or to ingest by any other means.

(2) *Electronic smoking device* means:

- (i) Any battery powered or electronic oral device that provides or delivers, or is intended to provide or deliver, an inhaled dosage of nicotine, a vapor of nicotine, a vapor of a solution containing nicotine, a particulate or vaporized substance containing nicotine, or aerosol of a solution containing nicotine to a person for consumption, whether such device is homemade, manufactured, distributed, marketed, or sold as an electronic cigarette, an electronic cigar, an electronic cigarillo, an electronic pen, an electronic pipe, or an electronic hookah or any other product name or descriptor; or
- (ii) Any battery powered or electronic oral device that can be used by an individual to simulate smoking in the delivery of nicotine or any other substance, even if marketed as nicotine-free, through inhalation from the product; and
- (iii) Any product intended for use with an electronic smoking device, including refills, cartridges and component part of a product, whether or not marketed or sold separately.

(3) *Nicotine product* or *tobacco product* means:

- (i) Any product that contains, is made of, or derived from nicotine or tobacco, and is intended to be consumed by an individual; or

- (ii) An electronic smoking device; or
 - (iii) Any device, other than an electronic smoking device, manufactured, distributed, marketed or sold for use by an individual to consume nicotine or tobacco products. The term device includes without limitation cigarettes, cigars, cigarillos, pipes, or any product that, because of its appearance, type, packaging, or labeling, is suitable for use and likely to be offered to, or purchased by, consumers for making cigarettes.
 - (iv) *Nicotine product* or *tobacco product* does not include any product specifically approved by the United States Food and Drug Administration as a tobacco cessation product, for use in reducing, treating or eliminating nicotine or tobacco dependence, for use in mitigating, treating, or preventing disease, or for other medical purposes, when such product(s) is being marketed and sold solely for such an approved purpose.
- (4) *Vapor product* means any product intended for use with an electronic smoking device, including refills, cartridges and component parts of a product, whether or not marketed or sold separately, which provides or delivers, or is intended to provide or deliver, a vapor, a vapor of a solution, a particulate or vaporized substance, or aerosol of a solution, even if marketed as nicotine-free.
- (b) It shall be unlawful for anyone under the age of 21 years to purchase, attempt to purchase, or consume any nicotine product or tobacco product or vapor product.
 - (c) It shall be unlawful for any person to knowingly furnish or offer to furnish or possess with the intent to furnish or offer to furnish, to any person who is under 21 years of age, whether by gift, sale, or any other means, any nicotine product or tobacco product or vapor product.
 - (d) Violations of subsection (b) shall be civil in nature, subject to a fine only except that nothing herein shall be deemed to restrict the municipal court judge from imposing upon a person, in lieu of a fine, a requirement to participate in a tobacco or vaping education program.
 - (e) Any person who sells, offers to sell, or possess with intent to sell or offer for sale any nicotine product or tobacco product shall display a warning sign as specified in this section. The warning shall be displayed in a prominent place within the establishment, and shall have a minimum height of three inches and a width of six inches, and shall read as follows:

WARNING

IT IS ILLEGAL FOR ANY PERSON UNDER TWENTY-ONE YEARS OF AGE TO
PURCHASE NICOTINE OR TOBACCO PRODUCTS.

- (f) That any person under the age of 21 is or was in possession of any package or container with labeling indicating that such contains nicotine or tobacco products shall be prima facie evidence of a violation of subsections (b) and (c) herein.
- (g) It shall be unlawful for any person who sells, dispenses, distributes, or offers to sell, dispense or distribute any tobacco product or nicotine product to store, display, or sell such tobacco or nicotine products in any area or means that is accessible for use by the public without assistance from the seller of such goods or products. This subsection shall not be construed to preclude or prohibit the storage or display of tobacco or nicotine products in an area viewable by the public so long as such items are not accessible to the public without assistance from the seller.

ARTICLE 10 - Weapons

Sec. 10-10-10 - Definitions.

- (a) As used in this article, unless the context otherwise requires:
 - (1) *Blackjack* means any billy club, sand club, sandbag, sap gloves or other hand-operated striking weapon consisting, at the striking end, of an encased piece of lead or other heavy substance and, at the handle end, a strap or springy shaft which increases the force of impact.
 - (2) *Crossbow* means any device resembling a firearm in configuration, having a bow or similar device mounted perpendicularly to a stock, grip or frame, and usually equipped with a winch or similar device which draws back the bowstring and cocks the weapon and which fires an arrow, bolt, stone or other projectile from a groove or depression in the stock, grip or frame by the manipulation of a trigger or other similar mechanism.
 - (3) *Firearm* means any handgun, revolver, pistol, rifle, shotgun or other instrument or device from which any shot, bullet or other missile can be discharged.
 - (4) *Gas gun* means any device designed for projecting gas-filled projectiles which release their contents after being projected from the device and includes projectiles designed for use in such device.
 - (5) *Handgun* means a pistol, revolver, or other firearm of any description, loaded or unloaded, from which any shot, bullet, or other missile can be discharged and the length of the barrel, not including any revolving, detachable, or magazine breech, does not exceed 12 inches.
 - (6) *Illegal weapon* means a blackjack, gas gun, or metallic knuckles.
 - (7) *Knife* means any dagger, knife, bayonet, straight razor, dirk, machete, stiletto, sword or sword cane with a blade over three and one-half inches in length, or any other dangerous instrument designed to inflict cutting, stabbing or tearing wounds; but, as used in this article, does not include a knife or hatchet of the type

customarily used in hunting, fishing or camping, when such is being carried for sporting use; and does not include any instruments being used in pursuance of a lawful home use, trade, occupation or profession or otherwise being lawful under federal or state statutes, or being used as an item of display or collector's item in any home or place of business.

- (8) *Mechanical gun* means an air, spring operated or blow gun that discharges pellets, BB shots, paint balls, arrows or darts and includes but is not limited to BB guns, spring guns, pellet guns, paint ball guns or other similar devices.
- (9) *Metallic knuckles* means a weapon worn on the hand, consisting of a metal strip or chain with holes or links into which the fingers fit.
- (10) *Nunchaku* means an object consisting of two sticks, clubs, bars, or rods to be used as handles, connected by a rope, cord, wire or chain which is in the design of a weapon used in connection with the practice of a system of self-defense.
- (11) *Throwing star* means a disk having sharp radiating points or any disk-shaped bladed object which is hand-held and thrown and which is in the design of a weapon used in connection with the practice of a system of self-defense.
- (12) *Weapon* means any instrument or device specifically designated for use in attack or defense in combat or fighting, and includes, but is not limited to, those enumerated in this section.

Sec. 10-10-20 - Prohibited use or possession of weapons; exception.

(a) It shall be unlawful for any person to:

- (1) Knowingly and unlawfully aim a firearm at another person;
- (2) Recklessly or with criminal negligence discharge a firearm or shoot a bow and arrow;
- (3) Knowingly set a loaded gun, trap, or device designed to cause an explosion upon being tripped or approached, and leave it unattended by a competent person immediately present;
- (4) Have in his or her possession an illegal weapon;
- (5) Have in his or her possession a firearm while the person is under the influence of intoxicating liquor or of a controlled substance, as defined in C.R.S. § 18-18-102, as amended; or
- (6) Knowingly aim, swing, or throw a throwing star or nunchaku at another person, or knowingly possess a throwing star or nunchaku in a public place except for the purpose of presenting an authorized public demonstration or exhibition or pursuant to instruction in conjunction with an organized school or class.

Sec. 10-10-30 - Unlawful open carry of deadly weapons in town buildings, parks, trails, open spaces or recreation areas.

- (a) It shall upon posting as required by state statute be unlawful for any person to openly carry any deadly weapon upon the grounds of or within any building or facility owned or leased by the town, or any department or agency thereof.
- (b) It shall upon posting as required by state statute be unlawful for any person to openly carry any deadly weapon within or upon any town park, trail, athletic field, campground, aquatic center, recreation area or open space.
- (c) Nothing herein shall be deemed to affect or impair in any way the authority of any private or public property owner other than the town to prohibit the open carrying of deadly weapons into or upon the property of such persons.

Sec. 10-10-40 - Unlawfully carrying a concealed weapon; unlawful possession of weapons.

- (a) It shall be unlawful for any person to carry a concealed weapon or possess weapons. A person commits the crime of unlawfully carrying a concealed weapon or possessing a weapon, when a person knowingly:
 - (1) Carries a knife concealed on or about his or her person;
 - (2) Carries a firearm concealed on or about his or her person; or
 - (3) Without legal authority, carries, brings, or has in such person's possession, a firearm or any explosive, incendiary, or other dangerous device on the property of or within any building in which the chambers, or offices of the board of trustees are located, or in which a board of trustee hearing or meeting is being or is to be conducted, or in which the official office of any member, officer, or employee of the town is located.
- (b) It shall not be an offense if the defendant was:
 - (1) A person in his or her own dwelling or place of business or on property owned or under his or her control at the time of the act of carrying;
 - (2) A person in a private automobile or other private means of conveyance who carries a weapon for lawful protection of such person or another person or property while traveling; or
 - (3) A person who, at the time of carrying a concealed weapon, held a valid permit to carry a concealed handgun, or a temporary emergency permit issued pursuant to state law, except that it shall be an offense under this section if the person was carrying a concealed handgun in violation of the provisions of C.R.S. § 18-12-214, as amended.

Sec. 10-10-50 - Defacing or possession of defaced firearm.

- (a) It shall be unlawful for any person to knowingly:
 - (1) Remove, deface, cover, alter or destroy the manufacturer's serial number or any other distinguishing number or identification mark of a firearm; or

- (2) Possess a firearm, the manufacturer's serial number of which, or other distinguishing number or identification mark, has been removed, defaced, altered, or destroyed, except by normal wear and tear.

Sec. 10-10-60 - Exception for law enforcement and military personnel.

Nothing within this article shall be construed to forbid any enforcement officer of the law enforcement agencies of the United States government, municipality, or the state, or any sheriff or his or her deputies, or any regular, special or ex officio peace officer as defined by state law, or members of the United States armed forces, Colorado National Guard or Reserve Officer Training Corp or any other person specifically authorized by state or federal law from carrying, wearing, concealing or using such weapon as shall be necessary in the proper discharge of his or her duties, or as otherwise permitted by law.

Section 2. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 3. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 4. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

Section 5. Violations of this ordinance shall be punishable in accordance with Section 1-4-20 of the Severance Municipal Code.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this ____ day of _____, 2022.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

Town of Severance
Ordinance No. 2022-21
Page 38

Hayashi & Macsalka, LLC, Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Ordinance 2022-22: An ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 2 of the Severance Municipal Code pertaining to the disposal of surplus town personal property	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA
ACTION REQUESTED		
Management asks that the Town Council review and discuss Ordinance 2022-22: An ordinance of the Town Council of the Town of Severance, Colorado, amending chapter 2 of the Severance Municipal Code pertaining to the disposal of surplus town personal property and take action. • Actions that may be taken: ○ Move to approve Ordinance 2022-22 ○ Move to approve Ordinance 2022-22 with Amendments ○ Take no action		<u>Ordinance</u> <u>Presentation</u> <u>Attorney Approved</u> <u>Action Requested</u> <u>Discussion</u>
BRIEF SUMMARY		
It has come to the attention of Town Management that per Section 12.01 of the Home Rule Charter, disposal of personal property requires a super-majority vote by Council. It is management's opinion that this section of the Home Rule Charter was put in place to protect land purchases, such as parks, and not intended to stop the sale or disposal of surplus personal property. In turn, Management is asking the Council to consider this ordinance which would apply only to items or groups of items of personal property having a fair market value of \$10,000 or more and implicitly allows the Town Manager to dispose of or sell surplus personal property having a fair market value of less than \$10,000 without first needing a vote of the Town Council.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and approve Ordinance 2022-22: An ordinance of the Town Council of the Town of Severance, Colorado, amending chapter 2 of the Severance Municipal Code pertaining to the disposal of surplus town personal property.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		

1. 2022-22 - Disposal of Surplus Property - O091222

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-22**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, AMENDING CHAPTER 2 OF THE SEVERANCE MUNICIPAL CODE
PERTAINING TO THE DISPOSAL OF SURPLUS TOWN PERSONAL PROPERTY**

WHEREAS, the Town of Severance (“Severance” or “Town”) is a home rule municipality organized pursuant to Article XX, § 6 of the Constitution of the State of Colorado and with the authority of the Severance Home Rule Charter; and

WHEREAS, Section 12.01 of the Severance Home Rule Charter provides that “the disposal of . . . personal property shall be approved by ordinance and . . . the affirmative vote of six (6) council members”; and

WHEREAS, the Severance Town Council interprets the disposal of personal property by Council vote requirement in Section 12.01 of the Home Rule Charter to apply only to items or groups of items of personal property having a fair market value of \$10,000 or more, and as implicitly allowing the Town Manager to dispose of or sell surplus personal property having a fair market value of less than \$10,000 without first needing a vote of the Town Council; and

WHEREAS, Town Council desires to amend the Severance Municipal Code to reflect the Council’s interpretation and to authorize the Town Manager to dispose of surplus property owned by the Town having a fair market value of less than \$10,000; and

WHEREAS, Town Council finds and determines that the following amendment to Chapter 2 of the Severance Municipal Code promotes the public health, safety, and general welfare of the community.

Section 1. Article 3, Chapter 2, “Officers and Employees,” of the Severance Municipal Code is hereby amended by the addition of a new section 2-3-60, entitled “Disposal of Surplus Property,” to read as follows:

Sec. 2-3-60. Disposal of Surplus Property.

(a) The Town Manager is authorized to dispose of any personal property owned by the town, whenever it is determined at the Town Manager's discretion that:

- (1) The item or group of items has a fair market value of less than \$10,000;
- (2) The item or group of items are surplus property; and
- (3) Sound property management principles and financial considerations indicate that the interests of the town would best be served by disposing of the item or group of items.

(b) Personal property with a value equal to or greater than \$10,000 may be declared surplus and disposed of only with the approval of the Town Council.

(c) The Town Manager shall determine the fair market value of the surplus property for disposal and may dispose of any such property by any means which is reasonably calculated to yield the best net result to the town, including but not limited to the methods of sale described below. Such sale may be public or private and with or without notice and minimum waiting period.

- (1) *Trade-In.* Property declared as surplus may be offered as a trade-in for credit toward the acquisition of new property.
- (2) *Return to Manufacturer.* Surplus property may, when possible, be returned to the manufacturer for buy-back credit.
- (3) *Sealed written bids.* Sealed bids may be solicited for the sale of surplus property, with the award going to the highest responsive, responsible bidder. All notices shall be published in a commercially reasonable manner, using any appropriate mediums of printed or electronic commerce which, in the opinion of the Town Manager, are reasonably likely to ensure an optimum bidding process. The Town Manager shall reserve the right to reject any and all bids received for any item.
- (4) *Auction.* Surplus property may be sold by public auction or through an electronic auction site.
- (5) *Negotiated sale.* If no bids are received or if a determination is made that the market value of the property exceeds the offer of the highest responsible bidder, all bids may be rejected, and the Town Manager may negotiate a sale, provided that the negotiated sale price meets or exceeds the market value.
- (6) *Donation.* Surplus property may be donated to any other public agency or charitable organization exempt under Section 501(c)(3) of the Internal Revenue Code. "Public agency" means the State or any agency or subdivision thereof, any city, county, special district, or school district

(e) The Town Manager may give away surplus property to the public at no charge on a first-come, first-served basis for property that it would otherwise pay to dispose of. A Town employee may take property under this provision only after it has been available to the public for a reasonable period of time.

(f) The Town Manager may dispose of surplus property that has no monetary value or that has a monetary value insufficient to cover the costs of a sale or repair by disposing of the property as waste. Property that would otherwise be disposed of as waste may be made available to the public at no charge or at a minimal charge. If after attempting to dispose of the property by such nontraditional methods, or determining that such method of disposal is impractical given the valueless condition of the property, the Town Manager may authorize the Town Clerk to direct the salvaging of any recyclable material and the disposition of the remainder as refuse through appropriate methods of waste disposal.

(g) All personal property sold or otherwise disposed of by the Town shall be sold as-is without any warranty of any kind. Goods sold through an auction or other third-party seller shall

be provided along with a bill of sale or receipt disclaiming all warranties. The Town Manager is authorized to execute and deliver any applicable title documents.

(h) The Town Manager shall keep a record of all property sold under this section and that record shall generally describe the property sold or exchanged, to whom it was sold or with whom exchanged and the amount of money or other consideration received for each sale or exchange

(i) “Surplus property” as used in this section is used generically to describe any personal property, equipment or material belonging to or owned by the Town that is no longer needed or usable by the Town for the conduct of Town business, is scheduled for replacement in an adopted budget, has become obsolete or worn out, or which has no practical salvage or recyclable value.

Section 2. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 3. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portions hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 4. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL this ____th day of _____, 2022.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-41R: A Resolution of the Town Council of the Town of Severance, Colorado, Supporting Town of Severance Ballot Issue 2K, "Use Tax on a Motor and Other Vehicles Purchased at Retail for Which Registration is Required"	Nicholas Wharton, Town Manager	Town Management
ACTION REQUESTED		
The Town Council may discuss Resolution No. 2022-41R: A Resolution of the Town Council of the Town of Severance, Colorado, Supporting Town of Severance Ballot Issue 2K, "Use Tax on a Motor and Other Vehicles Purchased at Retail for Which Registration is Required", and take action on the resolution. Actions that may be taken: • Move to approve Resolution No. 2022-41R • Move to approve Resolution No. 2022-41R with amendments • Take no action		<u>Resolution Discussion</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
Resolution No. 2022-41R expresses the Town Council's support for Town of Severance Ballot Issue 2K, which would implement a use tax on motor and other vehicles purchased at retail and for which registration is required, and urges the Town's voters to vote yes on the ballot issue in the November 8, 2022, general election. On July 26, 2022, the Town Council adopted Ordinance No. 2022-14, referring Town of Severance Ballot Issue 2K, "Use Tax on Motor and Other Vehicles Purchased at Retail for Which Registration Is Required," to a vote of the Town's registered electors at the general election on November 8, 2022. If approved by a majority of the Town's voters, Ballot Issue 2K would authorize a 3.0% use tax on motor and other vehicles purchased at retail and for which registration is required under Colorado law. The revenues from the use tax would be used to fund the preservation, maintenance, improvement, and expansion of the Town's transportation facilities and related infrastructure. Upon the Town Council's approval of the ballot title and text in Ordinance No. 2022-14, certain ground rules restricting the use of Town funds and resources for political advocacy became effective under Colorado's Fair Campaign Practice Act ("FCPA"), C.R.S. §§ 1-45-101 et seq. The FCPA places significant restrictions on the use of public funds and Town resources (1) to engage in campaigning for or against a ballot issue, and (2) for dispensing information in connection with local or statewide ballot issues, with certain exceptions. (C.R.S. § 1-45-117.) One of the exceptions in the FCPA allows the Town Council to take a position on ballot issues by passing a resolution urging electors to vote for		

or against an issue. This is the purpose of the attached Resolution No. 2022-41R.

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

The Town Council may discuss and take action on Resolution No. 2022-41R.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2022-41R: Supporting Motor Vehicle Use Tax Ballot Question

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-41R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, SUPPORTING TOWN OF SEVERANCE
BALLOT ISSUE 2K, “USE TAX ON MOTOR VEHICLES AND OTHER
VEHICLES PURCHASED AT RETAIL FOR WHICH REGISTRATION IS
REQUIRED”**

WHEREAS, the Town of Severance provides transportation facilities and related infrastructure improvements to the community to facilitate and promote the safe and efficient travel of vehicles and pedestrians; and

WHEREAS, the Town Council recognizes the importance and significance of maintaining a safe community through adequate funding for the preservation, maintenance, improvement, and expansion of the Town’s transportation facilities and related infrastructure; and

WHEREAS, on July 26, 2022, the Town Council adopted Ordinance No. 2022-14 submitting Town of Severance Ballot Issue 2K, “Use Tax on Motor and Other Vehicles Purchased at Retail for Which Registration Is Required,” to a vote of the Town’s registered electors at the general election on November 8, 2022, which issue, if approved by a majority of voters, will authorize a 3.0% use tax on motor and other vehicles purchased at retail and for which registration is required under Colorado law for the purpose of improving and enhancing the safety, security, and quality of life of the Town’s residents, by dedicating funding for the preservation, maintenance, improvements, and expansion of the Town’s transportation facilities and related infrastructure improvements; and

WHEREAS, the Town Council previously determined in Ordinance No. 2022-14 that additional revenues are needed to preserve, maintain, improve, and expand the Town’s transportation facilities and related infrastructure improvements in order to protect, preserve, and promote the public health, safety, and welfare of the Town’s residents, and that the additional revenues needed by the Town should be generated by imposing a 3.0% use tax on motor and other vehicles to complement the Town’s 3.0% sales tax on vehicles and other taxable goods; and

WHEREAS, Colorado law¹ requires anyone who purchases a motor or other vehicle to register their vehicle at the address where the vehicle will primarily be used (e.g., a primary residence or principal place of business address) and to pay all taxes imposed by the municipality in which the vehicle is required to be registered to the county clerk prior to titling and registration; and

WHEREAS, vehicle retailers and the Weld County Motor Vehicle Department collect local sales or use taxes on motor vehicles purchased at retail and required to be registered in Weld County based on the residence or business address of the purchaser, and such taxes are remitted to the State of Colorado for distribution to those municipalities with a sales and/or use

¹ See Part 1 of Article 3 of Title 42, Colorado Revised Statutes.

tax on motor vehicles; and

WHEREAS, vehicle retailers and Weld County use GIS-based databases to determine the local sales and use taxes due on a purchased and newly registered vehicle using the home or business address where the purchaser intends to register their vehicle; and

WHEREAS, the GIS-based sales and use tax databases rely in part on zip codes and municipal boundaries to generate the taxes due on a vehicle to be registered to a particular street address; and

WHEREAS, because the Town of Severance does not have its own zip code but instead shares zip codes with four other municipalities, all of which collect sales or use tax or both on motor and other vehicles, the GIS-based databases used by vehicle retailers and Weld County to determine taxes due have associated Severance addresses with other municipalities' sales and use taxes on vehicles, resulting in Town residents unknowingly and erroneously paying sales or use taxes to other municipalities on vehicles purchased outside of the Town; and

WHEREAS, the GIS-based sales and use tax databases recognize the Town of Severance's 3% sales tax for vehicles both purchased and registered to addresses within the Town and, therefore, the Town presently receives the Town's 3% sales tax on such vehicles, but without a complementary use tax on motor and other vehicles purchased at retail outside of the Town, Town residents are likely to continue unknowingly and erroneously paying sales or use tax to other municipalities on vehicles purchased outside of the Town even when registered to an address within the Town; and

WHEREAS, approval of Town of Severance Ballot Issue 2K by the Town's voters at the general election on November 8, 2022, would enable the Town to collect use taxes on motor and other vehicles purchased by Town residents or businesses outside of the Town and registered to addresses within the Town, and to expend such use tax for the benefit of the Town's residents and businesses, by dedicating the tax revenues to improving and enhancing the safety, security, and quality of transportation infrastructure; and

WHEREAS, the Town Council of the Town of Severance supports the proposed measure.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, AS FOLLOWS:

The Town Council of the Town of Severance, Colorado, supports and urges a YES vote on Town of Severance Ballot Issue 2K, "Use Tax on Motor and Other Vehicles Purchased at Retail for Which Registration Is Required," which will appear on the November 8, 2022, election ballot.

RESOLVED AND APPROVED this 27th day of September, 2022.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Capitol Improvement Projects Budget Discussion	Nancy Mueller, Finance Director	Nancy E. Mueller, CPA and Nicholas J. Wharton, MPA, ICMA-CM
ACTION REQUESTED		
Town Staff asks that the Town Council review the 2023 Capital Improvement Program and • Move the Draft 2023 Capital Improvement Program (CIP) forward in the budget process with no changes • Move the Draft 2023 Capital Improvement Program (CIP) forward in the budget process with changes		<u>Discussion</u>
BRIEF SUMMARY		
Staff is requesting that the Town Council review and discuss the proposed Draft 2023 Capital Improvement Program (CIP) • A 10-Year Capital Improvement Program (CIP) Summary is provided • Only the 2023 Capital Projects will be appropriated in the 2023 Budget. • Capital Improvement Project Pages with details regarding projects and projected cost estimates are included with the 10-Year CIP. • Changes made to the Draft 10-Year CIP are tracked in the attached spreadsheet.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		

1. 09.27.22 DRAFT 10 YR SUMMARY
2. 09.27.22 DRAFT ANNUAL PAGES
3. 09.27.22 DRAFT CIP PROJECT PAGES
4. 09.27.22 DRAFT CIP CHANGES
5. 09.27.22 PROJECTS TO REAPPROPRIATE V4

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2023**

10-YEAR CAPITAL IMPROVEMENT PROGRAM														
10-YEAR CIP SUMMARY														
PROJECT	PROJECT ACTIVITY CODE	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	TOTAL	TOTAL FROM PROJECT PAGE
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202	60,000								-			60,000	60,000
BOBCAT SKID STEER	PW-2302	105,000											105,000	105,000
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303	45,000											45,000	45,000
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304	100,000											100,000	100,000
PUBLIC WORKS NON POTABLE WATER TANK	PW-2305	70,000											70,000	70,000
STREET SWEEPER	PW-2501			300,000									300,000	300,000
GREAT WESTERN TRAIL PROJECT	P-2201				90,000	1,600,000							1,690,000	1,690,000
SKATE PARK	P-2202	156,500											156,500	156,500
GREAT LAWN AMPHITHEATER	P-2203		405,000										405,000	405,000
BIKE PUMP TRACK	P-2204					190,000							190,000	190,000
COMMUNITY CENTER	P-2301	270,000	-	30,000,000	15,000,000								45,270,000	45,270,000
GREAT WESTERN TRAIL HEAD	P-2501			705,000									705,000	705,000
SKATE PARK PHASE II	P-2901							340,000					340,000	340,000
POLICE STATION RENOVATION	PD-2301	2,992,334											2,992,334	2,992,334
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301		60,000	830,000	-								890,000	890,000
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302		110,000	1,735,000									1,845,000	1,845,000
GUARDRAILS ON WCR23	TR-2303	60,000	210,000										270,000	270,000
HARMONY PROJECT	TR-2401			275,000	5,400,000	5,400,000							11,075,000	11,075,000
WCR 21 DOUBLE TURN LANE	TR-2701					115,000	2,750,000						2,865,000	2,865,000
WCR 23 PROJECT	TR-2702						350,000	4,900,000	4,750,000				10,000,000	10,000,000
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001										165,000	2,400,000	2,565,000	2,565,000
REGIONAL WATER TREATMENT PLANT	W-2801				275,000	15,250,000	15,250,000						30,775,000	30,775,000
SOUTHLINE WATER LOOP	W-2301	1,210,000											1,210,000	1,210,000
EMERGENCY WATER SYSTEM CONNECTION - GREELEY	W-2302	320,000	4,417,500	4,417,500									9,155,000	9,155,000
NEW WASTEWATER TREATMENT FACILITY	WW- 2201				265,000	20,500,000	20,500,000						41,265,000	41,265,000
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301	350,000	-	-	-	1,500,000	-	-					1,850,000	1,850,000
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501				-	350,000	5,500,000						5,850,000	5,850,000
JOINT PARKING LOT	FAC-2023		650,000										650,000	650,000
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	365,000	375,000	220,000	15,000	230,000	125,000	205,000	175,000	230,000	150,000		2,090,000	2,090,000
GUN RANGE	PROG-CD1			85,000	1,150,000	-	-						1,235,000	1,235,000
TOWN WELCOME SIGNAGE	PROG-CD2	110,000	125,000	130,000	135,000								500,000	500,000
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1	50,000	52,500	55,125	57,881	60,775	63,814	67,005	-	-			407,100	407,100
LIGHTING OF PARKS	PROG-PARK2	-	-	50,000	55,000	60,000	-	-					165,000	165,000
LOUP RESERVOIR SYSTEM	PROG-PARK3	250,000	-	-	125,000	500,000	650,000	-					1,525,000	1,525,000
TRANSPORTATION REHAB PROGRAM	PROG-TR1	750,000	750,000	750,000	850,000	850,000	850,000	950,000					5,750,000	5,750,000
ADDITIONAL FLOW CAPACITY	PROG-WATER1	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000	-					17,400,000	17,400,000
NISP PROGRAM	PROG-WATER2	1,210,800	1,673,500	1,749,000	1,749,000	1,749,000	3,112,000	3,112,000					14,355,300	14,355,300
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1	600,000	600,000	600,000	600,000	-	-						2,400,000	2,400,000
MANHOLE REHAB PROGRAM	PROG-WW2	-	-	50,000	50,000	50,000	50,000	50,000					250,000	250,000
TOTAL		11,974,634	12,328,500	44,851,625	28,716,881	51,304,775	52,100,814	9,624,005	4,925,000	230,000	315,000	2,400,000	218,771,234	218,771,234

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022

2023 10 YR Summary		10	11	12		13	14	15	51			52		53				
2023		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS-FINANCING	TOTAL
WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)		12,924,771	52,486	3,615,070		327,892	972,342	148,858	15,092,514	0	1,290,746	10,022,584	1,006,896	1,106,679	109,898	816,133		47,486,869
OTHER FUNDING SOURCES (2022 USE TAX, IMPACT FEES, REVENUE EST.)		1,000,000	100,000	400,000		200,000	145,000	72,000	1,200,000	680,000		820,000		145,000		816,133		5,578,133
LESS 2022 PROJECTS		1,228,000	-	941,000		-	-	-	4,307,735			557,000		-		1,632,265		8,666,000
TOTAL FUNDS AVAILABLE		12,696,771	152,486	3,074,070		527,892	1,117,342	220,858	11,984,779	680,000	1,290,746	10,285,584	1,006,896	1,251,679	109,898	0	0	53,065,001
PROJECT	PROJECT CODE																	
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202	60,000																60,000
BOBCAT SKID STEER	PW-2302	52,500									21,000		21,000		10,500			105,000
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303	30,000				15,000												45,000
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304	50,000									25,000		25,000					100,000
PUBLIC WORKS NON POTABLE WATER TANK	PW-2305	17,500									17,500		17,500		17,500			70,000
STREET SWEEPER	PW-2501																	-
GREAT WESTERN TRAIL PROJECT	P-2201																	-
SKATE PARK	P-2202	5,000				151,500												156,500
GREAT LAWN AMPHITHEATER	P-2203																	-
BIKE PUMP TRACK	P-2204																	-
COMMUNITY CENTER	P-2301	270,000																270,000
GREAT WESTERN TRAIL HEAD	P-2501																	-
SKATE PARK PHASE II	P-2901																	-
POLICE STATION RENOVATION	PD-2301	952,334					1,100,000	215,000								725,000		2,992,334
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301																	-
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302																	-
GUARDRAILS ON WCR23	TR-2303	60,000																60,000
HARMONY PROJECT	TR-2401																	-
WCR 21 DOUBLE TURN LANE	TR-2701																	-
WCR 23 PROJECT	TR-2702																	-
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001																	-
REGIONAL WATER TREATMENT PLANT	W-2801																	-
SOUTHLINE WATER LOOP	W-2301								1,210,000									1,210,000
EMERGENCY WATER SYSTEM CONNECTION - GREY	W-2302								320,000									320,000
NEW WASTEWATER TREATMENT FACILITY	WW- 2201																	-
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301											100,000	250000					350,000
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501																	-
JOINT PARKING LOT	FAC-2023																	-
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	235,000									14,000		109,000		7,000			365,000
GUN RANGE	PROG-CD1																	-
TOWN WELCOME SIGNAGE	PROG-CD2	110,000																110,000
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1	50,000																50,000
LIGHTING OF PARKS	PROG-PARK2																	-
LOUP RESERVOIR SYSTEM	PROG-PARK3								250,000									250,000
TRANSPORTATION REHAB PROGRAM	PROG-TR1	750,000																750,000
ADDITIONAL FLOW CAPACITY	PROG-WATER1								2,900,000									2,900,000
NISP PROGRAM	PROG-WATER2								1,210,800									1,210,800
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1											600,000						600,000
MANHOLE REHAB PROGRAM	PROG-WW2																	-
																		-
																		-
TOTAL ANNUAL PROJECT COSTS BY FUND		2,642,334	0	0		166,500	1,100,000	215,000	5,890,800	0	77,500	700,000	422,500	0	35,000	725,000	0	11,974,634
ENDING FUND BALANCE		10,054,437	152,486	3,074,070		361,392	17,342	5,858	6,093,979	680,000	1,213,246	9,585,584	584,396	1,251,679	74,898	(725,000)	0	41,090,367
NET USE TAX AND FEES		1,088,822			750,000													1,838,822
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000
BUDGETED IMPACT FEE REVENUE				411,216		232,960	163,000	81,500	1,813,550			1,027,000		163,000				3,892,226
BUDGET FUND BALANCE FOR 2024		11,143,259	252,486	3,485,286	750,000	594,352	180,342	87,358	7,907,529	680,000	1,213,246	10,612,584	584,396	1,414,679	74,898	(725,000)	0	46,921,415

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2024		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORTATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS-FINANCING	TOTAL	
		10	11	12		13	14	15		51		52		53					
WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)		11,143,259	252,486	3,485,286	750,000	594,352	180,342	87,358	7,907,529	680,000	1,213,246	10,612,584	584,396	1,414,679	74,898	(725,000)	0	38,255,415	
TOTAL FUNDS AVAILABLE		11,143,259	252,486	3,485,286	750,000	594,352	180,342	87,358	7,907,529	680,000	1,213,246	10,612,584	584,396	1,414,679	74,898	(725,000)	0	38,255,415	
PROJECT	PROJECT CODE																		
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202																	-	
BOBCAT SKID STEER	PW-2302																	-	
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303																	-	
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304																	-	
STREET SWEEPER	PW-2501																	-	
GREAT WESTERN TRAIL PROJECT	P-2201																	-	
SKATE PARK	P-2202																	-	
GREAT LAWN AMPHITHEATER	P-2203	5,000				400,000												405,000	
BIKE PUMP TRACK	P-2204																	-	
COMMUNITY CENTER	P-2301	-																-	
GREAT WESTERN TRAIL HEAD	P-2501																	-	
SKATE PARK PHASE II	P-2901																	-	
POLICE STATION RENOVATION	PD-2301																	-	
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301	60,000																60,000	
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302			110,000														110,000	
GUARDRAILS ON WCR23	TR-2303	210,000																210,000	
HARMONY PROJECT	TR-2401																	-	
WCR 21 DOUBLE TURN LANE	TR-2701																	-	
WCR 23 PROJECT	TR-2702																	-	
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001																	-	
REGIONAL WATER TREATMENT PLANT	W-2801																	-	
SOUTHLINE WATER LOOP	W-2301																	-	
EMERGENCY WATER SYSTEM CONNECTION - GREELE	W-2302																4,417,500	4,417,500	
NEW WASTEWATER TREATMENT FACILITY	WW-2201																	-	
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																	-	
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501																	-	
JOINT PARKING LOT	FAC-2023	650,000																650,000	
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	237,500									130,000		5,000		2,500			375,000	
GUN RANGE	PROG-CD1																	-	
TOWN WELCOME SIGNAGE	PROG-CD2	125,000																125,000	
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1	52,500																52,500	
LIGHTING OF PARKS	PROG-PARK2																	-	
LOUP RESERVOIR SYSTEM	PROG-PARK3																	-	
TRANSPORTATION REHAB PROGRAM***	PROG-TR1				750,000													750,000	
ADDITIONAL FLOW CAPACITY	PROG-WATER1								2,900,000									2,900,000	
NISP PROGRAM	PROG-WATER2								1,673,500									1,673,500	
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1											600,000						600,000	
MANHOLE REHAB PROGRAM	PROG-WW2												-					-	
																		-	
																		-	
TOTAL ANNUAL PROJECT COSTS BY FUND		1,340,000	0	110,000	750,000	400,000	0	0	4,573,500	0	130,000	600,000	5,000	0	2,500	0	4,417,500	12,328,500	✓
ENDING FUND BALANCE		9,803,259	252,486	3,375,286	0	194,352	180,342	87,358	3,334,029	680,000	1,083,246	10,012,584	579,396	1,414,679	72,398	(725,000)	(4,417,500)	25,926,915	
NET USE TAX AND FEES		787,587			750,000													1,537,587	
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000	
BUDGETED IMPACT FEE REVENUE				272,462		144,000	108,000	54,000	1,092,500			650,000		108,000				2,428,962	✓
BUDGET FUND BALANCE FOR 2025		10,590,845	352,486	3,647,749	750,000	338,352	288,342	141,358	4,426,529	680,000	1,083,246	10,662,584	579,396	1,522,679	72,398	(725,000)	(4,417,500)	29,993,464	
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																			

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2025		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS-FINANCING	TOTAL	
		10	11	12	12	13	14	15	51			52		53					
WORKING CAPITAL																			
(BEGINNING BUDGET FUND BALANCE)		10,590,845	352,486	3,647,749	750,000	338,352	288,342	141,358	4,426,529	680,000	1,083,246	10,662,584	579,396	1,522,679	72,398	(725,000)	(4,417,500)	29,993,464	
TOTAL FUNDS AVAILABLE		10,590,845	352,486	3,647,749	750,000	338,352	288,342	141,358	4,426,529	680,000	1,083,246	10,662,584	579,396	1,522,679	72,398	(725,000)	(4,417,500)	29,993,464	
PROJECT	PROJECT CODE																		
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202																	-	
BOBCAT SKID STEER	PW-2302																	-	
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303																	-	
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304																	-	
STREET SWEEPER	PW-2501	150,000												150,000				300,000	
GREAT WESTERN TRAIL PROJECT	P-2201																	-	
SKATE PARK	P-2202																	-	
GREAT LAWN AMPHITHEATER	P-2203																	-	
BIKE PUMP TRACK	P-2204																	-	
COMMUNITY CENTER	P-2301																30,000,000	30,000,000	
GREAT WESTERN TRAIL HEAD	P-2501					605,000										100,000		705,000	
SKATE PARK PHASE II	P-2901																	-	
POLICE STATION RENOVATION	PD-2301																	-	
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301			830,000														830,000	
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302			1,735,000														1,735,000	
GUARDRAILS ON WCR23	TR-2303																	-	
HARMONY PROJECT	TR-2401	275,000																275,000	
WCR 21 DOUBLE TURN LANE	TR-2701																	-	
WCR 23 PROJECT	TR-2702																	-	
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001																	-	
REGIONAL WATER TREATMENT PLANT	W-2801																	-	
SOUTHLINE WATER LOOP	W-2301																	-	
EMERGENCY WATER SYSTEM CONNECTION - GREELE	W-2302																4,417,500	4,417,500	
NEW WASTEWATER TREATMENT FACILITY	WW- 2201																	-	
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																	-	
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501																	-	
JOINT PARKING LOT	FAC-2023																	-	
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	145,000								75,000								220,000	
GUN RANGE	PROG-CD1	85,000																85,000	
TOWN WELCOME SIGNAGE	PROG-CD2	130,000																130,000	
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1	55,125																55,125	
LIGHTING OF PARKS	PROG-PARK2	50,000																50,000	
LOUP RESERVOIR SYSTEM	PROG-PARK3																	-	
TRANSPORTATION REHAB PROGRAM	PROG-TR1				750,000													750,000	
ADDITIONAL FLOW CAPACITY	PROG-WATER1								2,900,000									2,900,000	
NISP PROGRAM	PROG-WATER2																1,749,000	1,749,000	
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1											600,000						600,000	
MANHOLE REHAB PROGRAM	PROG-WW2												50,000					50,000	
																		-	
																		-	
																		-	
TOTAL ANNUAL PROJECT COSTS BY FUND		890,125	0	2,565,000	750,000	605,000	0	0	2,900,000	0	75,000	600,000	50,000	150,000	0	100,000	36,166,500	44,851,625	✓
ENDING FUND BALANCE		9,700,720	352,486	1,082,749	0	(266,648)	288,342	141,358	1,526,529	680,000	1,008,246	10,062,584	529,396	1,372,679	72,398	(825,000)	(40,584,000)	(14,858,161)	
NET USE TAX AND FEES		1,340,764			850,000													2,190,764	
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000	
BUDGETED IMPACT FEE REVENUE				527,265		304,000	209,000	104,500	3,277,500			1,300,000		209,000				5,931,265	✓
BUDGET FUND BALANCE FOR 2026		11,041,484	452,486	1,610,014	850,000	37,352	497,342	245,858	4,804,029	680,000	1,008,246	11,362,584	529,396	1,581,679	72,398	(825,000)	(40,584,000)	(6,636,132)	
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																			

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2026	GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORTATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS-FINANCING	TOTAL
2023 10 YR Summary	10	11	12	12	13	14	15	51			52		53				
WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)	11,041,484	452,486	1,610,014	850,000	37,352	497,342	245,858	4,804,029	680,000	1,008,246	11,362,584	529,396	1,581,679	72,398	(825,000)	(40,584,000)	(6,636,132)
TOTAL FUNDS AVAILABLE	11,041,484	452,486	1,610,014	850,000	37,352	497,342	245,858	4,804,029	680,000	1,008,246	11,362,584	529,396	1,581,679	72,398	(825,000)	(40,584,000)	(6,636,132)
PROJECT	PROJECT CODE																
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202																-
BOBCAT SKID STEER	PW-2302																-
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303																-
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304																-
STREET SWEEPER	PW-2501																-
GREAT WESTERN TRAIL PROJECT	P-2201					90,000											90,000
SKATE PARK	P-2202																-
GREAT LAWN AMPHITHEATER	P-2203																-
BIKE PUMP TRACK	P-2204																-
COMMUNITY CENTER	P-2301															15,000,000	15,000,000
GREAT WESTERN TRAIL HEAD	P-2501																-
SKATE PARK PHASE II	P-2901																-
POLICE STATION RENOVATION	PD-2301																-
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301																-
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302																-
GUARDRAILS ON WCR23	TR-2303																-
HARMONY PROJECT	TR-2401														500,000	4,900,000	5,400,000
WCR 21 DOUBLE TURN LANE	TR-2701																-
WCR 23 PROJECT	TR-2702																-
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001																-
REGIONAL WATER TREATMENT PLANT	W-2801															275,000	275,000
SOUTHLINE WATER LOOP	W-2301																-
EMERGENCY WATER SYSTEM CONNECTION - GREE	W-2302																-
NEW WASTEWATER TREATMENT FACILITY	WW- 2201										132,500	132,500					265,000
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																-
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501																-
JOINT PARKING LOT	FAC-2023																-
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	15,000															15,000
GUN RANGE	PROG-CD1	650,000													500,000		1,150,000
TOWN WELCOME SIGNAGE	PROG-CD1	135,000															135,000
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1	57,881															57,881
LIGHTING OF PARKS	PROG-PARK2	55,000															55,000
LOUP RESERVOIR SYSTEM	PROG-PARK3					125,000											125,000
TRANSPORTATION REHAB PROGRAM	PROG-TR1				850,000												850,000
ADDITIONAL FLOW CAPACITY	PROG-WATER1							2,900,000									2,900,000
NISP PROGRAM	PROG-WATER2															1,749,000	1,749,000
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1										600,000						600,000
MANHOLE REHAB PROGRAM	PROG-WW2											50,000					50,000
																	-
																	-
TOTAL ANNUAL PROJECT COSTS BY FUND	912,881	0	0	850,000	215,000	0	0	2,900,000	0	0	732,500	182,500	0	0	1,000,000	21,924,000	28,716,881
ENDING FUND BALANCE	10,128,602	452,486	1,610,014	0	(177,648)	497,342	245,858	1,904,029	680,000	1,008,246	10,630,084	346,896	1,581,679	72,398	(1,825,000)	(62,508,000)	(35,353,013)
NET USE TAX AND FEES	1,313,379			850,000													2,163,379
CONSERVATION TRUST FUND AND OTHER REV.		100,000															100,000
BUDGETED IMPACT FEE REVENUE			514,651		296,000	204,000	102,000	3,277,500			1,300,000		204,000				5,898,151
BUDGET FUND BALANCE FOR 2027	11,441,981	552,486	2,124,665	850,000	118,352	701,342	347,858	5,181,529	680,000	1,008,246	11,930,084	346,896	1,785,679	72,398	(1,825,000)	(62,508,000)	(27,191,484)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																	

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2027		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORTATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS- FINANCING	TOTAL
2023 10 YR Summary'		10	11	12	12	13	14	15	51			52		53				
CURRENT ASSETS																		-
CURRENT LIABILITIES																		-
WORKING CAPITAL																		
(BEGINNING BUDGET FUND BALANCE)		11,441,981	552,486	2,124,665	850,000	118,352	701,342	347,858	5,181,529	680,000	1,008,246	11,930,084	346,896	1,785,679	72,398	(1,825,000)	(62,508,000)	(27,191,484)
TOTAL FUNDS AVAILABLE		11,441,981	552,486	2,124,665	850,000	118,352	701,342	347,858	5,181,529	680,000	1,008,246	11,930,084	346,896	1,785,679	72,398	(1,825,000)	(62,508,000)	(27,191,484)
PROJECT		PROJECT CODE																
PUBLIC WORKS AND POLICE DEPT FENCING		PW-2202																-
BOBCAT SKID STEER		PW-2302																-
VENTRAC TRACTOR W/ATTACHMENTS		PW-2303																-
PUBLIC WORKS FACILITY EMERGENCY GENERATOR		PW-2304																-
STREET SWEEPER		PW-2501																-
GREAT WESTERN TRAIL PROJECT		P-2201				1,100,000										500,000		1,600,000
SKATE PARK		P-2202																-
GREAT LAWN AMPHITHEATER		P-2203																-
BIKE PUMP TRACK		P-2204				190,000												190,000
COMMUNITY CENTER		P-2301																-
GREAT WESTERN TRAIL HEAD		P-2501																-
SKATE PARK PHASE II		P-2901																-
POLICE STATION RENOVATION		PD-2301																-
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)		TR-2301																-
TRAFFIC SIGNALS (WCR23 and E Harmony)		TR-2302																-
GUARDRAILS ON WCR23		TR-2303																-
HARMONY PROJECT		TR-2401														500,000	4,900,000	5,400,000
WCR 21 DOUBLE TURN LANE		TR-2701		115,000														115,000
WCR 23 PROJECT		TR-2702																-
HIGHWAY 14 AND WCR 23 INTERSECTION		TR-3001																-
REGIONAL WATER TREATMENT PLANT		W-2801															15,250,000	15,250,000
SOUTHLINE WATER LOOP		W-2301																-
EMERGENCY WATER SYSTEM CONNECTION - GREELEY		W-2302																-
NEW WASTEWATER TREATMENT FACILITY		WW-2201															20,500,000	20,500,000
WASTEWATER TREATMENT FACILITY DREDGING		WW-2301										500,000	1,000,000					1,500,000
E HARMONY RD & HWY 257 WASTEWATER EXT.		WW-2501										175,000	175,000					350,000
JOINT PARKING LOT		FAC-2023																-
FACILITIES CAPITAL MAINTENANCE		PROG-FAC	105,000								125,000							230,000
GUN RANGE		PROG-CD1																-
TOWN WELCOME SIGNAGE		PROG-CD2																-
TOWN PARKS IMPROVEMENT PROGRAM		PROG-PARK1	60,775															60,775
LIGHTING OF PARKS		PROG-PARK2	60,000															60,000
LOUP RESERVOIR SYSTEM		PROG-PARK3				500,000												500,000
TRANSPORTATION REHAB PROGRAM		PROG-TR1				850,000												850,000
ADDITIONAL FLOW CAPACITY		PROG-WATER1							2,900,000									2,900,000
NISP PROGRAM		PROG-WATER2															1,749,000	1,749,000
WINDSOR PLANT INVESTMENT PROGRAM		PROG-WW1																-
MANHOLE REHAB PROGRAM		PROG-WW2											50,000					50,000
																		-
																		-
TOTAL ANNUAL PROJECT COSTS BY FUND		225,775	0	115,000	850,000	1,790,000	0	0	2,900,000	0	125,000	675,000	1,225,000	0	0	1,000,000	42,399,000	51,304,775
ENDING FUND BALANCE		11,216,205	552,486	2,009,665	0	(1,671,648)	701,342	347,858	2,281,529	680,000	883,246	11,255,084	(878,104)	1,785,679	72,398	(2,825,000)	(104,907,000)	(78,496,259)
NET USE TAX AND FEES		1,313,379			850,000													2,163,379
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000
BUDGETED IMPACT FEE REVENUE				514,651		296,000	204,000	102,000	3,277,500			1,300,000		204,000				5,898,151
BUDGET FUND BALANCE FOR 2028		12,529,584	652,486	2,524,316	850,000	(1,375,648)	905,342	449,858	5,559,029	680,000	883,246	12,555,084	(878,104)	1,989,679	72,398	(2,825,000)	(104,907,000)	(70,334,729)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2028		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORTATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS - FINANCING	TOTAL
2023 10 YR Summary'		10	11	12		13	14	15	51			52		53				
CURRENT ASSETS									15,507,321		1,376,132	10,022,584	1,047,862	1,183,317	120,583			29,257,799
CURRENT LIABILITIES									414,807		85,386		40,966	76,638	10,685			628,482
WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)		12,529,584	652,486	2,524,316	850,000	(1,375,648)	905,342	449,858	5,559,029	680,000	883,246	12,555,084	(878,104)	1,989,679	72,398	(2,825,000)	(104,907,000)	(70,334,729)
TOTAL FUNDS AVAILABLE		12,529,584	652,486	2,524,316	850,000	(1,375,648)	905,342	449,858	5,559,029	680,000	883,246	12,555,084	(878,104)	1,989,679	72,398	(2,825,000)	(104,907,000)	(70,334,729)
PROJECT	PROJECT CODE																	
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202																	-
BOBCAT SKID STEER	PW-2302																	-
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303																	-
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304																	-
STREET SWEEPER	PW-2501																	-
GREAT WESTERN TRAIL PROJECT	P-2201																	-
SKATE PARK	P-2202																	-
GREAT LAWN AMPHITHEATER	P-2203																	-
BIKE PUMP TRACK	P-2204																	-
COMMUNITY CENTER	P-2301																	-
GREAT WESTERN TRAIL HEAD	P-2501																	-
SKATE PARK PHASE II	P-2901																	-
POLICE STATION RENOVATION	PD-2301																	-
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301																	-
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302																	-
GUARDRAILS ON WCR23	TR-2303																	-
HARMONY PROJECT	TR-2401																	-
WCR 21 DOUBLE TURN LANE	TR-2701			2,750,000														2,750,000
WCR 23 PROJECT	TR-2702			350,000														350,000
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001																	-
REGIONAL WATER TREATMENT PLANT	W-2801															15,250,000		15,250,000
SOUTHLINE WATER LOOP	W-2301																	-
EMERGENCY WATER SYSTEM CONNECTION - GREELEY	W-2302																	-
NEW WASTEWATER TREATMENT FACILITY	WW-2201																20,500,000	20,500,000
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																	-
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501											2,750,000	2,750,000					5,500,000
JOINT PARKING LOT	FAC-2023																	-
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	122,500									1,000		1,000		500			125,000
GUN RANGE	PROG-CD1																	-
TOWN WELCOME SIGNAGE	PROG-CD2																	-
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1	63,814																63,814
LIGHTING OF PARKS	PROG-PARK2																	-
LOUP RESERVOIR SYSTEM	PROG-PARK3					650,000												650,000
TRANSPORTATION REHAB PROGRAM	PROG-TR1				850,000													850,000
ADDITIONAL FLOW CAPACITY	PROG-WATER1								2,900,000									2,900,000
NISP PROGRAM	PROG-WATER2																3,112,000	3,112,000
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1											-						-
MANHOLE REHAB PROGRAM	PROG-WW2	-											50,000					50,000
																		-
																		-
TOTAL ANNUAL PROJECT COSTS BY FUND		186,314	0	3,100,000	850,000	650,000	0	0	2,900,000	0	1,000	2,750,000	2,801,000	0	500	0	38,862,000	52,100,814
ENDING FUND BALANCE		12,343,270	652,486	(575,684)	0	(2,025,648)	905,342	449,858	2,659,029	680,000	882,246	9,805,084	(3,679,104)	1,989,679	71,898	(2,825,000)	(143,769,000)	(122,435,543)
NET USE TAX AND FEES		760,202			900,000													1,660,202
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000
BUDGETED IMPACT FEE REVENUE				259,848		160,000	103,000	51,500	2,185,000	0		650,000		103,000				3,512,348
BUDGET FUND BALANCE FOR 2029		13,103,471	752,486	(315,835)	900,000	(1,865,648)	1,008,342	501,358	4,844,029	680,000	882,246	10,455,084	(3,679,104)	2,092,679	71,898	(2,825,000)	(143,769,000)	(117,162,994)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2029		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORTATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS-FINANCING	TOTAL
2023 10 YR Summary		10	11	12		13	14	15	51			52		53				
WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)		13,103,471	752,486	(315,835)	900,000	(1,865,648)	1,008,342	501,358	4,844,029	680,000	882,246	10,455,084	(3,679,104)	2,092,679	71,898	(2,825,000)	(143,769,000)	(117,162,994)
TOTAL FUNDS AVAILABLE		13,103,471	752,486	(315,835)	900,000	(1,865,648)	1,008,342	501,358	4,844,029	680,000	882,246	10,455,084	(3,679,104)	2,092,679	71,898	(2,825,000)	(143,769,000)	(117,162,994)
PROJECT	PROJECT CODE																	
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202																	-
BOBCAT SKID STEER	PW-2302																	-
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303																	-
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304																	-
STREET SWEEPER	PW-2501																	-
GREAT WESTERN TRAIL PROJECT	P-2201																	-
SKATE PARK	P-2202																	-
GREAT LAWN AMPHITHEATER	P-2203																	-
BIKE PUMP TRACK	P-2204																	-
COMMUNITY CENTER	P-2301																	-
GREAT WESTERN TRAIL HEAD	P-2501																	-
SKATE PARK PHASE II	P-2901					340,000												340,000
POLICE STATION RENOVATION	PD-2301																	-
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301																	-
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302																	-
GUARDRAILS ON WCR23	TR-2303																	-
HARMONY PROJECT	TR-2401																	-
WCR 21 DOUBLE TURN LANE	TR-2701																	-
WCR 23 PROJECT	TR-2702			4,900,000														4,900,000
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001																	-
REGIONAL WATER TREATMENT PLANT	W-2801																	-
SOUTHLINE WATER LOOP	W-2301																	-
EMERGENCY WATER SYSTEM CONNECTION - GREELEY	W-2302																	-
NEW WASTEWATER TREATMENT FACILITY	WW- 2201																	-
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																	-
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501																	-
JOINT PARKING LOT	FAC-2023																	-
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	30,000									160,000		10,000		5,000			205,000
GUN RANGE	PROG-CD1																	-
TOWN WELCOME SIGNAGE	PROG-CD2																	-
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1	67,005																67,005
LIGHTING OF PARKS	PROG-PARK2																	-
LOUP RESERVOIR SYSTEM	PROG-PARK3																	-
TRANSPORTATION REHAB PROGRAM	PROG-TR1				950,000													950,000
ADDITIONAL FLOW CAPACITY	PROG-WATER1																	-
NISP PROGRAM	PROG-WATER2																3,112,000	3,112,000
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1																	-
MANHOLE REHAB PROGRAM	PROG-WW2												50,000					50,000
																		-
																		-
TOTAL ANNUAL PROJECT COSTS BY FUND		97,005	0	4,900,000	950,000	340,000	0	0	0	0	160,000	0	60,000	0	5,000	0	3,112,000	9,624,005
ENDING FUND BALANCE		13,006,467	752,486	(5,215,835)	(50,000)	(2,205,648)	1,008,342	501,358	4,844,029	680,000	722,246	10,455,084	(3,739,104)	2,092,679	66,898	(2,825,000)	(146,881,000)	(126,786,998)
NET USE TAX AND FEES		743,771		950,000														1,693,771
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000
BUDGETED IMPACT FEE REVENUE				252,280		160,000	100,000	50,000	2,185,000	0		650,000		100,000				3,497,280
BUDGET FUND BALANCE FOR 2030		13,750,237	852,486	(4,013,555)	(50,000)	(2,045,648)	1,108,342	551,358	7,029,029	680,000	722,246	11,105,084	(3,739,104)	2,192,679	66,898	(2,825,000)	(146,881,000)	(121,495,948)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2030		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORTATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS-FINANCING	TOTAL
2023 10 YR Summary		10	11	12		13	14	15	51			52		53				
WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)		13,750,237	852,486	(4,013,555)	(50,000)	(2,045,648)	1,108,342	551,358	7,029,029	680,000	722,246	11,105,084	(3,739,104)	2,192,679	66,898	(2,825,000)	(146,881,000)	(121,495,948)
TOTAL FUNDS AVAILABLE		13,750,237	852,486	(4,013,555)		(2,045,648)	1,108,342	551,358	7,029,029	680,000	722,246	11,105,084	(3,739,104)	2,192,679	66,898	(2,825,000)	(146,881,000)	(121,495,948)
PROJECT	PROJECT CODE																	
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202																	-
BOBCAT SKID STEER	PW-2302																	-
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303																	-
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304																	-
STREET SWEEPER	PW-2501																	-
GREAT WESTERN TRAIL PROJECT	P-2201																	-
SKATE PARK	P-2202																	-
GREAT LAWN AMPHITHEATER	P-2203																	-
BIKE PUMP TRACK	P-2204																	-
COMMUNITY CENTER	P-2301																	-
GREAT WESTERN TRAIL HEAD	P-2501																	-
SKATE PARK PHASE II	P-2901																	-
POLICE STATION RENOVATION	PD-2301																	-
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301																	-
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302																	-
GUARDRAILS ON WCR23	TR-2303																	-
HARMONY PROJECT	TR-2401																	-
WCR 21 DOUBLE TURN LANE	TR-2701																	-
WCR 23 PROJECT	TR-2702			4,750,000														4,750,000
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001																	-
REGIONAL WATER TREATMENT PLANT	W-2801																	-
SOUTHLINE WATER LOOP	W-2301																	-
EMERGENCY WATER SYSTEM CONNECTION - GREELEY	W-2302																	-
NEW WASTEWATER TREATMENT FACILITY	WW-2201																	-
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																	-
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501																	-
JOINT PARKING LOT	FAC-2023																	-
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	65,000									35,000		75,000					175,000
GUN RANGE	PROG-CD1																	-
TOWN WELCOME SIGNAGE	PROG-CD2																	-
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1																	-
LIGHTING OF PARKS	PROG-PARK2																	-
LOUP RESERVOIR SYSTEM	PROG-PARK3																	-
TRANSPORTATION REHAB PROGRAM	PROG-TR1																	-
ADDITIONAL FLOW CAPACITY	PROG-WATER1																	-
NISP PROGRAM	PROG-WATER2																	-
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1																	-
MANHOLE REHAB PROGRAM	PROG-WW2																	-
																		-
																		-
TOTAL ANNUAL PROJECT COSTS BY FUND		65,000	0	4,750,000	0	0	0	0	0	0	35,000	0	75,000	0	0	0	0	4,925,000
ENDING FUND BALANCE		13,685,237	852,486	(8,763,555)	0	(2,045,648)	1,108,342	551,358	7,029,029	680,000	687,246	11,105,084	(3,814,104)	2,192,679	66,898	(2,825,000)	(146,881,000)	(126,420,948)
NET USE TAX AND FEES		743,771			950,000													1,693,771
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000
BUDGETED IMPACT FEE REVENUE				252,280		160,000	100,000	50,000	2,185,000	0		650,000		100,000				3,497,280
BUDGET FUND BALANCE FOR		14,429,008	952,486	(8,511,275)	950,000	(1,885,648)	1,208,342	601,358	9,214,029	680,000	687,246	11,755,084	(3,814,104)	2,292,679	66,898	(2,825,000)	(146,881,000)	(121,129,897)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2031		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORTATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS-FINANCING	TOTAL
2023 10 YR Summary		10	11	12		13	14	15	51			52		53				
WORKING CAPITAL																		
(BEGINNING BUDGET FUND BALANCE)		14,429,008	952,486	(8,511,275)	950,000	(1,885,648)	1,208,342	601,358	9,214,029	680,000	687,246	11,755,084	(3,814,104)	2,292,679	66,898	(2,825,000)	(146,881,000)	(121,079,897)
TOTAL FUNDS AVAILABLE		14,429,008	952,486	(8,511,275)		(1,885,648)	1,208,342	601,358	9,214,029	680,000	687,246	11,755,084	(3,814,104)	2,292,679	66,898	(2,825,000)	(146,881,000)	(121,079,897)
PROJECT	PROJECT CODE																	
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202																	-
BOBCAT SKID STEER	PW-2302																	-
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303																	-
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304																	-
STREET SWEEPER	PW-2501																	-
GREAT WESTERN TRAIL PROJECT	P-2201																	-
SKATE PARK	P-2202																	-
GREAT LAWN AMPHITHEATER	P-2203																	-
BIKE PUMP TRACK	P-2204																	-
COMMUNITY CENTER	P-2301																	-
GREAT WESTERN TRAIL HEAD	P-2501																	-
SKATE PARK PHASE II	P-2901																	-
POLICE STATION RENOVATION	PD-2301																	-
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301																	-
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302																	-
GUARDRAILS ON WCR23	TR-2303																	-
HARMONY PROJECT	TR-2401																	-
WCR 21 DOUBLE TURN LANE	TR-2701																	-
WCR 23 PROJECT	TR-2702																	-
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001																	-
REGIONAL WATER TREATMENT PLANT	W-2801																	-
SOUTHLINE WATER LOOP	W-2301																	-
EMERGENCY WATER SYSTEM CONNECTION - GREELEY	W-2302																	-
NEW WASTEWATER TREATMENT FACILITY	WW-2201																	-
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																	-
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501																	-
JOINT PARKING LOT	FAC-2023																	-
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	167,500									25,000		25,000		12,500			230,000
GUN RANGE	PROG-CD1																	-
TOWN WELCOME SIGNAGE	PROG-CD2																	-
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1																	-
LIGHTING OF PARKS	PROG-PARK2																	-
LOUP RESERVOIR SYSTEM	PROG-PARK3																	-
TRANSPORTATION REHAB PROGRAM	PROG-TR1																	-
ADDITIONAL FLOW CAPACITY	PROG-WATER1																	-
NISP PROGRAM	PROG-WATER2																	-
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1																	-
MANHOLE REHAB PROGRAM	PROG-WW2																	-
																		-
																		-
TOTAL ANNUAL PROJECT COSTS BY FUND		167,500	0	0	0	0	0	0	0	0	25,000	0	25,000	0	12,500	0	0	230,000
ENDING FUND BALANCE		14,261,508	952,486	(8,511,275)	0	(1,885,648)	1,208,342	601,358	9,214,029	680,000	662,246	11,755,084	(3,839,104)	2,292,679	54,398	(2,825,000)	(146,881,000)	(121,309,897)
NET USE TAX AND FEES		743,771			950,000													1,693,771
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000
BUDGETED IMPACT FEE REVENUE				252,280		160,000	100,000	50,000	2,185,000	0		650,000		100,000				3,497,280
BUDGET FUND BALANCE FOR		15,005,278	1,052,486	(8,258,995)	950,000	(1,725,648)	1,308,342	651,358	11,399,029	680,000	662,246	12,405,084	(3,839,104)	2,392,679	54,398	(2,825,000)	(146,881,000)	(116,018,847)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

**10 YEAR CAPITAL IMPROVEMENT PROGRAM
2022**

2032		GENERAL FUND	CONSERVATION TRUST FUND RESTRICTED	TRANSPORTATION FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	TRANSPORTATION FUND - DEDICATED FEES & USE TAX	PARKS, REC & TRAIL FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC FACILITIES FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	PUBLIC SAFETY FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WATER FUND WATER ACQUISITION FEES	WATER FUND UNRESTRICTED	WASTEWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	WASTEWATER FUND UNRESTRICTED	STORMWATER FUND IMPACT FEES RESTRICTED FOR INFRASTRUCTURE DUE TO GROWTH	STORMWATER UNRESTRICTED	GRANT FUNDING DEVELOPER	BONDS-FINANCING	TOTAL
2023 10 YR Summary		10	11	12		13	14	15	51			52		53				
WORKING CAPITAL																		
(BEGINNING BUDGET FUND BALANCE)		15,005,278	1,052,486	(8,258,995)	950,000	(1,725,648)	1,308,342	651,358	11,399,029	680,000	662,246	12,405,084	(3,839,104)	2,392,679	54,398	(2,825,000)	(146,881,000)	(116,968,847)
TOTAL FUNDS AVAILABLE		15,005,278	1,052,486	(8,258,995)		(1,725,648)	1,308,342	651,358	11,399,029	680,000	662,246	12,405,084	(3,839,104)	2,392,679	54,398	(2,825,000)	(146,881,000)	(116,968,847)
PROJECT	PROJECT CODE																	
PUBLIC WORKS AND POLICE DEPT FENCING	PW-2202																	-
BOBCAT SKID STEER	PW-2302																	-
VENTRAC TRACTOR W/ATTACHMENTS	PW-2303																	-
PUBLIC WORKS FACILITY EMERGENCY GENERATOR	PW-2304																	-
STREET SWEEPER	PW-2501																	-
GREAT WESTERN TRAIL PROJECT	P-2201																	-
SKATE PARK	P-2202																	-
GREAT LAWN AMPHITHEATER	P-2203																	-
BIKE PUMP TRACK	P-2204																	-
COMMUNITY CENTER	P-2301																	-
GREAT WESTERN TRAIL HEAD	P-2501																	-
SKATE PARK PHASE II	P-2901																	-
POLICE STATION RENOVATION	PD-2301																	-
TRAFFIC SIGNALS (Tailholt Ave and E Harmony)	TR-2301																	-
TRAFFIC SIGNALS (WCR23 and E Harmony)	TR-2302																	-
GUARDRAILS ON WCR23	TR-2303																	-
HARMONY PROJECT	TR-2401																	-
WCR 21 DOUBLE TURN LANE	TR-2701																	-
WCR 23 PROJECT	TR-2702																	-
HIGHWAY 14 AND WCR 23 INTERSECTION	TR-3001			165,000														165,000
REGIONAL WATER TREATMENT PLANT	W-2801																	-
SOUTHLINE WATER LOOP	W-2301																	-
EMERGENCY WATER SYSTEM CONNECTION - GREELEY	W-2302																	-
NEW WASTEWATER TREATMENT FACILITY	WW-2201																	-
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																	-
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501																	-
JOINT PARKING LOT	FAC-2023																	-
FACILITIES CAPITAL MAINTENANCE	PROG-FAC	-									150,000							150,000
GUN RANGE	PROG-CD1																	-
TOWN WELCOME SIGNAGE	PROG-CD2																	-
TOWN PARKS IMPROVEMENT PROGRAM	PROG-PARK1																	-
LIGHTING OF PARKS	PROG-PARK2																	-
LOUP RESERVOIR SYSTEM	PROG-PARK3																	-
TRANSPORTATION REHAB PROGRAM	PROG-TR1																	-
ADDITIONAL FLOW CAPACITY	PROG-WATER1																	-
NISP PROGRAM	PROG-WATER2																	-
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1																	-
MANHOLE REHAB PROGRAM	PROG-WW2																	-
																		-
																		-
TOTAL ANNUAL PROJECT COSTS BY FUND		0	0	165,000	0	0	0	0	0	0	150,000	0	0	0	0	0	0	315,000
ENDING FUND BALANCE		15,005,278	1,052,486	(8,423,995)	0	(1,725,648)	1,308,342	651,358	11,399,029	680,000	512,246	12,405,084	(3,839,104)	2,392,679	54,398	(2,825,000)	(146,881,000)	(117,283,847)
NET USE TAX AND FEES		743,771			950,000													1,693,771
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000
BUDGETED IMPACT FEE REVENUE				252,280		160,000	100,000	50,000	2,185,000	0		650,000		100,000				3,497,280
BUDGET FUND BALANCE FOR		15,749,049	1,152,486	(8,171,715)	950,000	(1,565,648)	1,408,342	701,358	13,584,029	680,000	512,246	13,055,084	(3,839,104)	2,492,679	54,398	(2,825,000)	(146,881,000)	(111,992,796)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

PUBLIC WORKS AND POLICE DEPARTMENT FENCING

Public Works Department

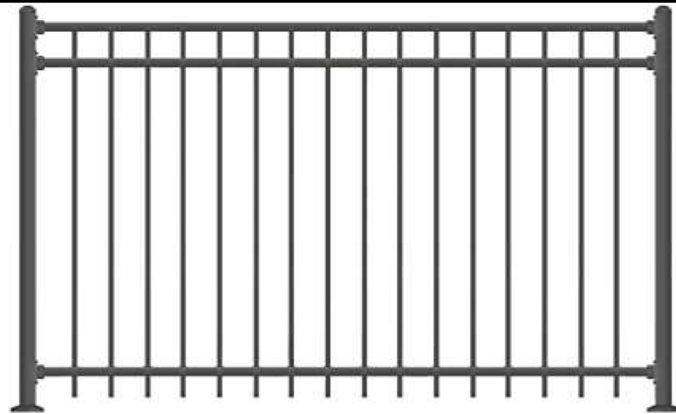
Metal Fencing

General Fund

PW-2202

Priority To Be Determined By Board

Ongoing Maintenance Costs



Fencing to enclose the remainder of the public works and police department facilities.

EVALUATION CRITERIA

SATISFY

Identified in Planning Document or Study

N

Improves quality of existing services

Y

Provides added capacity to existing services

N

Addresses Public Health or Safety Need

Y

Reduces Long-Term Operating Costs

N

Alleviates substandards conditions or deficiencies

Y

Provides Incentive to Economic Development

N

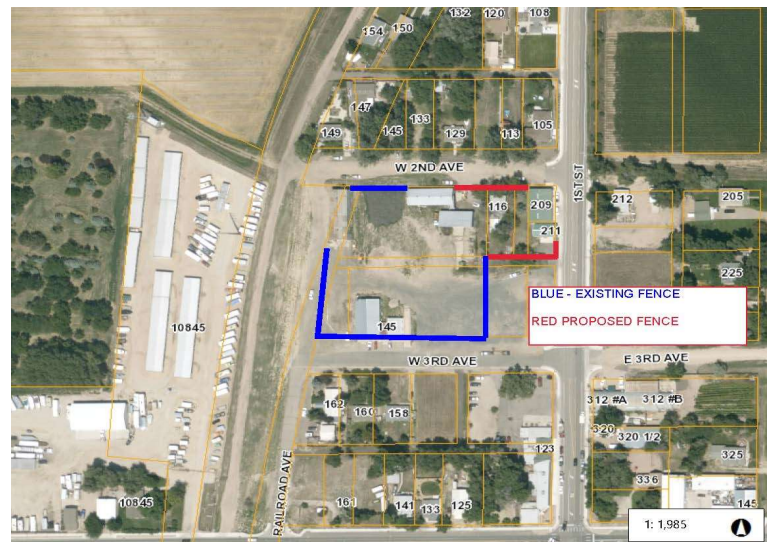
Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

N

VICINITY MAP



Project Costs/Year

2023

2024

2025

2026

2027

2028

2029

Total

Purchase Price

45,000

-

-

-

-

-

-

-

45,000

Contingency

15,000

-

-

-

-

-

-

-

15,000

Total

60,000

-

-

-

-

-

-

-

60,000

Funding Sources

General Fund

60,000

-

-

-

-

-

-

-

60,000

Parks, Rec & Trails Fund

-

-

-

-

-

-

-

-

Wastewater Fund

-

-

-

-

-

-

-

-

Stormwater Fund

-

-

-

-

-

-

-

-

Total

60,000

-

-

-

-

-

-

-

60,000

Estimated Operating Costs

-

-

5,000

-

-

-

5,000

-

10,000

BOB CAT SKID STEER (T56 or T66)

Public Works Department

Public Works Equipment

Multiple Funds

PW-2302

Priority To Be Determined By Board

Ongoing Maintenance Costs



Additional equipment needed for town projects requiring the use of smaller equipment including, but not limited to: snow clean-up, broom for walks and lots, Water repairs, stormwater maintenance, potholing for utility locates, and milling for road repairs.

EVALUATION CRITERIA**SATISFY****VICINITY MAP**

Identified in Planning Document or Study

N

Improves quality of existing services

Y

Provides added capacity to existing services

N

Addresses Public Health or Safety Need

N

Reduces Long-Term Operating Costs

Y

Alleviates substandards conditions or deficiencies

Y

Provides Incentive to Economic Development

N

Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

N

**Project Costs/Year****2023****2024****2025****2026****2027****2028****2029****Total**

Purchase Price

105,000

-

-

105,000

Contingency

-

-

-

-

-

-

Total

105,000

-

-

-

-

-

-

105,000

Funding Sources

General Fund

52,500

52,500

Water Fund - Unrestricted

21,000

21,000

Wastewater Fund - Unrestricted

21,000

21,000

Stormwater Fund - Unrestricted

10,500

10,500

Total

105,000

-

-

-

-

-

-

105,000

VENTRAC TRACTOR W/ATTACHMENTS

Public Works Department	
Parks Equipment	
Multiple Funds	
PW-2303	
Priority To Be Determined By Board	
Ongoing Maintenance Costs	

Additional equipment is needed for the new Ball fields and Community park exclusively. We will not track foreign weeds from other areas of the Town to the ball fields. Attachments for this will include a large mower base, broom for sidewalks, and ballfield groomers.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	N	
Improves quality of existing services	Y	
Provides added capacity to existing services	N	
Addresses Public Health or Safety Need	N	
Reduces Long-Term Operating Costs	Y	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Purchase Price	40,000			-	-			40,000
Contingency	5,000	-	-	-	-			5,000
Total	45,000	-	-	-	-	-	-	45,000
Funding Sources								
General Fund	30,000							30,000
Parks Fund - Impact Fees	15,000							15,000
								-
Total	45,000	-	-	-	-	-	-	45,000

PUBLIC WORKS FACILITY EMERGENCY GENERATOR

Public Work Department

Emergency Generator

General Fund/Water Fund/Wastewater
Funds

PW-2304

Priority To Be Determined By Board

Ongoing Maintenance Costs



This project is for the installation of an emergency generator at the Public Works Facility.

EVALUATION CRITERIA

SATISFY

Identified in Planning
Document or Study

N

Improves quality of
existing services

Y

Provides added capacity
to existing services

Y

Addresses Public Health
or Safety Need

Y

Reduces Long-Term
Operating Costs

N

Alleviates substandard conditions or
deficiencies

Y

Provides Incentive to
Economic Development

Y

Responds to Federal
or State Requirement

N

Eligible for Matching Funds with Limited
Availability

Y

VICINITY MAP



Project Costs/Year

2023

2024

2025

2026

2027

2028

2029

Total

Purchase Price

75,000

-

-

-

75,000

Contingency

25,000

-

-

-

25,000

Total

100,000

-

-

-

-

-

100,000

Funding Sources

General Fund

50,000

50,000

Water Fund - Unrestricted

25,000

25,000

Wastewater Fund - Unrestricted

25,000

25,000

-

Total

100,000

-

-

-

-

-

100,000

Estimated Operating Costs

200

500

500

5,500

500

500

5,500

13,200

PUBLIC WORKS NON POTABLE WATER TANK

Public Works Department

Non Potable Water Tank

Water/Wastewater Fund

PW-2305

Priority To Be Determined By Board

Ongoing Maintenance Costs



This is for the creation of a non-potable water storage tank and pump system. This tank would alleviate the use of potable water when using the jetting truck and street sweeper. It can also be used during Public Works projects.

EVALUATION CRITERIA

SATISFY

Identified in Planning Document or Study	N
Improves quality of existing services	Y
Provides added capacity to existing services	Y
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	Y
Alleviates substandards conditions or deficiencies	Y
Provides Incentive to Economic Development	N
Responds to Federal or State Requirement	N
Eligible for Matching Funds with Limited Availability	N

VICINITY MAP



Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Structure	45,000		-	-	-			45,000
Pump	10,000		-	-	-			10,000
Contingency	15,000		-	-	-			15,000
Total	70,000		-	-	-	-	-	70,000
Funding Sources								
General Fund	17,500							17,500
Water Fund - Unrestricted	17,500							17,500
Wastewater Fund - Unrestricted	17,500							17,500
Stormwater Fund - Unrestricted	17,500							17,500
Total	70,000		-	-	-	-	-	70,000
Estimated Operating Costs	-			2,500	-	2,500		5,000

Dulevo 6000 Street Sweeper

Public Works Department	
Public Works Equipment	
General Fund	
PW-2501	
Priority To Be Determined By Board	
Ongoing Maintenance Costs	

The current street sweeper is nearing 20 years old and the cost benefit ratio for repairing it is coming to an end. This new model will be more efficient, uses less water, and will be EPA compliant. Once the State of Colorado determines we will need a Stormwater discharge permit, street sweeping with an EPA compliant sweeper will be mandated.

EVALUATION CRITERIA	SATISFY	VICINITY MAP 
Identified in Planning Document or Study	N	
Improves quality of existing services	Y	
Provides added capacity to existing services	N	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	Y	
Alleviates substandard conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Purchase Price			300,000	-	-			300,000
Contingency	-	-	-	-	-			-
Total	-	-	300,000	-	-	-	-	300,000
Funding Sources								
General Fund			150,000					150,000
Stormwater Fund - Impact Fees			150,000					150,000
								-
Total	-	-	300,000	-	-	-	-	300,000

GREAT WESTERN TRAIL PROJECT

Community Development	
Community Park/WCR23	
Parks Improvement	
P-2201	
Priority to be determined by Board	
Ongoing Maintenance Costs	

The Great Western Trail is currently unpaved north of WCR70 all the way to where it crosses WCR23 north of Old Town. Staff is looking to pursue trail funding to pave the trail for this 2-mile stretch (map below). If this project is completed and the Severance South Subdivision completes its portion south of WCR70 the trail will be paved through the majority of current Town limits.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	Y	
Eligible for Matching Funds with Limited Availability	Y	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	-		-	15,000	-	-		15,000
Engineering/Planning	-		-	75,000	-	-		75,000
Construction				-	1,400,000	-		1,400,000
Contingency				-	200,000	-		200,000
Total	-	-	-	90,000	1,600,000	-	-	1,690,000
Funding Sources	-	-	-		-	-		
Grant Funding (MPO)					500,000	-		500,000
Parks Fund - Impact Fees	-			90,000	1,100,000	-		1,190,000
Total	-	-	-	90,000	1,600,000	-	-	1,690,000
Estimated Operating Costs	-	-	-		-		-	-

SKATE PARK

Management		
Skate Park Restoration & Expansion		
Parks Fund		
P-2202		
Priority 1		
Ongoing maintenance		

This project is an addition to the existing Lakeview Park skatepark.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	N	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	5,000	-	-	-	-		-	5,000
Restoration	16,500	-	-	-	-			16,500
Expansion	125,000		-	-	-			125,000
Contingency	10,000		-	-	-			10,000
Total	156,500	-	-	-	-	-	-	156,500
Funding Sources								
General Fund	5,000	-						5,000
Parks Fund - Impact Fees	151,500							151,500
Total	156,500	-	-	-	-	-	-	156,500
Estimated Operating Costs	-	-	2,000	-	2,000		2,000	6,000

GREAT LAWN AMPHITHEATER

Management		
Great Lawn Amphitheater		
Parks Fund		
P-2203		
Priority To Be Determined By Board		
Ongoing Maintenance Costs		

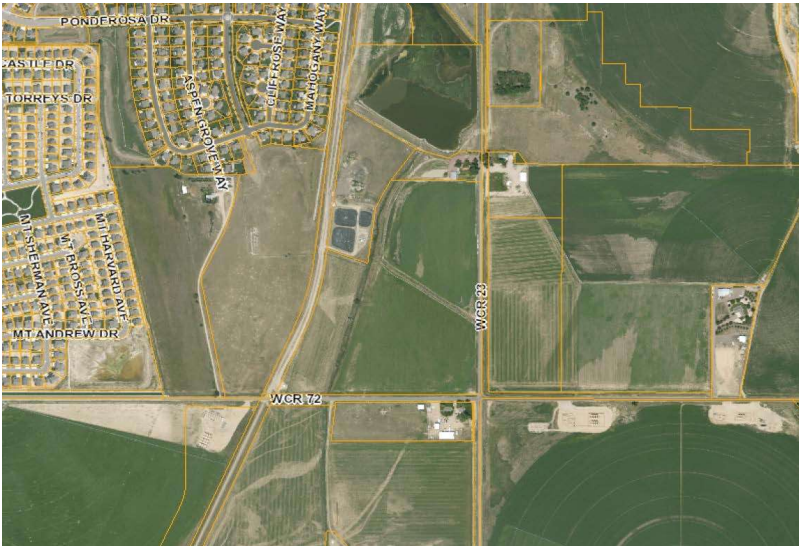
The CU Denver project includes the construction of an amphitheater in the Great Lawn area of the Community Park.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	N	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	N	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	-	5,000		-	-			5,000
Engineering/Planning	-	15,000		-	-			15,000
Construction	-	375,000		-	-			375,000
Contingency		10,000		-	-			10,000
Total	-	405,000	-	-	-	-	-	405,000
Funding Sources								
General Fund	-	5,000						5,000
Parks Fund	-	400,000						400,000
Total	-	405,000	-	-	-	-	-	405,000
Estimated Operating Costs	-	-		5,000		5,000		10,000

BIKE PUMP TRACK	
Management	
Bike Pump Track	
Parks Fund	
P-2204	
Priority to be determined by Board	
Ongoing Maintenance Costs	

Management has investigated a bicycle pump track located within the Community Park. This would be west of the John Law Ditch and would allow for unique recreation adjacent to the Great Western Trail.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	N	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	N	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	N	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	M	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	-		-	-	10,000			10,000
Construction	-		-	-	165,000			165,000
Contingency	-		-	-	15,000			15,000
Total	-	-	-	-	190,000	-	-	190,000
Funding Sources								
Parks Fund - Impact Fees	-	-			190,000			190,000
	-							-
Total	-	-	-	-	190,000	-	-	190,000
Estimated Operating Costs	-	-	-				5,000	5,000

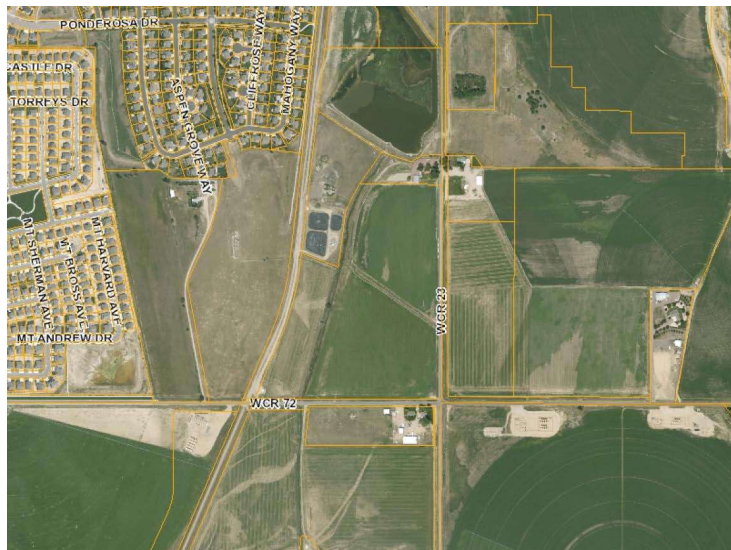
COMMUNITY CENTER

Management	
Community Center	
General Fund/Bonding	
P-2301	
Priority determined by Board	
Ongoing maintenance costs	

The Town is considering two potential sites for a single rec-center in the coming years. There are many variables such as potential public/private partnerships, location, and funding availability. The funds and timeline in this sheet are conceptual and meant as a placeholder as the process moves forward.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	N	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	Y	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	U	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	20,000	-			-	-		20,000
Engineering/Planning	250,000	-			-	-		250,000
Construction	-		30,000,000	10,000,000	-	-	-	40,000,000
Contingency	-			5,000,000	-	-	-	5,000,000
Total	270,000	-	30,000,000	15,000,000	-	-	-	45,270,000
Funding Sources								
General Fund	270,000	-					-	270,000
Bond			30,000,000	15,000,000		-	-	45,000,000
Total	270,000	-	30,000,000	15,000,000	-	-	-	45,270,000
Estimated Operating Costs	-	-	-	-	500,000	500,000	500,000	1,500,000

GREAT WESTERN TRAIL HEAD									
Management									
Great Western Trailhead									
Parks Fund									
P-2501									
Priority To Be Determinind By Board									
Ongoing Maintenance Costs									
EVALUATION CRITERIA	SATISFY	VICINITY MAP							
Identified in Planning Document or Study	N								
Improves quality of existing services	Y								
Provides added capacity to existing services	Y								
Addresses Public Health or Safety Need	N								
Reduces Long-Term Operating Costs	N								
Alleviates substandards conditions or deficiencies	Y								
Provides Incentive to Economic Development	N								
Responds to Federal or State Requirement	N								
Eligible for Matching Funds with Limited Availability	Y								
Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total	
Legal	-		5,000	-	-			5,000	
Engineering/Planning	-		50,000	-	-			50,000	
Construction	-		500,000	-	-			500,000	
Contingency			150,000	-	-			150,000	
Total	-	-	700,000	-	-	-	-	705,000	
Funding Sources									
Parks Fund - Impact Fees	-		605,000					605,000	
Grant Funding	-		100,000					100,000	
Total	-	-	705,000	-	-	-	-	705,000	
Estimated Operating Costs	-	-		5,000		5,000		10,000	

SKATE PARK - PHASE II

Management	
Skate Park Restoration & Expansion	
Parks Fund	
P-2901	
Priority 1	
Ongoing maintenance	

This project is a future addition to the Lakeview Park skatepark that will be expanded in 2023 under project P-2202.

EVALUATION CRITERIA	SATISFY	VICINITY MAP 
Identified in Planning Document or Study	N	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	-	-	-	-	-	-	10,000	10,000
Construction	-	-	-	-	-	-	300,000	300,000
Contingency	-	-	-	-	-	-	30,000	30,000
Total	-	-	-	-	-	-	340,000	340,000
Funding Sources								
General Fund	-	-						-
Parks Fund - Impact Fees	-						340,000	340,000
Total	-	-	-	-	-	-	340,000	340,000
Estimated Operating Costs	-	-		-				-

POLICE STATION RENOVATION

Police Department	
Building Renovation	
General Fund/Impact Fees/Grant	
PD-2301	
Priority To Be Determined By Board	
Ongoing Maintenance Costs	

This project is dependent on the awarding of a DOLA grant, and with impact fees, would provide for the renovation of an existing building into a Police Station.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	N	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	Y	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	Y	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Professional Services	350,000		-	-	-			350,000
Construction	2,242,334		-	-	-			2,242,334
Contingency	400,000		-	-	-			400,000
Total	2,992,334	-	-	-	-	-	-	2,992,334
Funding Sources								
General Fund	952,334							952,334
Facilities Impact Fees	1,100,000							1,100,000
Public Safety Impact Fees	215,000							215,000
DOLA Grant	725,000							725,000
Total	2,992,334		-	-	-	-	-	2,992,334
Estimated Operating Costs	-			5,000	5,000	7,500	7,500	25,000

TRAFFIC SIGNALS (Tailholt Ave and E Harmony)

Community Development	
E Harmony/Tailholt Ave Intersection	
Transportation Fund	
TR-2301	
Priority To Be Determined by Board	
Ongoing Maintenance	

The intersection of Tailholt Ave and E Harmony warrants a stop light in the near term dependent on development approvals. Cooperation with the developer will be included if this moves forward and the budgeted numbers below reflect the intersection geometry being completed by development and the Town installing the actual signal equipment.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	Y	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	-	10,000			-			10,000
Engineering/Planning	-	50,000	75,000		-			125,000
Construction	-	-	580,000		-			580,000
Contingency	-	-	175,000		-			175,000
Total	-	60,000	830,000	-	-	-	-	890,000
Funding Sources								
General Fund	-	60,000						60,000
Transportation Fund - Impact Fees	-	-	830,000					830,000
Total	-	60,000	830,000	-	-	-	-	890,000
Estimated Operating Costs	-	-	-	-	10,000		12,000	22,000

TRAFFIC SIGNALS (WCR23 and E Harmony)

Community Development	
E. Harmony/WCR23 Intersection	
Transportation Fund	
TR-2302	
Priority to be Determined by Board	
Ongoing Maintenance	

The intersection of WCR23/E Harmony is one of the busiest in Town and will require a warrant analysis. Anticipated construction in 2023.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	10,000		-	-	-			10,000
Engineering/Planning	100,000	160,000		-	-			260,000
Construction	-	1,215,000		-	-			1,215,000
Contingency	-	360,000		-	-			360,000
Total	110,000	1,735,000	-	-	-	-	-	1,845,000
Funding Sources								
General Fund	-							-
Transportation Fund - Impact Fees	110,000	1,735,000	-					1,845,000
Total	110,000	1,735,000	-	-	-	-	-	1,845,000
Estimated Operating Costs	-	-	-	10,000		12,000		22,000

GUARDRAILS ON WCR 23

Public Works	
Guardrails	
Transportation Fund	
TR-2303	
Priority to be Determined by Board	
Ongoing Maintenance	

This proposed transportation safety project is to add guardrails in two locations on WCR 23. The proposed location for 2023 would be southbound on WCR 23 along the John Law Reservoir. The second proposed location for 2024 would be both south and northbound on WCR 23 along the waterways south of Belmont Farms Subdivision.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Construction	45,000	185,000		-	-			230,000
Contingency	15,000	25,000		-	-			40,000
Total	60,000	210,000	-	-	-	-	-	270,000
Funding Sources								
General Fund	60,000	210,000						270,000
Transportation Fund			-					-
Total	60,000	210,000	-	-	-	-	-	270,000
Estimated Operating Costs	-	-	10,000		10,000		12,500	32,500

E. HARMONY ROAD PROJECT

Community Development	
E. Harmony Road Project	
Transportation Fund	
TR-2401	
Priority To Be Determined By Board	
Ongoing Maintenance Costs	

The Harmony Project will widen the E Harmony Road Corridor beginning at SH 257 in increments through the Town of Severance. This corridor will match the improvements (in width) that Timnath and Windsor will undertake making the corridor somewhat uniform. Improvements will likely involve state funding and improve capacity and safety along the corridor.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	Y	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal			25,000					
Engineering/Planning	-		250,000	150,000	150,000	-	-	550,000
Construction	-	-		5,000,000	5,000,000		-	10,000,000
Contingency	-	-	-	250,000	250,000	-	-	500,000
Total	-	-	275,000	5,400,000	5,400,000	-	-	11,075,000
Funding Sources								
General Fund			275,000					275,000
Bonding/Financing				4,900,000	4,900,000	-		9,800,000
Grant Funding				500,000	500,000	-		1,000,000
Total		-	275,000	5,400,000	5,400,000	-	-	11,075,000
Estimated Operating Costs	-	-	-	-	-	-	-	-

WCR 21 DOUBLE TURN LANE

Community Development

Double Turn Lane

Transportation Fund

TR-2701

Priority To Be Determined By Board

Ongoing Maintenance



The WCR 21 Double Turn Lane Project will allow for traffic to turn westbound onto E. Harmony Road. The current intersection is one of the busiest in Town. Allowing for a double-turn lane will decrease backups and wait times, which will allow for a safer intersection.

EVALUATION CRITERIA

SATISFY

Identified in Planning Document or Study

Y

Improves quality of existing services

Y

Provides added capacity to existing services

Y

Addresses Public Health or Safety Need

Y

Reduces Long-Term Operating Costs

N

Alleviates substandards conditions or deficiencies

Y

Provides Incentive to Economic Development

N

Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

N

VICINITY MAP



Project Costs/Year

2023

2024

2025

2026

2027

2028

2029

Total

Engineering/Planning

-

-

-

15,000

-

-

15,000

Engineering/Planning

-

-

-

100,000

100,000

-

200,000

Construction

-

-

-

2,400,000

-

2,400,000

Contingency

-

-

-

-

250,000

-

250,000

Total

-

-

-

-

115,000

2,750,000

-

2,865,000

Funding Sources

Transportation Fund - Impact Fees

115,000

2,750,000

-

2,865,000

Total

-

-

-

-

115,000

2,750,000

-

2,865,000

Estimated Operating Costs

-

-

-

-

-

-

WCR 23 PROJECT

Community Development

WCR 23 PROJECT

Transportation Fund

TR-2702

Priority to be determined by Board

Ongoing maintenance



The WCR 23 project is located south of the 4th Ave intersection and will serve as a central corridor in and out of the Town of Severance. It will also service the Hunter Hill, Lakeview, and Tailholt Neighborhoods as well as the Severance Community Park. A future gateway for commercial, this project will improve traffic flows, as well as improve pedestrian connectivity by adding sidewalks, curbs, and gutters.

EVALUATION CRITERIA

SATISFY

VICINITY MAP

Identified in Planning Document or Study

Y

Improves quality of existing services

Y

Provides added capacity to existing services

Y

Addresses Public Health or Safety Need

Y

Reduces Long-Term Operating Costs

N

Alleviates substandards conditions or deficiencies

Y

Provides Incentive to Economic Development

Y

Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

Y



Project Costs/Year

2024

2025

2026

2027

2028

2029

2030

Total

Legal

-

-

-

-

25,000

-

-

25,000

Engineering/Planning

-

-

-

-

350,000

150,000

-

500,000

Construction

-

-

-

-

-

4,500,000

4,500,000

9,000,000

Contingency

-

-

-

-

-

250,000

250,000

500,000

Total

-

-

-

-

350,000

4,900,000

4,750,000

10,000,000

Funding Sources

General Fund

-

-

-

-

-

-

-

-

Transportation Fund - Impact Fees

-

-

-

-

350,000

4,900,000

4,750,000

10,000,000

Total

-

-

-

-

350,000

4,900,000

4,750,000

10,000,000

Estimated Operating Costs

-

-

-

-

-

-

-

-

HWY. 14 AND WCR 23 INTERSECTION

Community Development	
Hwy. 14/WCR 23 Intersection	
Transportation Fund	
TR-3001	
Priority To Be Determined By Board	
Ongoing maintenance	

This project includes the construction of a westbound turn lane and a southbound decel lane to help with the unsafe intersection of WCR23 and Hwy. 14.

EVALUATION CRITERIA	SATISFY	VICINITY MAP 
Identified in Planning Document or Study	N	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	Y	

Project Costs/Year	2028	2029	2030	2031	2032	2033	2034	Total
Legal	-	-		-	15,000	-	-	15,000
Engineering/Planning	-	-		-	150,000	150,000	-	300,000
Construction	-	-		-		2,000,000	-	2,000,000
Contingency	-	-	-	-	-	250,000	-	250,000
Total	-	-	-	-	165,000	2,400,000	-	2,565,000
Funding Sources								
Transportation Fund - Impact Fees					165,000	1,750,000	-	1,915,000
CDOT Grant						650,000	-	650,000
Total		-	-	-	165,000	2,400,000	-	2,565,000
Estimated Operating Costs	-	-	-	-				-

SOUTH WATERLINE LOOP

Management	
Waterline Loop	
Water Fund	
W-2301	
Priority 1	
Redundancy	

This water project will bring redundancy to our water system by completing a southern waterline loop connecting The Overlook to the Tailholt Subdivision. In addition, this project will provide water to the newly installed concession stand and restrooms at the Community Park.

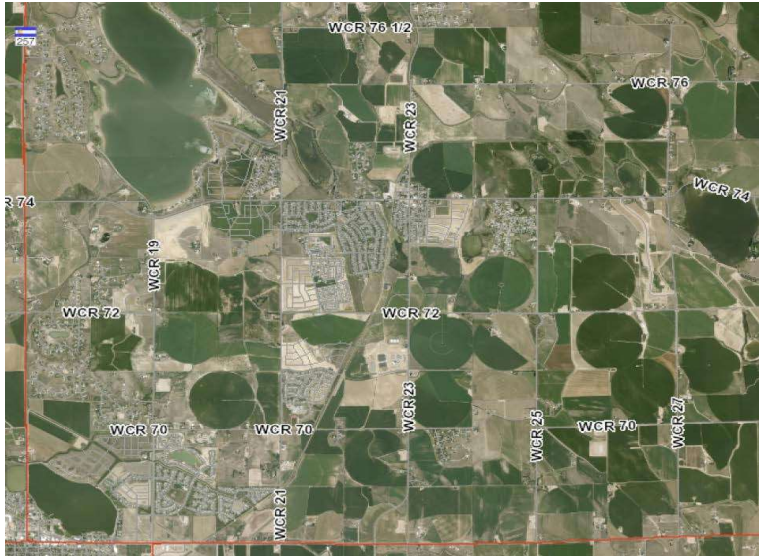
EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandard conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2022	2023	2024	2025	2026	2027	2028	Total
Legal		10,000	-	-	-			10,000
Engineering/Planning		75,000	-	-	-			75,000
Construction		985,000	-	-	-			985,000
Contingency		140,000		-	-			140,000
Total	-	1,210,000	-	-	-	-	-	1,210,000
Funding Sources								
General Fund								-
Water Fund - Impact Fees		1,210,000						1,210,000
Total	-	1,210,000	-	-	-	-	-	1,210,000
Estimated Operating Costs	-						-	-

CITY OF GREELEY EMERGENCY WATER SYSTEM CONNECTION

Management	
Emergency Water Connection	
Water Fund/Bonding	
W-2302	
Priority 1	
Redundancy	

This water project would allow the Town of Severance to construct an emergency water system connection to the City of Greeley's potable water system. This would provide a redundancy connection that would help protect the Town from a severe drought year and additionally protect if there was a disruption in the North Weld County Water District System.

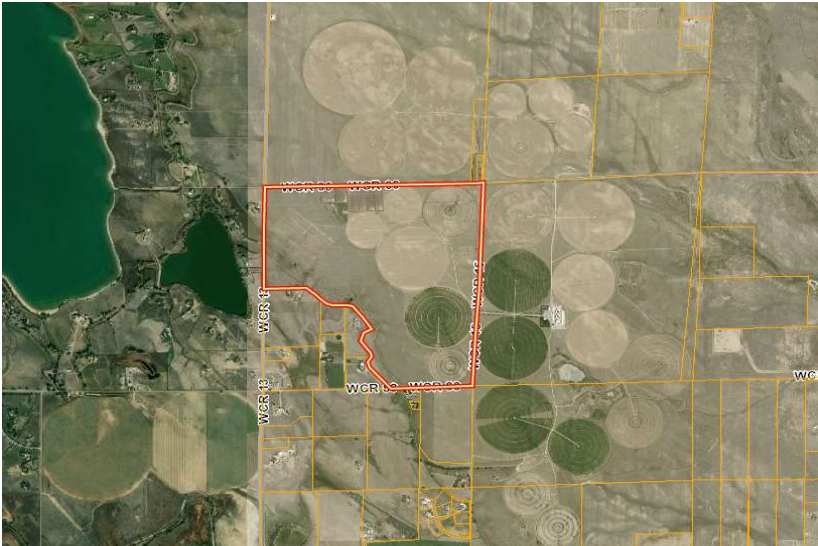
EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	Y	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	25,000		-	-	-			25,000
Engineering/Planning	295,000	117,500	117,500	-	-			530,000
Construction		3,425,000	3,425,000	-	-			6,850,000
Contingency		875,000	875,000	-	-			1,750,000
Total	320,000	4,417,500	4,417,500	-	-	-	-	9,155,000
Funding Sources								
Water Fund	320,000							320,000
Bonding/Loan		4,417,500	4,417,500					8,835,000
Total	320,000	4,417,500	4,417,500	-	-	-	-	9,155,000
Estimated Operating Costs	-		1,500	1,600	1,700	11,800	11,900	28,500

REGIONAL WATER TREATMENT PLANT

Community Development	
Regional Water Treatment Plant	
Water Fund & Bonding	
W-2801	
Priority To Be Determined By Board	
Ongoing Maintenance Costs	

As a part of the Northern Integrated Supply Project (NISP) the Town has partnered with Windsor, Fort Collins Loveland Water District and Eaton on a water treatment facility site located at WCR90 and WCR13. This project will allow each of the participants to become independent of their existing water provider and allow for the additional water that is provided with the NISP project to be treated and devliered to the Town.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	Y	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	Y	
Eligible for Matching Funds with Limited Availability	Y	

Project Costs/Year	2024	2025	2026	2027	2028	2029	2030	Total
Engineering/Planning	-	-	25,000					25,000
Engineering/Planning	-	-	250,000					250,000
Construction	-	-	-	15,000,000	15,000,000			30,000,000
Contingency	-	-	-	250,000	250,000			500,000
Total	-	-	250,000	15,250,000	15,250,000	-	-	30,775,000
Funding Sources								
Bond/Water Fund			275,000	15,250,000	15,250,000			30,775,000
Total		-	275,000	15,250,000	15,250,000	-	-	30,775,000
Estimated Operating Costs								

WASTEWATER TREATMENT FACILITY

Public Works	
Wastewater Treatment Facility	
Wastewater Fund & Bonding	
WW-2201	
Priority To Be Determined By Board	
Ongoing Maintenance Costs	

The construction of a standalone mechanical wastewater treatment facility for the Town of Severance. This facility will allow the Town to be the independent provider for collections and treatment of all wastewater within the Growth Management Area.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	Y	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	Y	
Eligible for Matching Funds with Limited Availability	Y	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal	-		-	15,000				15,000
Engineering/Planning	-		-	250,000	150,000	150,000		550,000
Construction		-	-		20,000,000	20,000,000		40,000,000
Contingency	-	-	-		350,000	350,000		700,000
Total	-	-	-	265,000	20,500,000	20,500,000	-	41,265,000
Funding Sources								
Wastewater Fund - Impact Fees	-			132,500				132,500
Wastewater Fund - Unrestricted				132,500				132,500
Bond		-			20,500,000	20,500,000		41,000,000
Total	-	-	-	265,000	20,500,000	20,500,000	-	41,265,000
Estimated Operating Costs								-

WASTEWATER TREATMENT PLANT DREDGING

Public Works	
Wastewater Treatment Plant	
Wastewater Fund	
WW-2301	
Priority 1	
Rehabilitation	

The lagoons will need to be dredged due to volume capacity issues. This has not been done for five years and will need to be completed in 2023 and again prior to and after the decommissioning of our current wastewater treatment plant.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	N	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	Y	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	Y	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Construction	300000	-	-		1,500,000			1,800,000
Contingency	50,000	-	-					50,000
Total	350,000	-	-	-	1,500,000	-	-	1,850,000
Funding Sources								
General Fund	-							-
Wastewater Fund - Impact Fees	100,000	-			500,000			600,000
Wastewater - Unrestricted	250,000				1,000,000			1,250,000
Total	350,000	-	-	-	1,500,000	-	-	1,850,000
Estimated Operating Costs	-		-	-	-			-

E HARMONY RD & HWY 257 WASTEWATER EXTENSION

Community Development

E Harmony/Hwy. 257 Wastewater

Wastewater Fund

WW-2501

Priority to be determined by Board

Ongoing maintenance costs



This project involves the extension of wastewater trunk line from the Town of Windsor north along the HWY257 Corridor to service the E Harmony Rd and HWY257 intersection as well as other properties along the route.

EVALUATION CRITERIA**SATISFY****VICINITY MAP**

Identified in Planning Document or Study

Y

Improves quality of existing services

Y

Provides added capacity to existing services

Y

Addresses Public Health or Safety Need

Y

Reduces Long-Term Operating Costs

N

Alleviates substandards conditions or deficiencies

N

Provides Incentive to Economic Development

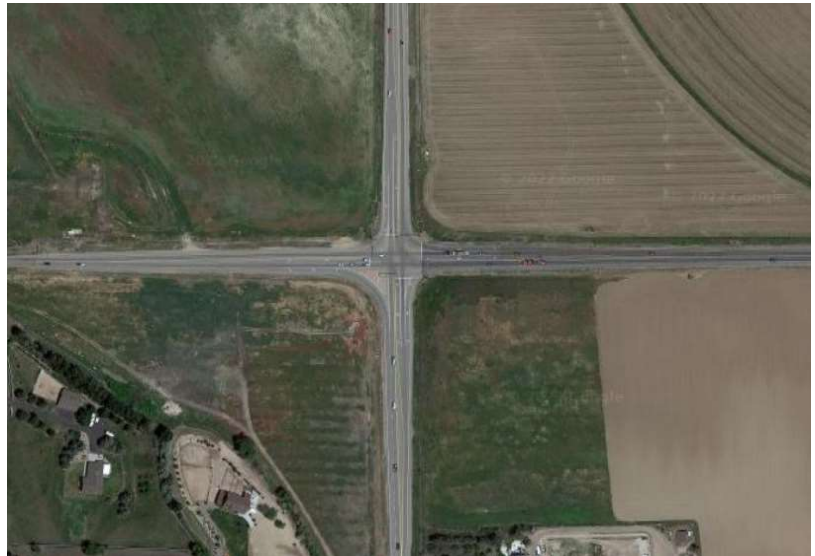
Y

Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

N

**Project Costs/Year****2023****2024****2025****2026****2027****2028****2029****Total**

Legal

-

-

10,000

-

-

10,000

Engineering/Planning

-

-

350,000

150,000

-

500,000

Construction

-

-

-

5,000,000

-

5,000,000

Contingency

-

-

-

-

-

350,000

-

350,000

Total

-

-

-

-

350,000

5,500,000

-

5,850,000

Funding Sources

Wastewater Fund - Impact Fees

175,000

2,750,000

2,925,000

Wastewater - Unrestricted Funds

175,000

2,750,000

2,925,000

Total

-

-

-

350,000

5,500,000

-

5,850,000

Estimated Operating Costs

PAVED PARKING LOT

Mangement	
Paved Parking Lot	
General Fund	
FAC-2023	
Priority To Be Determined By Board	
Ongoing Maintenance Costs	

Paving of the parking lot south of Town Hall to allow additional parking for both the Town Hall and the proposed Severance Library.

EVALUATION CRITERIA

SATISFY

Identified in Planning Document or Study	N
Improves quality of existing services	Y
Provides added capacity to existing services	Y
Addresses Public Health or Safety Need	N
Reduces Long-Term Operating Costs	N
Alleviates substandards conditions or deficiencies	Y
Provides Incentive to Economic Development	N
Responds to Federal or State Requirement	N
Eligible for Matching Funds with Limited Availability	N

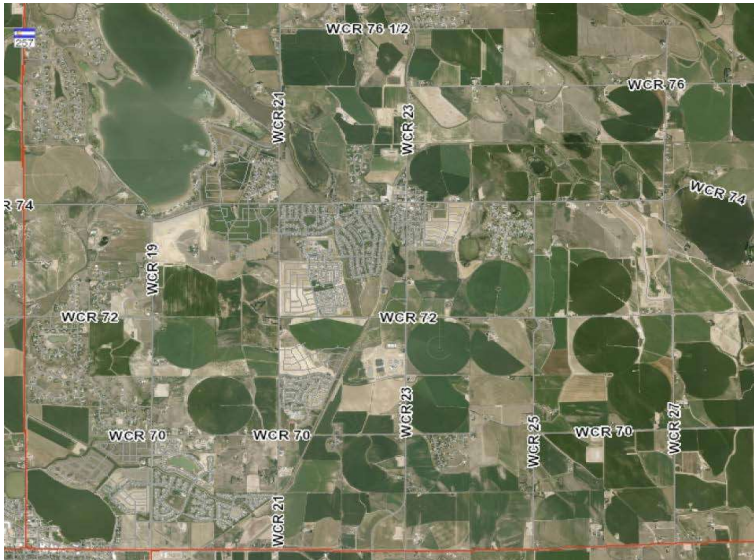
VICINITY MAP



Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Engineering	-	50,000	-	-	-	-	-	50,000
Construction	-	500,000	-	-	-	-	-	500,000
Contingency	-	150,000	-	-	-	-	-	150,000
Total	-	650,000	-	-	-	-	-	650,000
Funding Sources								
General Fund	-	650,000	-	-	-	-	-	650,000
Water Fund								-
Sewer Fund								-
Stormwater Fund								-
Total	-	650,000	-	-	-	-	-	650,000
Estimated Operating Costs	-	-	-	-	-	25,000	-	25,000

FACILITIES CAPITAL MAINTENANCE									
Public Works	FACILITIES CAPITAL MAINTENANCE								
	SUMMARY	2023	2024	2025	2026	2027	2028	2029	10 YR PAGE TOTAL
Town Facilities	Town Hall	185,000	130,000	5,000	-	10,000	100,000	5,000	550,000
	Police Department	-	REMODEL			-	-	-	-
General Fund	Public Works	70,000	25,000	-	-	-	5,000	50,000	275,000
	Historic Town Hall	-	5,000	10,000	15,000	20,000	20,000	-	70,000
PROG-FAC	Vet Clinic Building	-	15,000	30,000	-	-	-	-	100,000
Priority 1	Parks	15,000	75,000	100,000	-	75,000	-	-	265,000
	Water	-	125,000	75,000	-	125,000	-	150,000	660,000
Maintenance of Facilities Infrastructure	Wastewater	95,000	-	-	-	-	-	-	170,000
	TOTAL	365,000	375,000	220,000	15,000	230,000	125,000	205,000	2,090,000

The Town of Severance is responsible for a number of facilities and has developed a 10- Year Facilities Capital Maintenance Plan. This program provides funding for the roof, HVAC, hot water heater, generator, flooring, restrooms, and security replacements at the office buildings, parks, and utility structures.

EVALUATION CRITERIA	SATISFY	VICINITY MAP							
Identified in Planning Document or Study	Y								
Improves quality of existing services	Y								
Provides added capacity to existing services	Y								
Addresses Public Health or Safety Need	Y								
Reduces Long-Term Operating Costs	Y								
Alleviates substandards conditions or deficiencies	Y								
Provides Incentive to Economic Development	N								
Responds to Federal or State Requirement	N								
Eligible for Matching Funds with Limited Availability	N								
Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total	
Proposed Project Cost	365,000	375,000	220,000	15,000	230,000	125,000	205,000	1,535,000	
Contingency	-	-	-	-				-	
Total	365,000	375,000	220,000	15,000	230,000	125,000	205,000	1,535,000	
Funding Sources									
General Fund	235,000	237,500	145,000	15,000	105,000	122,500	30,000	890,000	
Water Fund	14,000	130,000	75,000	-	125,000	1,000	160,000	505,000	
Wastewater Fund	109,000	5,000	-	-	-	1,000	10,000	125,000	
Stormwater Fund	7,000	2,500	-	-	-	500	5,000	15,000	
Total	365,000	375,000	220,000	15,000	230,000	125,000	205,000	1,535,000	

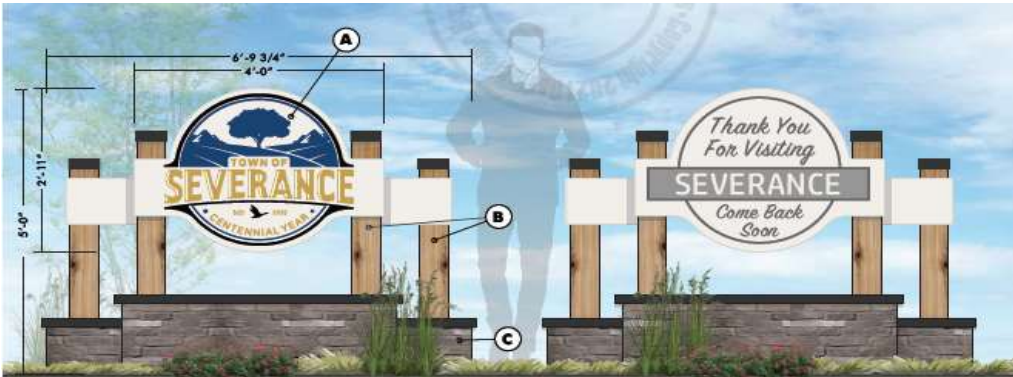
GUN RANGE

Community Development	
Proposed Gun Range	
General Fund	
PROG-CD1	
Priority to be determined by Board	
Ongoing maintenance costs	

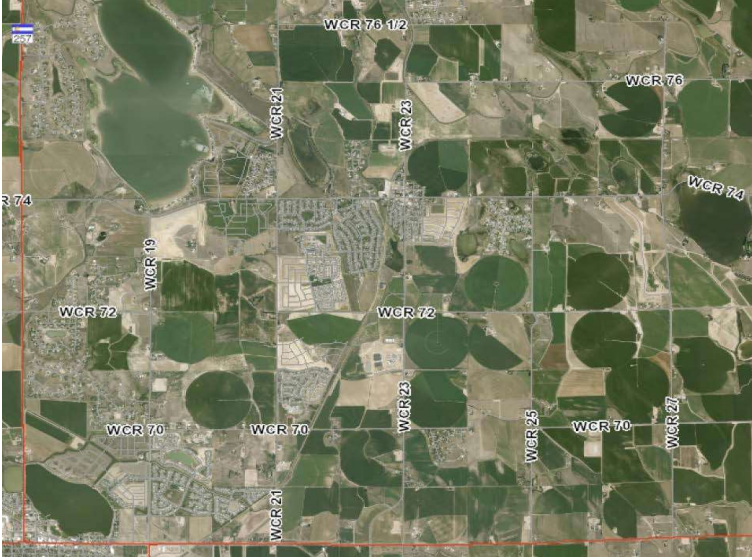
Public gun range site located north of Saddler Ridge.

EVALUATION CRITERIA	SATISFY	VICINITY MAP						
Identified in Planning Document or Study	Y							
Improves quality of existing services	N							
Provides added capacity to existing services	N							
Addresses Public Health or Safety Need	N							
Reduces Long-Term Operating Costs	N							
Alleviates substandards conditions or deficiencies	N							
Provides Incentive to Economic Development	Y							
Responds to Federal or State Requirement	N							
Eligible for Matching Funds with Limited Availability	Y							
Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Legal			10000	-				10,000
Engineering			75000	-				75,000
Construction		-	-	1,000,000		-	-	1,000,000
Contingency		-	-	150,000	-			150,000
Total		-	85,000	1,150,000	-	-	-	1,235,000
Funding Sources								
General Fund			85,000	650,000		-	-	735,000
Grant Funding				500,000				500,000
Total		-	85,000	1,150,000	-	-	-	1,235,000
Estimated Operating Costs		-		-	150,000	150,000	150,000	450,000

TOWN WELCOME SIGNAGE

Community Development	
Welcome Signage	
General Fund	
PROG-CD2	
Priority to be determined by Board	
No Ongoing Maintenance	

Town Staff and Management are proposing updating the Town welcome signage at each entry point of the Town Boundaries. This would be a multiple-year program and would include several different types and sizes of monument signage depending on the entry location.

EVALUATION CRITERIA	SATISFY	VICINITY MAP						
Identified in Planning Document or Study	N							
Improves quality of existing services	Y							
Provides added capacity to existing services	N							
Addresses Public Health or Safety Need	N							
Reduces Long-Term Operating Costs	N							
Alleviates substandards conditions or deficiencies	Y							
Provides Incentive to Economic Development	Y							
Responds to Federal or State Requirement	N							
Eligible for Matching Funds with Limited Availability	N							
Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Construction	100,000	115,000	120,000	125,000		-	-	460,000
Contingency	10,000	10,000	10,000	10,000	-			40,000
Total	110,000	125,000	130,000	135,000	-	-	-	500,000
Funding Sources								
General Fund	110,000	125,000	130,000	135,000		-	-	500,000
								-
Total	110,000	125,000	130,000	135,000	-	-	-	500,000
Estimated Operating Costs		-		-				-

TOWN PARKS IMPROVEMENT PROGRAM

Public Works	
Town Parks	
Parks Funds	
PROG-PARK1	
Priority To Be Determined by Board	
Rehabilitation	

Annual budget item to address maintenance, replacement, and additions to the current Town Parks.

EVALUATION CRITERIA	SATISFY
Identified in Planning Document or Study	Y
Improves quality of existing services	Y
Provides added capacity to existing services	Y
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	Y
Alleviates substandard conditions or deficiencies	Y
Provides Incentive to Economic Development	N
Responds to Federal or State Requirement	N
Eligible for Matching Funds with Limited Availability	Y

VICINITY MAP

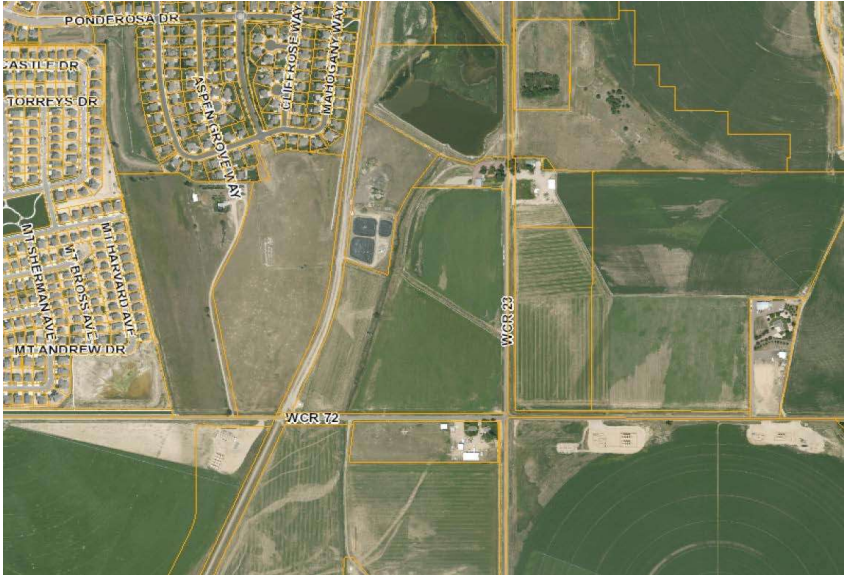


Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Annual Program Cost	50,000	52,500	55,125	57,881	60,775	63,814	67,005	407,100
Contingency	-	-	-	-	-	-	-	-
Total	50,000	52,500	55,125	57,881	60,775	63,814	67,005	407,100
Funding Sources								
General Fund	50,000	52,500	55,125	57,881	60,775	63,814	67,005	407,100
Total	50,000	52,500	55,125	57,881	60,775	63,814	67,005	407,100

LIGHTING OF TOWN PARKS

Public Works	
Town Parks	
General Fund	
PROG-PARK 2	
Priority To Be Determined by Board	
Ongoing maintenance costs	

Pedestrian level lighting throughout the Town-owned parks.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	N	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	N	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2028	Total
Engineering/Planning	-	-	10,000	10,000	10,000			30,000
Construction	-		30,000	35,000	40,000	-	-	105,000
Contingency	-		10,000	10,000	10,000	-	-	30,000
Total	-		50,000	55,000	60,000	-	-	165,000
Funding Sources								
General Fund	-		50,000	55,000	60,000			165,000
Parks Fund	-				-	-	-	-
Total	-	-	50,000	55,000	60,000	-	-	165,000
Estimated Operating Costs	-		1,200	2,400	3,600	3,600	3,600	14,400

LOUP RESERVOIR SYSTEM

Management	
WCR23 and WCR72 (NW)	
Water Fund	
PROG-PARK 3	
Priority to be determined by Board	
Ongoing Maintenance Costs	

Incorporating the Loup Reservoir system into the Town parks network.
Includes potential surface use improvements such as fishing and day use access.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	N	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	N	
Provides Incentive to Economic Development	Y	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	Y	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Engineering/Planning/Legal	-		-	125,000	-			125,000
Water Share Purchase	250,000		-	-	-			250,000
Construction	-	-		-	350,000	500,000		850,000
Contingency	-	-		-	150,000	150,000		300,000
Total	250,000	-	-	125,000	500,000	650,000	-	1,525,000
Funding Sources								
General Fund	-							-
Parks Fund	250,000			125,000	500,000	650,000		1,525,000
Total	250,000	-	-	125,000	500,000	650,000	-	1,525,000
Estimated Operating Costs			-		-			-

TRANSPORTATION REHAB PROGRAM

Public Works

Town Wide

General Fund

PROG-TR1

Priority 1

Rehabilitation



The street improvements funding is to rehab/maintain existing subdivisions within Town.

EVALUATION CRITERIA

SATISFY

Identified in Planning Document or Study

Y

Improves quality of existing services

Y

Provides added capacity to existing services

N

Addresses Public Health or Safety Need

Y

Reduces Long-Term Operating Costs

Y

Alleviates substandards conditions or deficiencies

Y

Provides Incentive to Economic Development

N

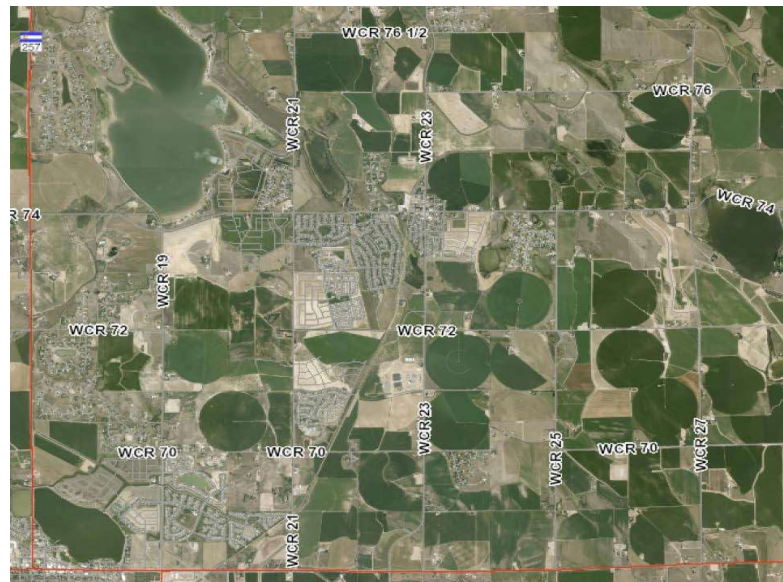
Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

N

VICINITY MAP



Project Costs/Year

2023

2024

2025

2026

2027

2028

2029

Total

Engineering/Planning

-

-

-

-

-

-

-

-

Construction

750,000

750,000

750,000

850,000

850,000

850,000

950,000

5,750,000

Contingency

-

-

-

-

-

-

-

-

Total

750,000

750,000

750,000

850,000

850,000

850,000

950,000

5,750,000

Funding Sources

General Fund

750,000

750,000

Transportation Fund

-

750,000

750,000

850,000

850,000

850,000

950,000

5,000,000

Total

750,000

750,000

750,000

850,000

850,000

850,000

950,000

5,750,000

ADDITIONAL FLOW CAPACITY	
Management	
Town Water District	
Water Fund	
PROG-WATER1	
Priority 1	
No ongoing maintenance	

This program is for the purchase of additional flow capacity from the North Weld County Water District to serve potable water through the Town's infrastructure.

EVALUATION CRITERIA	SATISFY
Identified in Planning Document or Study	Y
Improves quality of existing services	Y
Provides added capacity to existing services	Y
Addresses Public Health or Safety Need	Y
Reduces Long-Term Operating Costs	N
Alleviates substandards conditions or deficiencies	N
Provides Incentive to Economic Development	N
Responds to Federal or State Requirement	N
Eligible for Matching Funds with Limited Availability	N

[illegible]

NISP PROGRAM

Management

Town Water District

Water Fund

PROG-WATER 2

Priority To Be Determined By Board

No ongoing maintenance



The Town of Severance is currently a participant in the Northern Integrated Supply Project (NISP) and is obligated to fund the project through annual payments.

EVALUATION CRITERIA

SATISFY

Identified in Planning Document or Study

Y

Improves quality of existing services

Y

Provides added capacity to existing services

Y

Addresses Public Health or Safety Need

Y

Reduces Long-Term Operating Costs

N

Alleviates substandards conditions or deficiencies

Y

Provides Incentive to Economic Development

N

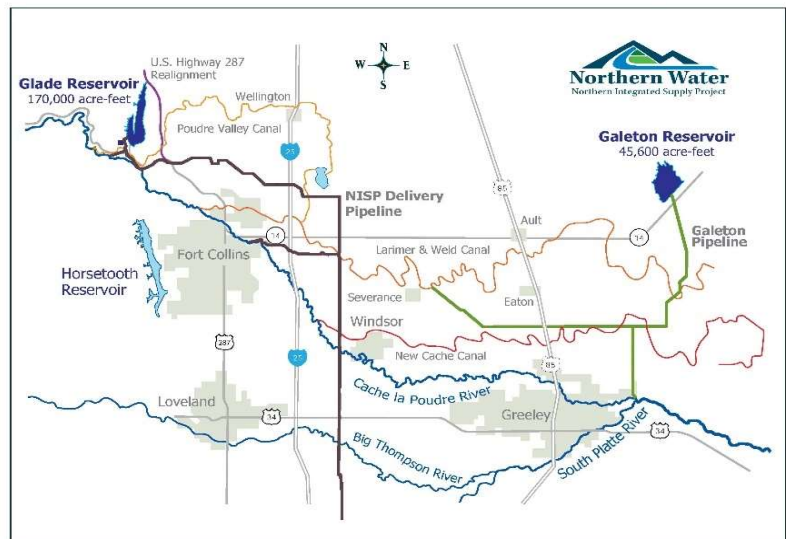
Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

N

VICINITY MAP

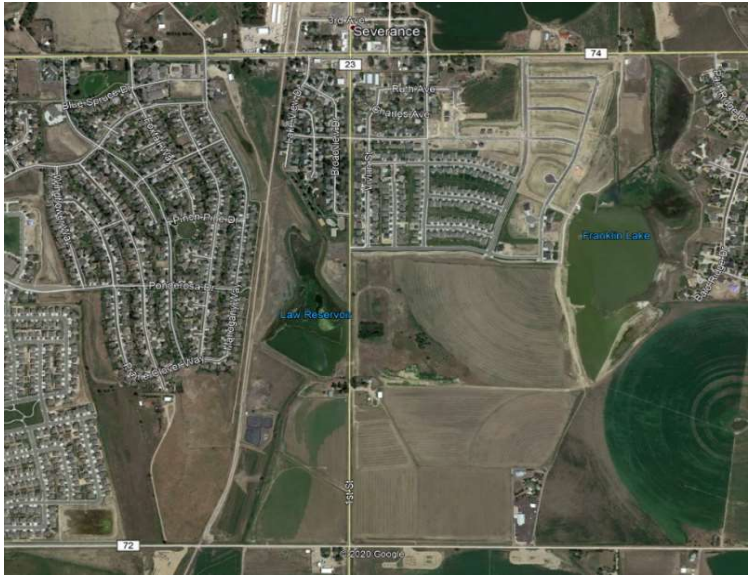


Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Program Budget	1,210,800	1,673,500	1,749,000	1,749,000	1,749,000	3,112,000	3,112,000	14,355,300
Contingency				-	-	-	-	-
Total	1,210,800	1,673,500	1,749,000	1,749,000	1,749,000	3,112,000	3,112,000	14,355,300
Funding Sources								
General Fund								-
Water Fund	1,210,800	1,673,500	-	-	-	-	-	2,884,300
Bonds-Finance			1,749,000	1,749,000	1,749,000	3,112,000	3,112,000	11,471,000
Stormwater Fund								-
Total	1,210,800	1,673,500	1,749,000	1,749,000	1,749,000	3,112,000	3,112,000	14,355,300

WINDSOR PLANT INVESTMENT PROGRAM

Public Works	
Town Wastewater District	
Wastewater Fund	
PROG-WW1	
Priority To Be Determined By Board	
No ongoing maintenace costs	

The Town must purchase additional capacity for wastewater to be treated in the Town of Windsor facility. The purchase is made on an annual basis and determined based on projected growth.

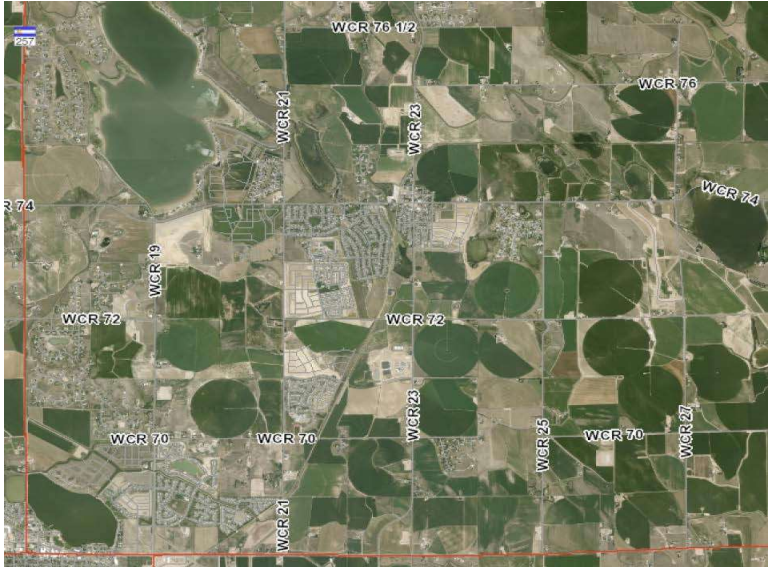
EVALUATION CRITERIA	SATISFY	VICINITY MAP 
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	N	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Program Budget	600,000	600,000	600,000	600,000	-	-	-	2,400,000
Construction	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-
Total	600,000	600,000	600,000	600,000	-	-	-	2,400,000
Funding Sources								
Wastewater Fund - Impact Fees	600,000	600,000	600,000	600,000	-	-	-	2,400,000
Total	600,000	600,000	600,000	600,000	-	-	-	2,400,000

MANHOLE REHABILITATION PROGRAM

Public Works	
Manhole Program	
Wastewater	
PROG-WW2	
Priority to be determined by Board	
Rehabilitation	

Rehabilitation program to repair the older manholes throughout the Town.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	N	
Improves quality of existing services	N	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	Y	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Engineering/Planning	-	-	-	-	-	-	-	-
Construction			50,000	50,000	50,000	50,000	50,000	250,000
Contingency	-	-	-	-	-	-	-	-
Total	-	-	50,000	50,000	50,000	50,000	50,000	250,000
Funding Sources								
General Fund								-
Wastewater Fund - Unrestricted	-	-	50,000	50,000	50,000	50,000	50,000	250,000
Total	-	-	50,000	50,000	50,000	50,000	50,000	250,000

CAPITAL IMPROVEMENT PROGRAM CHANGES				
AFTER COUNCIL RETREAT FOR 09.27.22				
PROJECT NAME	PROJECT	TYPE OF CHANGE	CHANGE IN AMOUNT	DESCRIPTION
PUBLIC WORKS NON POTABLE WATER TANK	PW-2305	PROJECT ADD	70,000	
COMMUNITY CENTER	P-2301	MOVE DESIGN TO 2023	270,000	
COMMUNITY CENTER	P-2301	MOVE DESIGN FROM 2024	(270,000)	
SKATE PARK PHASE II	P-2901	PROJECT ADD	340,000	
NEW WASTEWATER TREATMENT FACILITY	WW- 2201	CHANGE IN FUNDING SOURCE		SPLIT BETWEEN IMPACT FEES AND UNRESTRICTED FUNDS
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301	CHANGE IN FUNDING SOURCE		SPLIT BETWEEN IMPACT FEES AND UNRESTRICTED FUNDS
E HARMONY RD & HWY 257 WASTEWATER EXT.	WW-2501	CHANGE IN FUNDING SOURCE		SPLIT BETWEEN IMPACT FEES AND UNRESTRICTED FUNDS
FORMAT CHANGES ON YEAR DETAIL				
ADDED COLUMNS AND VERBAGE TO CLARIFY RESTRICTED IMPACT FEES VS UNRESTRICTED FUNDS				
ADDED TRANSPORTATION COLUMN FOR POTENTIAL DEDICATED VEHICLE USE TAX OR FEES				

ANTICIPATED 2022 PROJECTS TO CONTINUE IN 2023 - REQUIRE BUDGET REAPPROPRIATION				
PROJECT TITLE	PROJECT	2022 BUDGET	2022 ESTIMATED	2023
	ACTIVITY CODE		EXPENSES	REAPPROPRIATIONS
TRAFFIC SIGNALS (WCR19 and E Harmony)	TR-2201	1,700,000		
TRAFFIC SIGNALS (WCR23 and HWY 392)	TR-2101	1,591,000		
WATER TANK*	W-2101	3,990,000		
*additional \$195,000 to be requested				

TRAFFIC SIGNALS (WCR19 and E Harmony)

Community Development	
E. Harmony/WCR 19 Intersection	
Transportation Fund	
TR-2201	
Priority 1	
Ongoing Maintenance	

Following a traffic signal warrant analysis determining the need for a signal at WCR19/E Harmony, and as directed by the Council, staff will continue to move forward with design and construction.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	N	

Project Costs/Year	2022	2023	2024	2025	2026	2027	2028	Total
Legal	10,000		-	-	-			10,000
Engineering/Planning	90,000		-	-	-			90,000
Construction	1,500,000			-	-			1,500,000
Contingency	100,000			-	-			100,000
Total	1,700,000	-	-	-	-	-	-	1,700,000
Funding Sources								
General Fund								-
Transportation Fund - Impact Fees	1,700,000							1,700,000
Total	1,700,000	-	-	-	-	-	-	1,700,000
Estimated Operating Costs	-		10,000		12,000		15,000	37,000

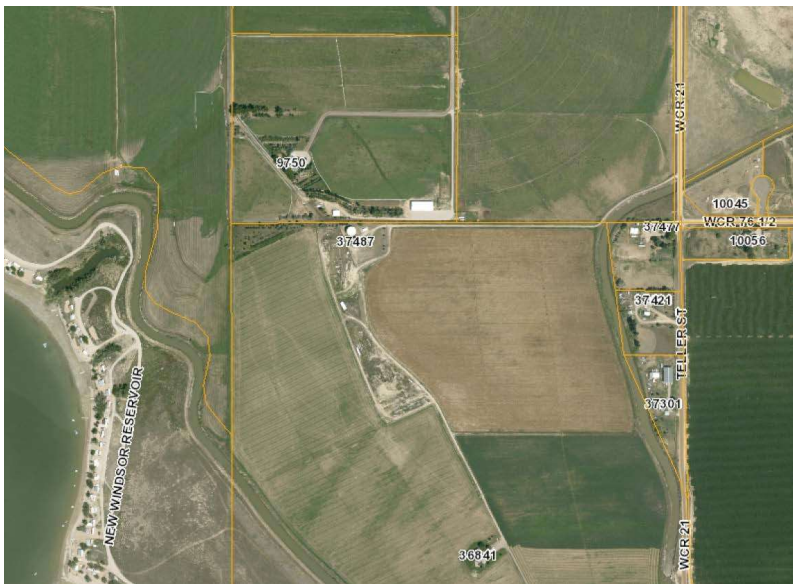
TRAFFIC SIGNALS (WCR23 and HWY 392)

Community Development	
WCR23/HWY392 Intersection	
Transportation Fund	
TR-2101	
Priority 1	
Ongoing Maintenance Cost	

WCR23/HWY392 is one of the busier intersections in Severance and has had a considerable concern from residents on safety. It is located on a State Highway, and the Town is committing money to a joint project between CDOT to complete a traffic signal ahead of the original plans shown in both CDOT documents and the development's traffic study.

EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	Y	
Provides Incentive to Economic Development	N	
Responds to Federal or State Requirement	N	
Eligible for Matching Funds with Limited Availability	Y	

Project Costs/Year	2022	2023	2024	2025	2026	2027	2028	Total
Legal	10,000	-	-	-	-	-		10,000
Engineering/Planning	50,000	-	-	-	-	-		50,000
Construction	1,431,000	-	-	-	-	-		1,431,000
Contingency	100,000	-	-	-	-	-		100,000
Total	1,591,000	-	-	-	-	-	-	1,591,000
Funding Sources								
CDOT Grant Funding	650,000		-			-		650,000
Transportation Fund - Impact Fees	941,000	-	-			-		941,000
Total	1,591,000		-	-	-	-	-	1,591,000
Estimated Operating Costs		-	10,000	-	12,000	-	15,000	37,000

WATER TANK								
Community Development								
Existing Water Tank Location (see vicinity map)								
Water Improvement								
W-2101								
Priority To Be Determined By Board								
Ongoing Maintenance								
Engineering for the water tank began in 2021. ROW acquisition and construcion will be the expenditures in 2022 to complete the project.								
EVALUATION CRITERIA	SATISFY	VICINITY MAP						
Identified in Planning Document or Study	Y							
Improves quality of existing services	Y							
Provides added capacity to existing services	Y							
Addresses Public Health or Safety Need	Y							
Reduces Long-Term Operating Costs	Y							
Alleviates substandards conditions or deficiencies	Y							
Provides Incentive to Economic Development	N							
Responds to Federal or State Requirement	N							
Eligible for Matching Funds with Limited Availability	Y							
Project Costs/Year	2022	2023	2024	2025	2026	2027	2028	Total
Engineering/Planning	90,000	-	-	-	-			90,000
Construction	3,500,000	-	-	-	-			3,500,000
ROW Purchase	50,000	-						50,000
Contingency	350,000	-	-	-	-			350,000
Total	3,990,000	-	-	-	-	-	-	3,990,000
Funding Sources								
General Fund								-
Water Fund	2,357,735	-						2,357,735
ARPA Funds	1,632,265	-						1,632,265
Total	3,990,000	-	-	-	-	-	-	3,990,000
Estimated Operating Costs	-	10,000	-	11,000	-	12,000	-	33,000

ADDITIONAL WATER TANK

Community Development

Addition Water Tank

Water Fund

W-2101

Priority 1

Ongoing Maintenance



Engineering for the water tank began in 2021. Land acquisition and construction will be the expenditures in 2023 and 2024 to complete this project.

EVALUATION CRITERIA

SATISFY

VICINITY MAP

Identified in Planning Document or Study

Y

Improves quality of existing services

Y

Provides added capacity to existing services

Y

Addresses Public Health or Safety Need

Y

Reduces Long-Term Operating Costs

Y

Alleviates substandards conditions or deficiencies

Y

Provides Incentive to Economic Development

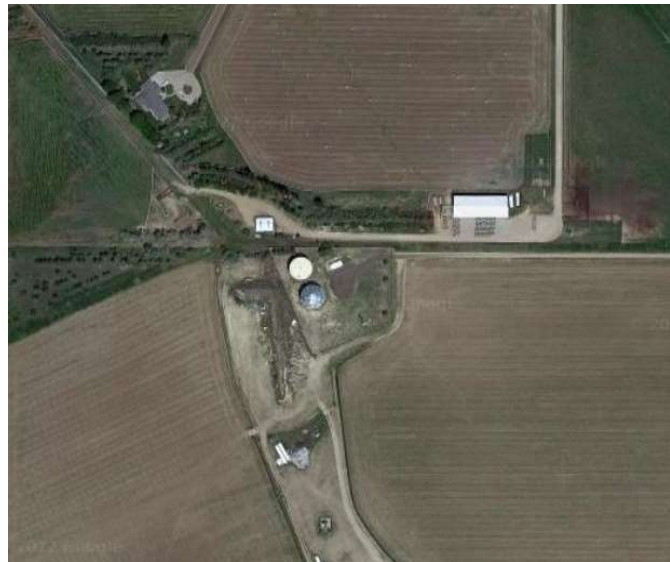
N

Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

Y



Project Costs/Year

2022

2023

2024

2025

2026

2027

2028

Total

Legal

10,000

-

-

-

-

-

-

10,000

Engineering/Planning

90,000

50,000

-

-

-

-

-

140,000

Construction

3,500,000

-

-

-

-

-

3,500,000

Land Acquisition

85,000

-

-

-

-

-

85,000

Contingency

450,000

-

-

-

-

-

450,000

Total

100,000

4,085,000

-

-

-

-

-

4,185,000

Funding Sources

General Fund

-

-

-

-

-

-

-

-

Water Fund - Impact Fees

100,000

2,452,735

-

-

-

-

-

2,552,735

ARPA Funds

1,632,265

-

-

-

-

-

1,632,265

Total

100,000

4,085,000

-

-

-

-

-

4,185,000

Estimated Operating Costs

-

10,000

-

10,000

-

15,000

-

35,000