



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

AGENDA
TOWN COUNCIL REGULAR MEETING 2022-21
Tuesday, November 8, 2022, at 6:00 PM

A. CALL TO ORDER REGULAR MEETING

- 1. Pledge of Allegiance**
- 2. Roll Call**
- 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. 10.25.22 Minutes

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. Council Members Liaisons
- e. Mayor

B. TOWN COUNCIL

1. PUBLIC HEARING

Resolution 2022-47R: A Resolution Adopting a Budget for the Fiscal Year of 2023

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

2. Resolution 2022-48R: A Resolution Levying General Property Taxes for the Year 2023

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

3. Resolution 2022-49R: A Resolution to Appropriating Sums of Money for Various Funds

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

4. Resolution 2022-50R: A Resolution Prescribing Water and Wastewater Rates, Fees, Tolls, and Charges

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

5. Resolution 2022-51R: A Resolution Adopting the Town of Severance Fee Schedule

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

6. Ordinance 2022-26: Ordinance of the Town of Severance Amending the 2021 BHS Solar Annexation

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

7. Resolution 2022-52R: A Resolution Approving the First Amendment of the 2021 BHS Solar Annexation

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

8. PUBLIC HEARING

Resolution 2022-53R: A Resolution for Eligibility of the 2022 BHS Solar Annexation

- Quasi-Judicial
- Staff Presentation: Abdul Barzak, Town Planner

9. Ordinance 2022-27: 2022 BHS Solar Annexation

- Quasi-Judicial
- Staff Presentation: Abdul Barzak, Town Planner

10. Ordinance 2022-28: 2022 BHS Solar Zoning

- Quasi-Judicial
- Staff Presentation: Abdul Barzak, Town Planner

11. Ordinance 2022-29: Parking Requirements (LUAC)

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

12. Ordinance 2022-30: Lighting Requirements (LUAC)

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

13. Resolution 2022-54R: A Resolution Ratifying Clearview Library District Appointments

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

14. Resolution 2022-55R: A Resolution Amending Professional Services Between the Town of Severance and SAFEbuilt

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

C. COUNCIL MEMBER PETITIONS

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

D. ADJOURN

Town Council MEETING

Tuesday, November 8, 2022, 6:00 PM (MDT)

Registration URL

https://us02web.zoom.us/webinar/register/WN_GSL5tq02RNOARXxagWeWpA

The Town of Severance does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. For disabled persons needing reasonable accommodation to attend or participate in a town service, program, public meeting, or activity, call 970-686-1218 at least 72 hours in advance. Disabled access is available from the front entrance of the Town Hall.



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

MINUTES
WORK SESSION & MEETING 2022-20
Tuesday, October 25, 2022, at 6:00 PM

Present:

Mayor:

Matthew Fries

Mayor Pro-tem:

Stephen Gagliardi

Council Members:

Frank Baszler

Dennis 'Zeke' Kane

Dan Meyers

David Bruen

Absent:

Michelle Duda

Audience: Trent Leisy, Susan & Jacob Pault, Janet & Michael Olive, Christina Person

Staff:

Nicholas Wharton, Town Manager

Lindsay Radcliff-Coombes, Deputy Town Manager

Abdul Barzak, Town Planner

Keith Martin, Town Attorney

Mary Lynn Macsalka, Town Attorney-Virtual

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. 2023 Strategic Plan and Amended Code of Conduct and Ethics Policy

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager, Lindsay Radcliff, Deputy Town Manager

Council would like this item to be continued to a retreat meeting with more time allowed for discussion. TBD

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.

MOTION WAS MADE BY Mayor Pro-Tem Gagliardi, seconded by Council Member Meyers to Approve Consent Calendar. All Council Members present voting Yes,

MOTION PASSED

a. 10.11.22 Minutes

b. September Payables

c. September Financials

4. Approval of Agenda

MOTION WAS MADE BY Mayor Pro-Tem Gagliardi, seconded by Council Member Baszler to Approve the Agenda as presented. 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.

Opened at 6:08 pm

1)Janet Olive-2286 Trestle Rd, Ft Collins, 2)Christina Person-8637 CR 84, 3)Trent Leisy-5563 Clarence Dr, 4)Michael Olive-2286 Trestle Rd, Ft Collins, CO

6. Council Member Comments

7. Reports

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

- a. Town Attorney
- b. Town Staff
- c. Town Management
- d. Council Members Liaisons
- e. Mayor

C. TOWN COUNCIL

1. Ordinance 2022-24: Nuisance Ordinance

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

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Bruen to Adopt **Ordinance 2022-24**: An Ordinance of the Town Council of the Town of Severance, Colorado, Repealing, Re-Enacting and Renaming Articles 1 through 3 of Chapter 7 of the Severance Municipal Code to Article 1 "Nuisances and Environment," Article 2 "Abandoned Vehicles" and Article 3 "Solid Waste"; Repealing and Reserving Article 4 of Chapter 7 of the Severance Municipal Code; Amending Chapter 6 of the Severance Municipal Code pertaining to Residential Solicitation; and Repealing in its Entirety Section 11-1-20 "Snow and Ice Removal from Sidewalks" with the addition of the current code 7-4-30(b) to be included in the Ordinance as the Attorney sees fit . All Council Members present voting Yes,

MOTION PASSED

2. Ordinance 2022-25: An Ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 2 of the Severance Municipal Code pertaining to the Planning Commission

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Adopt **Ordinance 2022-25**: An Ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 2 of the Severance Municipal Code pertaining to the Planning Commission and changing Commissioner Hennessy from Alternate to a regular voting member with his term continuing until June 2025. All Council Members present voting Yes,

MOTION PASSED

3. Multi-Family Requirements: Land Use Code

- Discussion
 - Staff Presentation: Abdul Barzak, Town Planner
- Discussion Only

4. Letter of Request by the Saddler Ridge Metro District

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

Discussion only

5. **Victim Assistance Services Intergovernmental Agreement**

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

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Approve Victim Assistance Services Intergovernmental Agreement. All Council Members present voting Yes,

MOTION PASSED

6. **Resolution 2022-45R: A resolution of the town council of the Town of Severance, Colorado, approving an intergovernmental agreement between the Town of Severance and the Colorado Department of Transportation pertaining to the CO 392 at WCR 23 intersection signalization project**

- Legislative
- Staff Presentation: Abdul Barzak, Town Planner

MOTION WAS MADE BY Council Member Bruen, seconded by Council Member Kane to Approve **Resolution 2022-45R**: A Resolution of the Town Council of the Town of Severance, Colorado, approving an Intergovernmental Agreement between the Town of Severance and the Colorado Department of Transportation pertaining to the CO 392 at WCR 23 Intersection Signalization Project and authorize the Town Manager to sign and manage. All Council Members present voting Yes,

MOTION PASSED

7. **Resolution 2022-46R: A resolution of the Town Council of the Town of Severance, Colorado, providing of additional appropriations in fiscal year 2022 for grant revenue and the expenditure of that revenue**

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

MOTION WAS MADE BY Council Member Kane, seconded by Mayor Pro-Tem Gagliardi to Approve **Resolution 2022-46R**: A Resolution of the Town Council of the Town of Severance, Colorado, Providing of Additional Appropriations in Fiscal Year 2022 for Grant Revenue and the Expenditure of that Revenue. All Council Members present voting Yes,

MOTION PASSED

D. **COUNCIL MEMBER PETITIONS**

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

E. **ADJOURN**

8:09 pm



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING Resolution 2022-47R: A Resolution Adopting a Budget for the Fiscal Year of 2023	Nancy Mueller, Finance Director	Nancy Mueller, CPA and Nicholas Wharton, MPA
ACTION REQUESTED		
The Finance Director and Management ask that the Town Council review and discuss the proposed 2022 Final Budget, and take action on Resolution 2022-47R. - Proposed Action: - Move to Approve Resolution 2022-47R - Take No Action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Finance Director and Management request that the Town Council review, discuss, and take action on the proposed 2023 Budget by approving Resolution 2022-47R.		
PUBLIC SUPPORT/CONCERN		
There have been several letters sent regarding the proposed CIP Project Prog-CD1 Gun Range.		
ANALYSIS AND RECOMMENDATION		
The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2022-47R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: - Proposed Gun Range Emails and Letters Received - NOTICE AS TO PH for PROPOSED BUDGET for 2023 2023 OPERATING BUDGET CHANGES 2023 NON-OPERATING BUDGET CHANGES TRACKING SHEET 2023 CIP CHANGES TRACKING SHEET 2022-2023 SIGNIFICANT BUDGET CHANGES 2022 - 47R Resolution to Adopt Budget 2023 Final Budget		

Nicholas Wharton

From: Will J <WILLJCOLO@msn.com>
Sent: Sunday, September 25, 2022 10:02 AM
To: Nicholas Wharton
Cc: Will J; mfreeman@weldgov.com; smoreno@weldgov.com; pbuck@weldgov.com
Subject: Severance Gun Range Public Comment

Mr. Wharton,

First and foremost thank you again for your time and quick response to emails, even while out of the office. I truly appreciate it! With that said, I request that this email gets read into public comment in response to the towns 2023 CIP and planned gun range north of County Road 84 and west of County Road 19.

I would like to start off by applauding the Town Board and Severance staff for the recent adjustments to the proposed 2023 CIP and prioritization of a community/ recreation center. It is my opinion that this will play an important role in the lives of Severance residents for years to come. With that said, I am still disheartened to see that the design and construction of a public or membership only gun range within such close proximity of my home and others is still within your 10 year CIP. As an avid hunter and gun owner, please note that I do not dislike guns and am supportive of those who use their own property to shoot; however, as you can imagine the thought of a public or membership only gun range within a mile of my home is very concerning. Even more concerning is that the gun range being considered is within 1,000-1,500 feet of newly constructed homes in unincorporated Weld County. I am concerned for the obvious safety reasons but also the negative effect this project will have on my family and others. We didn't build our planned forever home with the desire to be around a gun range and I am sure others are in the same boat. Please think about the impact that the approval of this project in the CIP will have on not only your constituents families (i.e., Bridal Hill) but also others whose live will proximity of this proposed gun range. How would you feel if this was happening near your home? If you had livestock and horses, like many of us do, what would your concerns be? What would you do? I would ask that the Town Board ask themselves these questions as they consider the approval of the CIP budget.

Beyond the quality of life negative impacts noted above, it is my opinion it will also have an negative impact on the towns operating and capital budget. Any government service is always subsidized and if approved this project will limit your communities ability to provide truly impactful services to its residents. As such, I would suggest that you ask staff to take a deep dive into how much funding you should be putting into your current assets (i.e. pavements, stormwater, facilities, water and sewer, etc.) as I guarantee it is not enough. It never is. Take the time to survey your residents on what they really want as amenities IN their community, not through a flagpole annexation at the outskirts of Severance's Growth Management Area (GMA). As such I would ask that you completely remove the gun range project from your 10 year CIP all together.

Thank you for your time and consideration,

Will Jones
County Road 84

cc
Commissioner Moreno
Commissioner Buck
Commissioner Freeman

We are asking that this correspondence be read into the record at the Town Meeting taking place on September 27, 2022.

Our names are Paul and Kenda Bruck and we own our home at 7415 Serenity View Way which is located off of County Road 84. We have prior obligations that make it unable for us to be at the meeting tonight but thank you for the opportunity to share and have recorded our option about the proposed gun range.

We strongly oppose the idea of a gun range being built so close to our home and the homes of our neighbors. It's not that we don't support gun ownership or having gun ranges, it's the fact that it is proposed to be built so close to an existing residential area. This is not a typical land improvement that one might think to have built so close to homes. But instead built in a more remote area. Having a gun range within such a short distance from residential homes would also decrease property values for our homes.

We are concerned about the amount of noise that will be created from the gun range. Gunshot sounds can travel anywhere from 1 to 2 miles but during certain conditions further. We are aware of such noise during duck and goose season. We have fields that are used for such sport located 2 ½ miles west of us and on fall mornings during these seasons we can clearly hear multiple rounds of gun fire. A gun range has no season and gun noise would be heard throughout the year.

The increase of traffic on county road 84 is also concerning. County Road 84 cannot be properly maintained with the current traffic levels. The conditions that currently exist, excessive amounts of washboards, pot holes and dust, would only be made worse from increased traffic. And as far as we are aware there is not any proposed improvements, ie paving or the application of mag chloride, to help maintain or improve the condition and safety of County Road 84.

Lastly, we believe the residents of Severance would be better served by using the funds it would take to build and upkeep a gun range to instead be used on a new recreation center. The recreation center we believe would play a much more important role in the lives of Severance residents than a gun range. The recreation center would be utilized by a wider range of residences and help build community relationships.

Thank you again for the opportunity to share our concerns about the negative effects a gun range would have on our neighborhood and surrounding area.

Paul and Kenda Bruck

Dear Town of Severance,

I am ***strongly opposed to the proposed outdoor gun range*** near the Bridle Hill Saddler Ridge subdivision where I am a resident. Our family own guns and believes in proper gun safety and responsibilities, however an outdoor gun range should not be placed *less than 5 miles from a residential area*. Due to this proposal, I am concerned for the physical safety and mental health of my residential community, my children, and especially the mental health of my husband. My husband served 13 years in the Marines and has PTSD regarding loud sounds, especially the sound of gunfire when it is not expected. I am aware of other retired military in our neighborhood that also have PTSD regarding the sound of gunfire. The mental health of our local families should be of the upmost priority for nurturing a stable community. In addition to the emotional consequences, an outdoor gun range has severe physical safety concerns. With science showing a bullet can travel up to 5 miles, an outdoor gun range should ***not be allowed*** within a 5 mile radius of residents.

Please see the below images showing that the proposed outdoor gun range is 0.58 miles from my house. I have provided the image with their proposed map in addition to the distance calculated on MapMyRun which has the ability to calculate direct distances without a physical road.

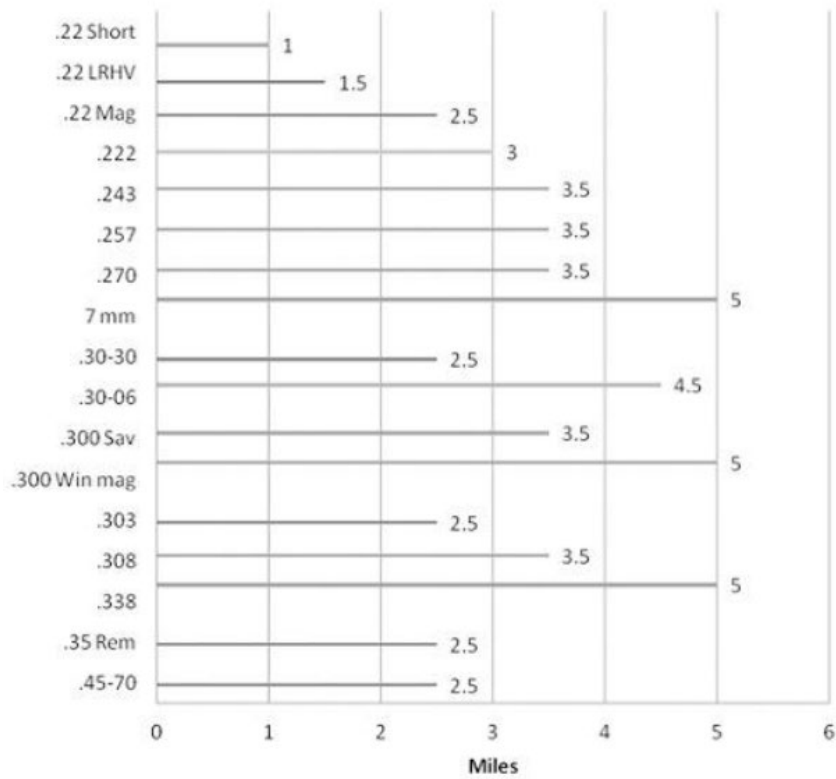
As individuals who represent the Town of Severance, it is your responsibility to keep the community safe by not allowing businesses with severe risks, such as an outdoor gun range, to be placed too close to families. Please take the time to consider the ramifications of your decisions today and how severely it can effect the mental and physical health of the residents of Severance.

Thank you for your time, I am hopeful that you will make a decision based with science and compassion for our children, families and entire community's wellbeing.

Sincerely,

Kati Thompson
2665 Cutter Drive
Severance, CO
970-481-7906

How far can a bullet travel?



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	

FORT COLLINS ROUTE ...

DISTANCE
0.58 mi

Help ?

Controls

Search location

PREFERENCES



Avoid Highways



DISPLAY

Show Distance Markers



Show Elevation



Directions

SAVE ROUTE

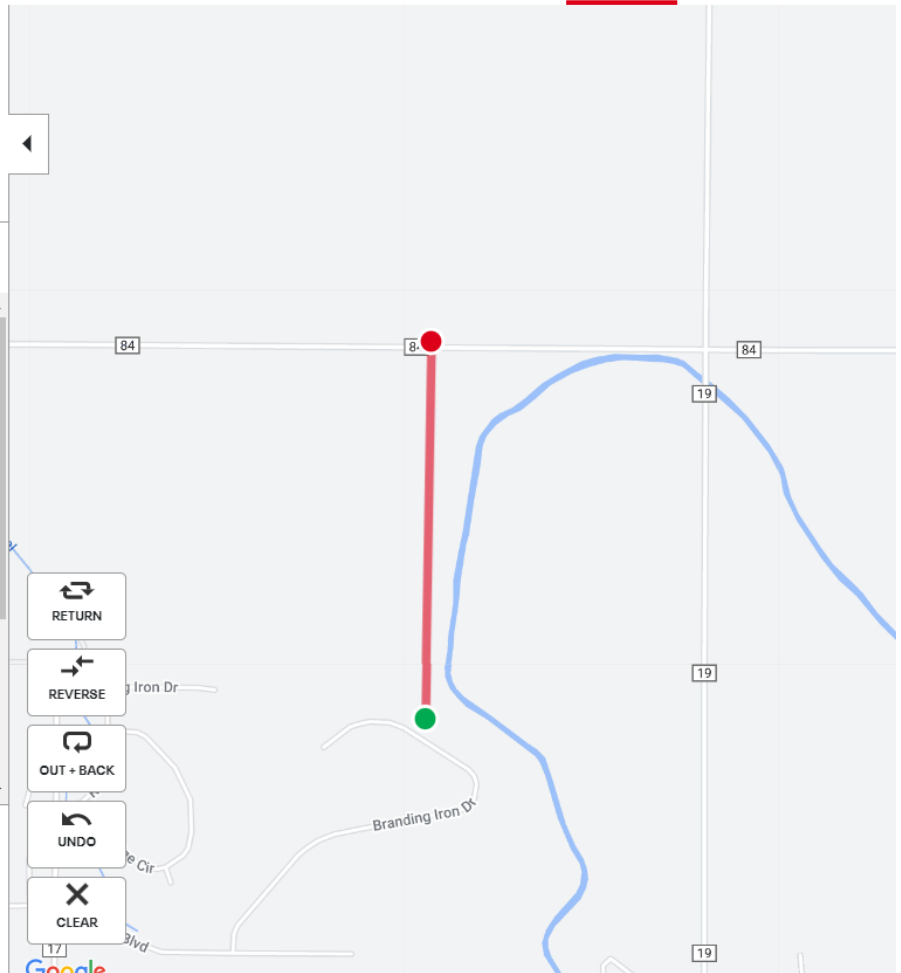
RETURN

REVERSE

OUT + BACK

UNDO

CLEAR



From: [Nitzanah C](#)
To: [Nicholas Wharton](#)
Subject: Proposition of outdoor gun range
Date: Tuesday, September 27, 2022 2:54:45 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender nitzanah@gmail.com

Dear Town of Severance,

I am writing to express my strong opposition to the proposed gun range in severance.

My family comes from a long line of gun owners and military servicemen. We value the ability to safely shoot our guns and teach our children gun safety. We frequent gun ranges and enjoy the business that provide that opportunity.

However, this proposed gun range is less than 0.60 miles from our home at the Bridle Hill Saddler Ridge Subdivision. Safety practices dictate that an outdoor gun range **should not be within 5 miles of a residential area**. This proposed location is too close to our homes to be considered safe and creates significant concern for the physical and mental well-being of my family and our fellow neighbors. It is simply too close to be safe, both from stray bullets and the subsequent noise that comes with it.

My husband, along with other many families in our community, is an Army veteran with PTSD who does not easily tolerate unexpected noises. The persistent onslaught of uncontrolled, unexpected gun fire would cause undue stress and mental suffering for him, myself, and our fellow neighbors. The peaceful and safe location of our home is the exact reason why we chose to move out of Windsor and into Severance. The constant worry of a stray bullet striking one of us would be a persistent cause of worry, anxiety, and fear. We are entitled to be able to live in our home without these deadly concerns.

As those who were chosen to represent the Town of Severance, I ask that you carefully consider this decision and the significant risks it will bring to our families. As Severance continues to grow, business of all types will bring value to our wonderful town. But strategic zoning and placement is required to ensure the happiness, well-being, and most of all, the safety of all residents.

Thank you for your time. I am hopeful that you will carefully consider the ramifications that this proposal will have on our entire community's wellbeing and vote no on this measure.

Sincerely,
Destiny Crum
2546 Branding Iron Dr
Severance, CO 80524
281-744-4386

From: [Joanie Frantz](#)
To: [Nicholas Wharton](#)
Cc: [Will J](#)
Subject: Gun Range Proposal
Date: Tuesday, September 27, 2022 3:34:35 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender jfrantz8888@gmail.com

Hi Nicholas,

I would like this email to be read at the meeting tonight in regards to the Proposed Gun Range issue:

I have lived on my farm near CR 15 and 84 since 2004 and have watched the area grow over the years. In spite of the growth, this area has been predominantly Ag and farmland. There are many people who have and raise livestock, horses and Poultry. In many ways this area is exactly what Weld County represents - families with long histories in the area, most grow various crops and raise livestock. We have recently welcomed some more residential type neighbors to the area as well.

The area where the gun range has been proposed is just over the hill from many of us, and it raises a number of concerns regarding safety and the volume of gunfire that would occur throughout the day. A constant barrage of noise will affect not only our own sanity, but that of the livestock as well. Stressed animals don't produce nearly as well as healthy ones.

Considering the vast amount of land further east that could easily host a gun range without having to affect nearly as many people, this is a poor location for such a thing. I understand the land was gifted to Severance, but there has to be a better use for such an area. On behalf of many of the people in this area, please reconsider this proposal. We are concerned for how it will negatively affect our farming and livestock and are asking you to please reconsider. Weld county has long been proud to support Ag and farmers and we are asking you to show that support now.

Joanie Frantz
Local Farm Owner Since 2004

From: [Rhonda](#)
To: [Nicholas Wharton](#)
Subject: Gun Range on County Road 19
Date: Tuesday, September 27, 2022 4:57:16 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender rkdonahue@hotmail.com

This email is from Tom and Rhonda Donahue, 8132 County Road 86, Fort Collins. This proposed nuisance (on many levels) will directly affect our quiet existence in the country and our property values. You need to concentrate Severance's resident's tax dollars on projects that directly benefit them, such as the proposed rec center, not a gun range 10 miles from town. We moved out here to get away from this very situation, and don't need towns meddling where they aren't wanted.

Tom and Rhonda Donahue
970-217-5451
Sent from my iPad

From: [Bob Christie](#)
To: [Nicholas Wharton](#)
Cc: mfreeman@weldgov.com; smoreno@weldgov.com; pbuck@weldgov.com
Subject: Gun Range Proposal
Date: Tuesday, September 27, 2022 5:50:37 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender photogeist@aol.com

Mr. Wharton,

Thank you for taking the time to respond to emails regarding this very important issue. I would appreciate if this email would be read into public comment at the meeting tonight in response to the Proposed Gun Range.

While we are disappointed that a gun range is being considered so close to our property and surrounding homes, we appreciate the Town Board being willing to listen to our concerns.

My wife and I support individual rights for the ownership and use of firearms. However, having a public or membership required gun range over the hill from our home will have a negative impact. This is becoming a highly populated area and the gun range will not be appropriate, or safe, for current and future home owners. Constant gun fire will have a negative impact on the wellbeing of the children and animals in the homes and on the farms in the area surrounding the proposed gun range.

If this were your neighborhood, would you want a gun range in this close of proximity to your family? Or would you prefer to support efforts such as the construction of a community/recreation center in partnership with the YMCA?

We are strongly against the approval of this gun range and appreciate that you are taking our concerns into consideration.

Sincerely,
Bob and Lisa Christie
County Road 15

From: [Christina Person](#)
To: [Matthew Fries](#); [Nicholas Wharton](#)
Subject: Gun Range
Date: Thursday, September 29, 2022 11:19:05 AM

Hello Mr. Fries and Mr. Wharton

I wanted to reach out about the supposed gun range going up right behind our property.

First of all, the fact that you have not approached all the homes and residents that completely surround the proposed property is honestly completely disrespectful and makes us feel like you don't care about the huge impact you are planning to bring to our lives. You also did not take public comment at the recent meeting and the section that states 'concerns' says 'none at this time', which is honestly a complete lie. There are several concerns and you are refusing to listen to the people that this directly affects.

We have been gathering information from neighbors and those able to attend town meetings and I was just sent a proposed plan of the range and I have several points I'd like to discuss with you and again, since this directly impacts my life, my home, my daughter, and my livestock, I expect an answer or to be able to meet with you both in-person soon.

First, you are showing access off CR84 and we were aware this was the access to that property when we bought our land. It says 'controlled access' so what is that? This is the access to my home and our neighbor also has access here. Where is this 'controlled access'? How will that affect us? We have horses and bring them out in a large trailer from this area often, what will this design be? We will have to have plenty of room to continue doing that without being impeded by your gun range traffic. Why don't you access this off CR 19 where it won't impact the homes directly next to this?

What does the perimeter fence look like? I have horses and cows turned out to pasture (as do the people directly to the North of this, where you will be shooting at) so how tall is this? Is this a wall? Is that a flimsy nothing fence? Will I be on my back property and be face to face with the people shooting from the range? Will my horses and the cattle we plan to house on the northside of our property be safe from the people using the range and the fence be tall enough to protect them? Our property butts into this so I am very concerned of the increased traffic this will cause.

You have Trap/Skeet/Sporting Clays listed directly behind our property so there will be guns being discharged, how will you 100% ensure that the bullets will go in that direction? How will you guarantee the safety of my daughter when she is on our property riding her horses? Will there be staff on hand with those using the range at all times?

Will there be access at night? Will there be lighting that will impact our property?

Will just Town of Severance residents be able to use this? Will this

be open to anyone?

I have also reached out to Sherriff Reams and will begin dialoguing on safety concerns we have as we are in unincorporated Weld County so have you or your police chief discussed this with him yet? Have you reviewed safety measures with him?

I take it you will annex CR 84 in front of our property. How will you maintain it? I had the incredible misfortune to speak with John Zacklene of your Public Works department yesterday (I say misfortune because he was very rude and very curt to me and I did not appreciate that he talked so down to me so please have a discussion with him about his customer services abilities) as I was told you are also in charge of CR 19 at HWY 14 and asked why no one was grading it or caring for it at all and he basically said you didn't have the resources to care for the road. So are you going to take care of all these roads you keep annexing or am I going to be treated like I was yesterday by John and basically be told 'tough we don't have the resources'.

I am hoping you are taking this seriously because this is serious to the homeowners around it so I have to ask, how on earth can you possibly put this around so many homes? Why not build this further out where no homes or livestock would be impacted?

The fact that you have shown absolutely no respect to us in any of this is speaking volumes with how you run the Town of Severance and you should honestly be ashamed. Unless you start listening and communicating and working with those of us impacted by this, I imagine this will just become harder and harder for you to be able to actually do this project.

Please reach out to me at my contact info below so we can further discuss, please have the respect to not just delete this message but to begin dialoguing with us since you are trying to disrupt our lives permanently.

Thank you for your time and attention to this matter.

Sincerely,

--

Christina Person, RN MSN
8637 County Road 84
Fort Collins, CO 80524
cperson3434@gmail.com
(970) 988-8870

From: [Matthew Fries](#)
To: [Nicholas Wharton](#); [Lindsay Radcliff Coombes](#)
Subject: Fwd: Support for gun range
Date: Thursday, September 29, 2022 11:12:16 AM

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From: Russ Sporleder <redelrops@hotmail.com>
Sent: Thursday, September 29, 2022 9:39:11 AM
To: Matthew Fries <matthew.fries@townofseverance.org>
Subject: Support for gun range

I just thought I would reach out and let you know I support the plan for the proposed gun range and think it would be a great and much needed addition to the community.

I'm not actually a Severance resident, I live at the Ridge at Harmony, so technically Windsor but would definitely appreciate having a place close by to shoot and teach my kids shooting and gun safety.

I only learned of this proposal through a Facebook post of people opposing it and encouraging others to email you. Their arguments against featured such gems as "What if a horse or dog wandered on to the range!?" and "If you need a place to shoot so bad just buy your own property somewhere out East". But even in a targeted post there has been more push back from people saying it would be nice to have a place closer to shoot than the other way around. So just know if you seem to get a lot of opposition emails today, this is why and that they are just a loud minority. Thank you for your time

Sincerely,

Russell Sporleder

From: [Peggy Johnson](#)
To: [Nicholas Wharton](#)
Subject: Gun Range
Date: Thursday, September 29, 2022 3:46:42 PM

Hi Nick,

I wanted to attend the meeting on 9-27-22 but was unable to attend due to conflicting dates.

I am VERY against a gun range on County Road 19 & 84.

There are too many houses that are too close to the proposed gun range (a bullet travels a long way). I think it's an accident waiting to happen. It's very disheartening to think that town board members would put a gun range in someone else's backyard while they live in their quiet neighborhood.

Why not just sell the property and put up an inside gun range close to the Town of Severance that would be used by lots of people that live in Severance and people that live outside of Severance?

I'M very excited about the Rec Center. Myself and our grandchildren, who live in Severance, will definitely take advantage of the Recreation Center!

Thankyou for keeping us informed.

David & Peggy Johnson
7686 Carlson Court
Fort Collins, Co 80524
970-218-9102

--

David & Peggy Johnson

Karina Gomez

From: Leah Vanarsdall
Sent: Tuesday, October 4, 2022 9:15 AM
To: Karina Gomez
Subject: RE: [Severance, CO] Gun Range (Sent by Larry Moore, prairietrailcattle@hotmail.com)

From: Contact form at Severance, CO <cmsmailer@civicplus.com>
Sent: Monday, October 3, 2022 2:15:20 PM
To: Matthew Fries <matthew.fries@townofseverance.org>
Subject: [Severance, CO] Gun Range (Sent by Larry Moore, prairietrailcattle@hotmail.com)

Hello mfries,

Larry Moore (prairietrailcattle@hotmail.com) has sent you a message via your contact form (<https://www.townofseverance.org/user/116/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/116/edit>.

Message:

Mr. Fries, I own the property across WCR 84 (8504 WCR 84 Fort Collins) from the proposed Gun Range. I had a contract on a lot on my property but as of today they are terminating the contract because of the proposed Gun Range. I spoke at your March meeting about my concern how it would effect my property value. Well now it has. I request that you terminate the proposed Gun Range.

Larry Moore

From: [Christina Ferris](#)
To: [Nicholas Wharton](#)
Subject: Gun range
Date: Thursday, October 20, 2022 12:22:27 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender christinaferris52@yahoo.com

Hi Nicholas. I am writing you about the proposed shooting range in severance. My family is super excited about the prospect of having an outdoor shooting range that is close. We just wanted to let you know that we are in support of this project!

Thank you!

-Christina Nelson

[Sent from Yahoo Mail for iPhone](#)

Our names are Paul and Kenda Bruck and we own our home at 7415 Serenity View Way which is located off of County Road 84, just less than a mile east of the proposed gun range.

We strongly oppose the idea of a gun range being built so close to our home and the homes of our neighbors. It's not that we don't support gun ownership or having gun ranges, it's the fact that it is proposed to be built so close to an existing residential area. This is not a typical land improvement that one might think to have built so close to homes. But instead built in a more remote area. Having a gun range within such a short distance from residential homes would also decrease our property values.

We are concerned about the amount of noise that will be created from the gun range. Gunshot sounds can travel anywhere from 1 to 2 miles but during certain conditions further. We are aware of such noise during duck and goose season. We have fields that are used for such sport located 2 ½ miles west of us and on fall mornings during these seasons we can clearly hear multiple rounds of gun fire. A gun range has no season and gun noise would be heard throughout the year.

The increase of traffic on county road 84 is also concerning. County Road 84 cannot be properly maintained with the current traffic levels. The conditions that currently exist, excessive amounts of washboards, pot holes and dust, would only be made worse from increased traffic. And as far as we are aware there is not any proposed improvements, ie paving or the application of mag chloride, to help maintain or improve the condition and safety of County Road 84.

Lastly, we believe the residents of Severance would be better served by using the funds it would take to build and upkeep a gun range to instead be used on a new recreation center. The recreation center we believe would play a much more important role in the lives of Severance residents than a gun range. The recreation center would be utilized by a wider range of residences and help build and support health community relationships.

Thank you again for the opportunity to share our concerns about the negative effects a gun range would have on our property and our neighbor's property.

Paul and Kenda Bruck

970-361-4202

7415 Serenity View Way

From: [Ed Parker](#)
To: [Nicholas Wharton](#)
Subject: Shooting Range
Date: Thursday, October 20, 2022 8:01:36 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender eparker040@gmail.com

To whom it may concern,

My wife and I reside at 7884 Weld County Rd. 84, about a mile west of your proposed shooting range. I would like to make our position perfectly clear. We are appalled that the town of Severance would consider placing a shooting range in a residential neighborhood.

The additional traffic on the county road, the constant sound of gun fire in a quiet country community, not to mention the safety factor. It is hard to understand how it could even be considered. I am sure this type of facility would not be welcome in any of the city councils neighborhood, why is this even being considered in ours?

We strongly urge the city to reconsider taking this to the next step to establish this facility.

Thank you,

Ed and Carri Parker

--

Thank you,

Ed Parker

Dear Town Council,
Please do not put a gun range in because I have horses and my dream is to become a champion barrel racer. I can't practice barrel racing and pursue my dream if there is gun shots because my horses can get spooked easily with gun fire. I also can't practice for 4-H. Also my dogs can get scared and not want to come outside and not want to play outside which is their favorite thing to do. I would not feel safe jumping on my trampoline and playing with my friends and my friends would not want to come over if there were guns firing all day. These are the reasons I do not want a gun range in right by my house.

Thank you,

Tesla Person, 11 years old, 5th grade Rangeview Elementary

From: [Ed Parker](#)
To: [Nicholas Wharton](#)
Subject: Re: Shooting Range
Date: Friday, October 21, 2022 10:35:40 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Mr. Warton,

Thanks for doing that! I thought of another comment I would like to make and that is that we are not opposed to guns. I am an avid big game hunter and when I sight my rifles in, I go out to the Pawnee Grasslands. I could legally shoot them on my property, I even have a natural back stop. I would not even consider disrupting the neighborhood and the safety factor would make me very nervous!

Members of Town Council,

I am Michael Oliver. My wife, Janet, and I committed our life savings to property along Co. Rd. 84 in February 2021 and have nearly completed construction of our dream home. With funds fully committed, just one month ago did we hear about the possibility of a gun range being build adjacent to our home. Please consider the significant impacts of this gun range on the existing residents in this rural area. It would be devastating to my family's peace of mind and our property.

The comments that follow are not only motivated by my concern over my home, and now its relative safety and calm for myself, wife, and family. But these comments are valid and important observations in general.

I have long been on the side of gun rights, in fact much encourage that viewpoint. That is not an issue. However, over many years I have utilized gun ranges for target practice. And this includes gun ranges across the country (my wife and I have lived in many parts of the U.S. prior to settling permanently in norther Colorado). When I look at the overhead map of the proposed gun range, I am frankly shocked. Of the dozen or so ranges I have used over the years—again in many parts of the country—I have never seen a range so tightly positioned next to residences. Never. It was almost a given that such close proximity is absurd.

Why am I so concerned? Aside from the obvious. With knowledge of guns, both rifles and pistols, I am fully aware of their range of fire. I include a table showing distances of many guns—this table provided by U.S. government in a publication entitled “Range Design Criteria” (Department of Energy; office of Health, Safety and Security, 2012). It defines the maximum range of small arms ammunition of virtually any firearm one might find on a gun range today. The ammunition ranges defined in that table are well beyond the proximity of the residences/farms that are closely surrounding this proposed gun range. Meaning homes and grazing land in question are easily with lethality range! My residence is within 1/3 of the defined ranges of ammunition listed in that government report.

One common observation I have had over the years when visiting public gun ranges is described as follows. Bear with me please. Amateur/new gun users obviously should go to a gun range and learn to effectively use their guns - to learn the process and become comfortable and safe in so doing. That's a prime purpose of gun ranges.

But it has been my experience—on so many occasions — to witness a new gun owner attempting to handle his/her firearm without learned safe habits. A standout example, and one I have seen probably a half dozen times over the years when visiting gun ranges. A new rifle owner lifts his rifle, already chambered and cocked for firing. He lifts it up from his hip and then angles it toward the target down range. But in the process of lifting and then lowering the gun it fires prematurely! Shocking him and others around him. Why? Because, though perhaps even if following rules of keeping the barrel up and away from those around him, the new gun owner forgets to keep his finger off of the trigger in that process of alignment. Hence when he begins to lower the gun from its upward angle down toward the target, that creates sufficient tension such that his finger—already misplaced too early on the trigger—engages and fires the weapon.

Much to his surprise and to others on the range! Including, I might add, any possible gun range supervisor (and usually public ranges have few such supervisors, and certainly not one-on-one supervisors). Yes, hopefully the discharged round goes off into the distance and does not endanger anyone directly to his left or right on the range. But the bullet does fly! And it's for that purpose—among others—that ranges must have sufficient open and unpopulated distance around them such that improperly discharged weapons merely hit the dirt somewhere outside the actual target area. Meaning—NOTHING IMPORTANT WITHIN EFFECTIVE RANGE of the discharged bullet! No houses, no school yards, no trafficked roads, etc. And fortunately, of all the ranges I have ever utilized, that has never been an issue.

That is a major issue for this proposed gun range. And constant daytime cacophony of gun fire is another human life issue. Please don't build this gun range.

J. Michael Oliver and Janet Oliver. 8505 Weld Co. Rd. 84, Fort Collins, CO 80524

- (7) Communication systems.
- (8) Access and range roads.
- (9) Parking areas.
- (10) Potable water.
- (11) Target maintenance.
- (12) Ammunition storage.
- (13) Power.
- (14) Sewer.
- (15) All other necessary utilities.

Table 1. Maximum Range of Small Arms Ammunition

Maximum Range of Small Arms Ammunition	
Caliber	Maximum range of small arms ammunition (distance in meters/yards)
.22 long rifle	1400/1531
.38 revolver	
Ball, M41	1600/1749
Ball PGU-12/8	1900/2077
.40 pistol	
Ball	1783/1950
JHP	1908/2086
Frangible	1000/1093
.45 pistol	1500/1640
.45 submachine gun	1600/1749
.357 magnum	2160/2362
9mm pistol	1740/1902
9mm submachine gun	1920/2099
.44 magnum	2290/2504
.50 machine gun	
Ball, M33	6500/7108
AP, M26	6100/6671
12 gauge shotgun, riot 00 buckshot	600/656
.30 rifle and machine gun	
Ball, M23	3100/3390
AP, M2	4400/4811
.30 carbine	2300/2515
5.56mm rifle	
Ball, M193	3100/3390
7.62mm rifle and machine gun	
Ball, M80	4100/4483
Match, M118	4800/5249
40mm	
M79	400/437
Mk-19 40mm	2200/2406

Janet Oliver
2286 Trestle Road
Fort Collins, CO 80525

October 21, 2022

To: Severance Town Council

I write in opposition to the Town of Severance proposal for an outdoor shooting range on the corner of CR84 and CR19 in Weld County. My husband and I are building a home at 8505 CR 84. Our property abuts your lot on your western property line.

I first learned of your proposal from my lender, Jeff Schoonover of Verus Bank, which holds our construction loan. About a month after we had secured the loan Jeff informed us of the plans, which he learned about from one of his business clients, Danny Dorrance, of D & D Concrete. Mr. Dorrance lives directly to the north of your lot. Jeff said Danny was gathering names to help him fight the proposal, and I immediately contacted him to offer my help. Time passed without much new information, and when I again mentioned the proposal to Jeff, he said he didn't think it was going to happen.

Jeff was wrong. About two weeks ago I met my neighbor Christina Person. She and her husband Tyler have built a home to our east; they share it with their 11-year-old daughter Tesla. When we met, just about the first thing Christina asked was whether I was aware of the proposed shooting range. I said I was but had heard that plans were uncertain. Well, she filled me in. As she did, I became more and more disturbed and downright angry.

I learned that the town only purchased the lot *after* all the other available lots in that area had been sold. An easy search of public records shows that to be true. This means that the town council was fully aware of the nature of those purchases, and that they were residential. But the town went ahead anyway and decided to plunk a gun range right smack in the middle of a neighborhood.

You did so without consulting any of the property owners, without making a public announcement, or without posting any signs on the property about the proposed use. You deliberately concealed your intentions for that lot, hoping we wouldn't notice. Maybe you forgot that anybody who lives in the country knows when a fox sneaks into the hen house.

Maybe you also forgot to think one or more steps ahead when you made this decision. Unintended consequences have a way of multiplying, particularly when they are not taken into account. Allow me to describe one possible, and highly probable, scenario:

A young girl is riding her horse in her arena, situated directly behind the firing line of this gun range. A gun is fired. BAM!! The horse rears and bolts. The rider is thrown. She hits her head on a fence post or a rock. Her skull splits open. She bleeds out before the EMTs can arrive to save her.

Here is another: A husband and wife are enjoying a quiet evening on their outdoor patio. A shot rings out! The bullet ricochets off its target. It hits the wife in the heart, killing her instantly.

One more: A young rancher is distributing hay to his cattle in the field. BAM! BAM! BAM! BAM! BAM! BAM! The explosions terrify the cattle. They stampede in the direction of the rancher, trampling him and crushing the life out of him.

Are you prepared to deal with the ensuing lawsuits that would result from any of the above scenarios?

If you think that the residents of this neighborhood, whose life-long dreams of living in a peaceful, quiet, and safe environment, who have spent their life savings creating a home in which to raise their children, who spend every waking moment caring for their property and their loved ones, will quietly just “lay back and enjoy” your assault on our lives, then think again.

Sincerely,

Janet Oliver

From: [Mimi Perper](#)
To: [Nicholas Wharton](#)
Subject: Open-air gun range, Severance.
Date: Sunday, October 23, 2022 10:59:25 AM

 **IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender mimiperper@gmail.com**

Mr. Wharton,

Thank you for helping the residents of Severance.

I can't imagine what it would be like to be at home, (a place of rest and rejuvenation), and be forced to listen to gunfire going on all day outside. No one looking for a place to buy property for their home would choose this for themselves. I don't think anyone involved in this decision would want this near their home. The people affected by this decision need the respect of council to really hear out the residents and put themselves in their place. Would they want this if it were them?

Any community I've lived in, had their gun ranges located well out of town in the countryside with enough land to protect the peace. Surely there is another solution for all involved.

This is not the right spot for this business.

Thank you for your consideration.
Mimi Perper

From: [Matthew Fries](#)
To: [Stephen Gagliardi](#); [Michelle Duda](#); [Frank Baszler](#); [Dan Meyers](#); [David Bruen](#); [Dennis Kane](#); [Nicholas Wharton](#); [Lindsay Radcliff Coombes](#)
Subject: Fwd: [Severance, CO] range (Sent by Glenn Tomchek, copoolboy@yahoo.com)
Date: Tuesday, October 25, 2022 2:13:27 PM

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From: Contact form at Severance, CO <cmsmailer@civicplus.com>
Sent: Tuesday, October 25, 2022, 7:40 AM
To: Matthew Fries <matthew.fries@townofseverance.org>
Subject: [Severance, CO] range (Sent by Glenn Tomchek, copoolboy@yahoo.com)

Hello mfries,

Glenn Tomchek (copoolboy@yahoo.com) has sent you a message via your contact form (<https://www.townofseverance.org/user/116/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/116/edit>.

Message:

I was watching the news when I saw that in the future you're planning a target range. I live in Firestone and we almost had one about 5 years back, but it got kicked out when they wanted to make some modifications to it. I used to live in Summit County and we have a really nice one out by the landfill that the county took over for public use. Recently, it was shut down for a month or two because all of the neighbors were complaining about the noise so they hired a firm to work on noise abatement. I was thinking if everyone was required to use suppressors it might keep the neighbors happy. I hate having to drive all the way out to Baker Draw to shoot. I hope your range is successful. Have a great day...glenn

From: [Marsha Gapp](#)
To: [Nicholas Wharton](#)
Cc: [Leah Vanarsdall](#)
Subject: FW: Shooting range
Date: Tuesday, October 25, 2022 4:19:29 PM
Attachments: [image001.png](#)



Marsha Gapp

Front Desk Clerk
Office Line: 970-686-1218

TOWN PRIDE through Leadership, Service and Collaboration.

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From: michael granger <michaelgran@gmail.com>
Sent: Tuesday, October 25, 2022 12:58 PM
To: Front Desk <information@townofseverance.org>
Subject: Shooting range



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender michaelgran@gmail.com

I live in Firestone, I support your idea of an outdoor gun range, and would definitely pay to use it should it be built.

Michael Granger

From: [Joe Hoskins](#)
To: [Nicholas Wharton](#)
Cc: [Jack Powell](#); [Beth Kelsey](#)
Subject: November 8, 2022 Town of Severance Public Hearing Comment
Date: Thursday, October 27, 2022 9:30:16 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender Joe.Hoskins@libertysavingsbank.com

Dear Mr. Wharton,

Liberty Savings Bank, FSB ("Liberty") has received notice of a Town of Severance upcoming November 8, 2022 public hearing to discuss proposed uses of a recently purchased Open Space located near the Saddler Ridge housing development ("Saddler Ridge") of which Liberty is the Developer.

Over the years as you are likely aware, Liberty and its vendor relationships have devoted significant time and resources working towards making Saddler Ridge a state of the art housing development and welcoming neighborhood. The end goal has always been to complete the project with every landowner therein having an enjoyable and safe life in Saddler Ridge, the Town of Severance and greater Weld County.

We have learned that one of the Open Space proposed uses for discussion is a Shooting Range Sports Complex. Needless to say, we have extreme reservations and concerns about this type of activity occurring in such proximity to the Saddler Ridge development. We believe the noise and public safety concerns surrounding such a Complex would be detrimental to (i) those currently living in Saddler Ridge; and (ii) Liberty's efforts to complete the project and sell lots to end users.

For purposes of the upcoming public hearing, Liberty hereby wanted to take this opportunity to communicate our concerns, reservations and opposition to the Open Space being used as a Shooting Range Sports Complex.

Thank you for your consideration.

Sincerely,

Joseph C. Hoskins, EVP, CAO & General Counsel

Liberty Savings Bank, FSB

120 W. Second Street

Dayton, OH 45402

(937) 234-4265

joe.hoskins@libertysavingsbank.com



Liberty Savings

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Liberty Savings Bank, FSB | 2251 Rombach Ave, Wilmington, Ohio, USA |
"http://www.libertysavingsbank.com"

From: [Christina Person](#)
To: [Nicholas Wharton](#)
Subject: Letter for 11/8
Date: Thursday, October 27, 2022 11:55:45 AM

Hello Nicholas, please share with all the rest of the letters you have received. I have written one already and have shared in-person but there is more I wish to share.

Let's start out with what constant gunfire does to animals. Horses in particular. I have three horses right now and we had intended to open up a boarding facility for others with horses who aren't able to have a place to keep them. This actually could help Town of Severance residents as well as yes, our property is only a mere 10-15 minutes to town. Someone who has always dreamed of having a horse but can't afford their own space to do so can drive up to our property to ride and still care for their horse. Your town could do something like that with the land, offer a boarding and training horse facility to your town residents perhaps? Have a great space to ride them safely? At least that was our idea and we'd be very happy to have horse neighbors instead of gun-firing ones. But sorry, I get distracted. What will happen to my horses and my client's horses if you put a gun range right next to us?

Given the proximity of the gunfire to our arena and our land in general, horses are prone to spook. Often. Probably every time we ride, especially my daughter who rides daily. Again, you would sacrifice my daughter's dream so people don't have to drive a mere 10 minutes more to shoot guns? If her horse spooks and she gets thrown off and, heaven forbid injured, I am told I can sue the town for her medical bills. Now, I don't want to do that. Mostly because I don't want her to be injured or even get to the point where that is a possibility but I want you to be aware of that. The town would have to pay dearly for any 'mishaps' that happen in the surrounding properties. I really do hope you plan to get very, very good liability insurance for this. I'm sure that won't be cheap, please make sure that is in your budget and your town members are prepared to foot that bill as well.

Next, the constant noise would be like Chinese water torture to my horses. They'll be constantly stressed out from having to be on high alert and in flight mode all day, everyday. They will never get to rest. Do you then think my horses will perform? Can you imagine living in such fright? You would do that to animals? I do understand none of this was here when you bought the property but we are here now. It's OK for you to realize that this is not a good location any longer and look elsewhere. I have already contacted several horse organizations that would be interested in assisting us if you pursue this to protect the welfare of the animals, specifically the horses, in the area. So, again more time and more fighting you would have to be prepared for. Also, if my business is open as planned, I could lose customers because who would want to ride their horses next to that? I could lose future business and again, I would have to make the town pay for that and it would be quite easy to prove unfortunately.

I want to stress over and over again that I don't want to do any of this. I don't want to be this person. I have many, many friends in Severance and I don't want to take their money to compensate for what you are trying to do to us. Guess what? They don't want it either. They don't want their money to go to this. Most of them want a grocery store. How about trying to do that instead? Why not use capital improvement funds to entice a grocery store to the area? This is much more useful to the

moms I know rather than a gun range they never intend to use.

The next point is that you poise to also decrease our property values and we have literally spent our entire life savings on this ranch. I am a nurse, my husband is in construction. We don't have millions of dollars to pour into any of this. We literally do everything ourselves. We scrimped and saved for 15 years to buy 11 acres. Just 11, that's all we could afford. We lived with our parents and in a trailer so we didn't have a monthly payment on another house and spent over a year of our lives to build this house. My husband touched every board, we were up until midnight some nights plumbing our toilets. Spent a month tiling our shower. We literally poured our sweat and tears to make this a reality because we aren't wealthy people but we have always, always wanted this. We are supposed to be the American dream, work hard and you'll get your dreams. When we found out there would be no more children, we wanted to give our one and only everything we had. We wanted her dreams to be her reality and we did it. We gave her a beautiful home, her grandparents gifted her a horse, and she has the life every little girl wants. And, this is the emotion coming out, you will literally destroy her. You will destroy her life. I just want you to understand that and to wonder if you can sleep at night knowing that you poise to tear apart her life. Her teachers at school are shocked, they know Tesla, they know what these horses mean to her. They define her little life and they know too, how it will destroy her. I'm asking you all to please, please, please think about what you are doing. Can you seriously live with yourselves if you do this to us?

You want to leave a legacy I'm sure, well if you do this, in this location, you won't leave a legacy of something unique for your town, you will leave a legacy of corruptness, deceitfulness, and a downright vicious legacy in your wake. Your town will judge your actions and hate you for them. They will remember you all as the people who destroyed lives for your own selfish means. They will remember how you wasted their money trying to fight for this location when they know, as you do I'm certain of it, that this would be a complete disaster surrounded by homes and people that are now located in this area.

Again, it's OK to say you want to look elsewhere for this project. It's OK to find something else to do with the land that won't destroy our lives. It's OK to sell the land off and find someplace else, much farther away from homes and perhaps much bigger, that will satisfy what you're trying to do.

I hope you read these words carefully, I have fought to save lives my entire life as a nurse, I have committed to serving others as my career and all I wanted was to create my dream in peace, raise my daughter in peace, and live out my life, in peace. I have fought before and will fight again, if I must. Please heed the words written to you by everyone, listen to the voices that speak to you and really, really think about your next steps. For these will define your life, just like your choice on Nov. 8th will also define mine. You literally have lives in your hands, and as someone who has had many, many lives in my hands before, never take that choice lightly or for granted.

Thank you for your time in reading this,

Christina Person
8637 County Road 84
Fort Collins, CO 80524

From: [Gene](#)
To: [Nicholas Wharton](#)
Cc: [Jacob Pault](#)
Subject: Gun Range
Date: Thursday, October 27, 2022 3:20:40 PM

Good afternoon, Nicholas,

It has come to my attention the Town is considering developing a gun range a ½ mile north of the Saddler Ridge sub-division.

As you know we as the developer of Saddler have worked closely with the town to make Saddler Ridge a quality residential development.

At build out several hundred families will call Saddler Ridge home.

Our desires have always been to build comfortable homes for our residents to come home to and enjoy living in. A gun range, virtually next door, extinguishes both those benefits.

I am not opposed to gun ranges. Its only the location of the one being proposed. It is too close to the residents living in Saddler Ridge.

Please make note of my companies' opposition to the proposed gun range.

Respectfully

Gene Osborne

Osborne Companies

515 Jerry St.
Castle Rock, CO 80104
Gene@osbornecos.com
303-907-6982

From: [Bruce Westlund](#)
To: [Nicholas Wharton](#)
Subject: Severance Gun Range - Bad Idea
Date: Friday, October 28, 2022 10:04:36 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender bruce.westlund@gmail.com

I saw on television that the city of Severance is planning a gun range too near the houses on WCR 84. I think this is a bad idea. The gun range should be further away from where people are living.

From: [Contact form at Severance, CO](#)
To: [Nicholas Wharton](#)
Subject: [Severance, CO] Severance gun range (Sent by Jacob Tripp, jacobtripp6@gmail.com)
Date: Sunday, October 30, 2022 10:32:07 AM

Hello nwharton,

Jacob Tripp (jacobtripp6@gmail.com) has sent you a message via your contact form (<https://www.townofseverance.org/user/103/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/103/edit>.

Message:

I have recently heard a lot about the possibility of a gun range being built in the coming years here in severance. I have heard concerned people as well as people who are excited about it which is understandable. I land on the side that is very excited, working in law enforcement in Colorado having a place where people can go to learn the basics of firearm safety would be great. Currently in Northern Colorado the options for gun ranges are very limited and some like Pawnee are incredibly unsafe. I trust that if the town of Severance built this that you guys would be able to take all the proper steps to make this incredibly safe as well as take steps to limit the noise impact. A gun range like this would also be beneficial for the local Boy Scouts. Not only could they work on merit badges here but they could serve the community by helping maintain it as well as do eagle projects here to upgrade it even further. Obviously there is a lot that will need to be carefully examined to do this right but there is no reason this will not work out to be a great benefit for our community. Please do not let a few loud community members who do not represent the majority in our community deter you away from providing a great resource for our community that so many people would benefit from.

From: [veronica R](#)
To: [Nicholas Wharton](#)
Subject: Proposed Gun Range
Date: Sunday, October 30, 2022 10:45:18 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender veronica.s.rowan@gmail.com

A gun range supported by even one dollar of tax money is a ludicrous and inappropriate proposal. Everytime Severance is in the news it's for some new mismanagement scandal with growth, water or lack of infrastructure. How about focusing on the real needs of Severance and putting tax dollars where they belong, not funding a gun range?

Veronica Rowan
Greeley Colorado
Concerned Aunt of 3 future Severance voters; Charlien Ben and Emma LeClair

From: [Melody Person](#)
To: [Nicholas Wharton](#)
Subject: Proposed gun range
Date: Sunday, October 30, 2022 1:25:13 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender meloper81@yahoo.com

Dear Mr. Wharton, Town Board of Severance, and Mayor Fries,

Dear Mr. Wharton,

I write today with many questions and concerns regarding the proposed open-air gun range the Town of Severance is hoping to establish. I am a Severance resident and have been a teacher at Windsor High School for the past 25 years, so I am invested in this area. We discovered Bruce's in the early 1980's, so we have experienced the many changes to the area. Unfortunately, not all is positive and it does not always benefit the many. This is the case regarding the Town of Severance's proposed gun range.

I am curious as to the driving force behind this proposed gun range. Initially, it was suggested that this would be for training for the Severance police force. Really? There is a state-of-the-art tactical shooting range in Greeley. Next, the understanding was that it would be open to the public. This raises the question of money. Who is paying for this? The tax-payers of Severance? We have been informed that budget cuts are coming, namely in road maintenance. Really? The roads surrounding Severance are not well maintained already. Why would a town board cut crucial services that affect everyone who travels on the Town of Severance roads, which benefit many many people each day, so that a very few may enjoy the gun range? And enjoy said gun range to the daily detriment of the people with homes adjacent to the range. These are the homes of families and ranchers who have established themselves in the area well before the mention of a gun range. What will this do to their property values? Mayor Fries has said that the gun range will increase their property values. Really? There is an extremely small, if any, population that would want the daily noise from traffic, shooting, and danger that will exist if the proposed gun range passes. Maybe the town board and the mayor should reflect honestly as to whether they would live or want their children and/or grandchildren to live next to a gun range.

I have recently been apprised of the fire danger that is at issue with this particular gun range. The potential site is in the middle of the prairie - the very dry prairie. There have been two forest fires started at open-air gun ranges in Colorado. Unfortunately, the Basalt fire burned down homes in its path. What are the town's mitigation plans for fire danger when the state is in a perpetual drought. Prairie grass is always dry and that area is always windy. Is the town willing to shoulder the blame and live with the guilt that would accompany neighbors losing literally everything they own because the few proponents of the gun range are unwilling to drive 12 miles to the gun range in Nunn? And is the town willing to live with the guilt of a stray bullet that might take the life of another human being. Accidents happen and it's impossible to plan for everything, but it is possible to find another location - one that is unpopulated and one that does not pose danger to others.

To date these questions have not been addressed, at least not publicly. I find my faith in humanity deeply shaken and my faith in town boards, namely the Town of Severance, completely nonexistent. Town boards are charged with acting for and with the benefit of all in the town as the foundation of their decisions; this clearly is not the case with regards to the proposed gun range. To me and many others, the benefits, which I struggle to find any, unequivocally do not warrant taking the risks, of which there are many, in order to move forward with this gun range that will benefit a select few individuals at best.

I urge you to vote no on the budget pertaining to the gun range. Step up and do the right thing.

Thank you for your time,
Melody Person

From: [Melody Person](#)
To: [Nicholas Wharton](#)
Subject: proposed gun range
Date: Sunday, October 30, 2022 3:56:38 PM

Dear Mr. Wharton, Town Board of Severance, and Mayor Fries,

I am writing to you from a place of extreme concern with regards to the recently proposed open-air gun range. I have trouble understanding how anyone who is a proponent of responsible gun use would believe on any level whatsoever, that placing a gun range in a neighborhood is a good idea or that it exemplifies gun safety.

I support the Second Amendment. I grew up in the 1960s and 70s when everyone in our small farming town owned a gun and knew about gun safety and human life was sacred. I grew up with a father who hunted and learned gun safety at an early age. One of the first things I remember my dad telling me was to always assume the gun was loaded. Another thing was to never point a gun at anyone or in the direction of someone, and to never fire towards a house, barn, or any other building. Simple concepts that appear to be lost on the town board, the mayor, and anyone who believes the location of the proposed gun range is a good idea or that all of the dangers, noise, and traffic issues can and will be mitigated by the building of berms.

Noise travels. We live on County Road 19 and frequently, during goose season, are awakened by the sound of shot guns that are not even close to our house. Other than moving the range underground or inside, how will the noise be mitigated? Animals, domesticated and not, spook at sounds, and the sound of gunshots is known to elicit a negative reaction. My granddaughter's round pen and horse arena would be adjacent to this gun range. Are you able to guarantee that the sound of gun fire will not reach these areas when she is riding or working her horses? What about when we are riding on my son's property? All property owners have and should have the expectation of being safe on their own land. The town board and mayor seem to not believe this is the case or at least not for those who live adjacent to the proposed gun range. The town board and mayor will be taking away their security and safety, so a few can utilize the proposed gun range while living securely and safely in their homes and on their properties.

I am also curious as to whether the town checked to see if there are any veterans living in the vicinity who may be adversely affected by the sound of gun fire? Hmmmm...just thought.

The proposed entrance on the easement that runs through the residential lots is another concern. Who is going to maintain the easement? The budget is being cut in the area of road maintenance. What about the traffic through these people's backyards? Has anyone considered that? The people who bought, built, and made their lives there did so to get away from living in town. The board is bringing the town traffic to them. How will this be mitigated? I don't think it can be mitigated.

The bottomline, as I see it, is that the Town of Severance and Mayor Fries do not care about the people who live there, who were there first. The town and mayor do not care

about the safety of those who live there. They do not care about the security that everyone deserves in their own homes and o their own property. Those who live adjacent to and in the near vicinity of the proposed gun range are being put in harm's way on so many levels that it is unfathomable to me that anyone would knowingly do so to someone else.

I just don't understand how anyone serving the public would place said public in harm. Unless this proposed gun range isa "no" vote, that is exactly what is happening.

Please vote no.

Melody Person

From: [Sharon Bowles](#)
To: [Nicholas Wharton](#)
Subject: proposed gun range
Date: Monday, October 31, 2022 9:27:14 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender shandee75@yahoo.com

To Severance Town Council:

I am writing to express my concerns about the gun range you are planning for the land near CR 19 & 84. I have several concerns about this plan. First, as a citizen of Severance I don't believe this is a good use of our tax dollars. If the intent is to provide outdoor amenities to your citizens take it to the voters - let us decide what is of most benefit to a majority of citizens. There are numerous gun ranges in northern Colorado for Severance citizens to use. Yes, they are further from town. But that's the point - they aren't in anyone's backyard. Guns are an activity that needs to be removed from homes. There is a time and a place for guns and this isn't it.

Additionally, my horses are boarded at a property just east of this proposed gun range. This property houses a few dozen horses and cattle, managed by a family of four with two young children. Constant gun fire will be an unnecessary stress on all these animals. Stress on breeding stock can negatively impact their ability to breed, cause failed pregnancy, increase calf mortality rates, and negatively impact birth weight. Beef cattle may have reduced weight due to repeated stress in their environment. Reduced birth rate and lower weight cattle (yielding less meat) will cause a financial hardship for ranching families.

Stressed animals are also dangerous animals. Horses rely heavily on their flight instinct. The continual gunshot can cause them to become overly stressed and anxious, which can cause them to become unmanageable in their fear. They may even run through fences or into other dangerous situations to escape the perceived threat from the gunshot. We enjoy family time with our horses, listening to a gun range will not only ruin a peaceful activity but can become dangerous for our children to be around their horses. Riding out down the dirt roads now becomes life-threatening - not only could the horses be spooked by gunfire, we also need to fear stray bullets. There are too many irresponsible gun owners and poor marksmen to think that there won't be damage done outside the property line.

We enjoy the quiet of this area with open spaces and wildlife. The addition of a gun range will ruin the reason so many families chose to make their home here. There are also a number of bald eagles and deer that live here - all will be forced to relocate to safer, quieter areas when their natural habitat is threatened.

This area, populated by families, livestock, and small businesses, is not a proper location for this type of activity. I ask the Council to vote against this proposed gun range on the basis that it creates a dangerous environment for surrounding residents and their livestock, threatens the success of small businesses, and is contrary to the natural, rural environment of the area.

Thank you,

Sharon Bowles
809 Audubon Blvd
970-988-0878

From: [mgm1979](#)
To: [Nicholas Wharton](#)
Subject: Gun Range Info - support
Date: Monday, October 31, 2022 11:53:47 AM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender mgm1979@gmail.com

Just wanted to try and say my piece in support of the gun range reported by the Californian Greeley Tribune writer.... but I'd like a little more info on where, exactly, the plans call for it's placement, since journalism is obviously dead, and simple obvious tidbits of info we're omitted from his anti-2A hit piece.

While we're at it, I'm seeing/hearing more reports of the ATF conducting door-to-door intimidation visits (not necessarily in CO, yet), and wondering what the stance of the Town of Severance is if/when residents might get such a visit, in regards to legal items, that the ATF has taken upon themselves to criminalize overnight.

God has no intention of setting a limit to the efforts of man to conquer space.
- Pope Pius XII

* Please note my new email, effective June 1, 2021 - mgmason1979@onmail.com*

From: [Barry Schram](#)
To: [Nicholas Wharton](#)
Subject: gun range opposition
Date: Monday, October 31, 2022 1:16:33 PM



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender barry@lamarvalleycraftsman.com

Hi Nicholas I hope this email finds you well.

I am requesting that this email become part of the documentation for the gun range proposed on WCR-84. A gun range has no business to be part of a residential neighborhood, even if the neighborhood is located in a rural setting, and so I 100% oppose this. Has a traffic study been completed? Does the Town of Severance plan on paving WCR-84 to help mitigate dust? I would assume no to both of these questions, which only adds to this opposition.

The town should find a piece of ground where there are no homes located and place the gun range there.

Regards,

Barry Schram

970-690-8526

From: [Cassie Dorrance](#)
To: [Nicholas Wharton](#)
Subject: Gun Range Proposal
Date: Monday, October 31, 2022 2:37:44 PM
Attachments: [Gun Range Land Data.pptx](#)



IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender cassiedorrance@gmail.com

Hello Mr. Wharton,

My name is Cassandra (Cassie) Dorrance and my husband Danny and I own the property directly to the north of the County Road 84/ County Road 19 Severance property with a proposed gun range development for it. Our address is 41621 County Road 19, Fort Collins, 80524. We are a family with 3 school-aged boys (16, 13, 9yo) and we graze our livestock on our property up to the fence line of this Severance Lot. We have recently learned of this gun range and have many concerns with this development. I have attached a powerpoint to help outline and give a visual as to why we are worried about this plan.

- First and most important concern is our safety and the safety of our children and livestock. Our home is directly north to the proposed rifle and pistol alleys. We had started the permitting process for this home 1/2021. We had final plans for this home on 4/5/2021 and permit was issued 6/2021. We were issued a Certificate of Occupancy 6/2022. At the time of this, we were unaware of Severance purchasing this lot and the future plans to change it to a gun range. It was never posted as a development under review, proposed development or anything... and still is not posted. Had we known this was the plan, there is a 124 acres we could have chosen to place our home elsewhere. Not only is the close proximity alarming, our children's bedrooms and play room are on the south side of our home leaving exposed windows in a second story susceptible to misfire range and proximity. With a 45' wall, a 2 degree change in direction will certainly send a bullet over the wall and onto our property. We also run a business off of our property as well. This creates a major risk as a small business owner having employees on-site, outside and in range of danger due to misfire or intentional over fire. This creates a large risk for us as well as the Town of Severance.
- Secondly, It is fact that the amount of lead accumulation and deposits in the soil will overtime create a risk for the hunting raptors in this area. Specifically, we have a Bald Eagle next located on Black Hollow and they very specifically hunt these fields and areas using the electrical poles for perching. How will the amount of lead exposure to these protected animals be minimized and who will be responsible if these birds have to re-home due to disruption to their habitat?
- It was also mentioned that this gun range would benefit the school to host a gun/ archery club. We have found this to be false and have included the accessibility to gun ranges currently and the time to get to each location from the high school. There is literally a less than 10 min difference to any open range currently at the moment.

In comparison to gun ranges offering similar services and set ups such as Great Guns, High Plains, Berthoud Gun Club to name a few, DO NOT have residential properties in their back drop nor within the same proximity as our surrounding neighbors. The only comparable gun range would be the enclosed gun range Liberty Arms in Johnstown.

- Lastly, what will be done to help property values if they decrease due to the development of this gun range. Below are two articles where property values had seen 30% decreases in property value. Even with the effort of noise reduction, the amount of consistent noise would be the greater issue. It would be near impossible to sell our home with a rifle alley pointed directly at it.
 - <https://www.cbs19.tv/article/news/properties-near-noonday-gun-range-see-values-drop/501-267263247>
 - <https://pocketsense.com/property-impacted-presence-gun-clubs-7464580.html>

All in all, I hope you can see why this is of grave concern for us and our surrounding community. Our hopes and prayers are that all this is taken into consideration and the gun range proposal is dissolved. This is not the right location or situation to host such a business here.

I appreciate your time reading this and taking all matters into consideration.

Sincerely,

Cassandra (Cassie) Dorrance

Sent from [Mail](#) for Windows

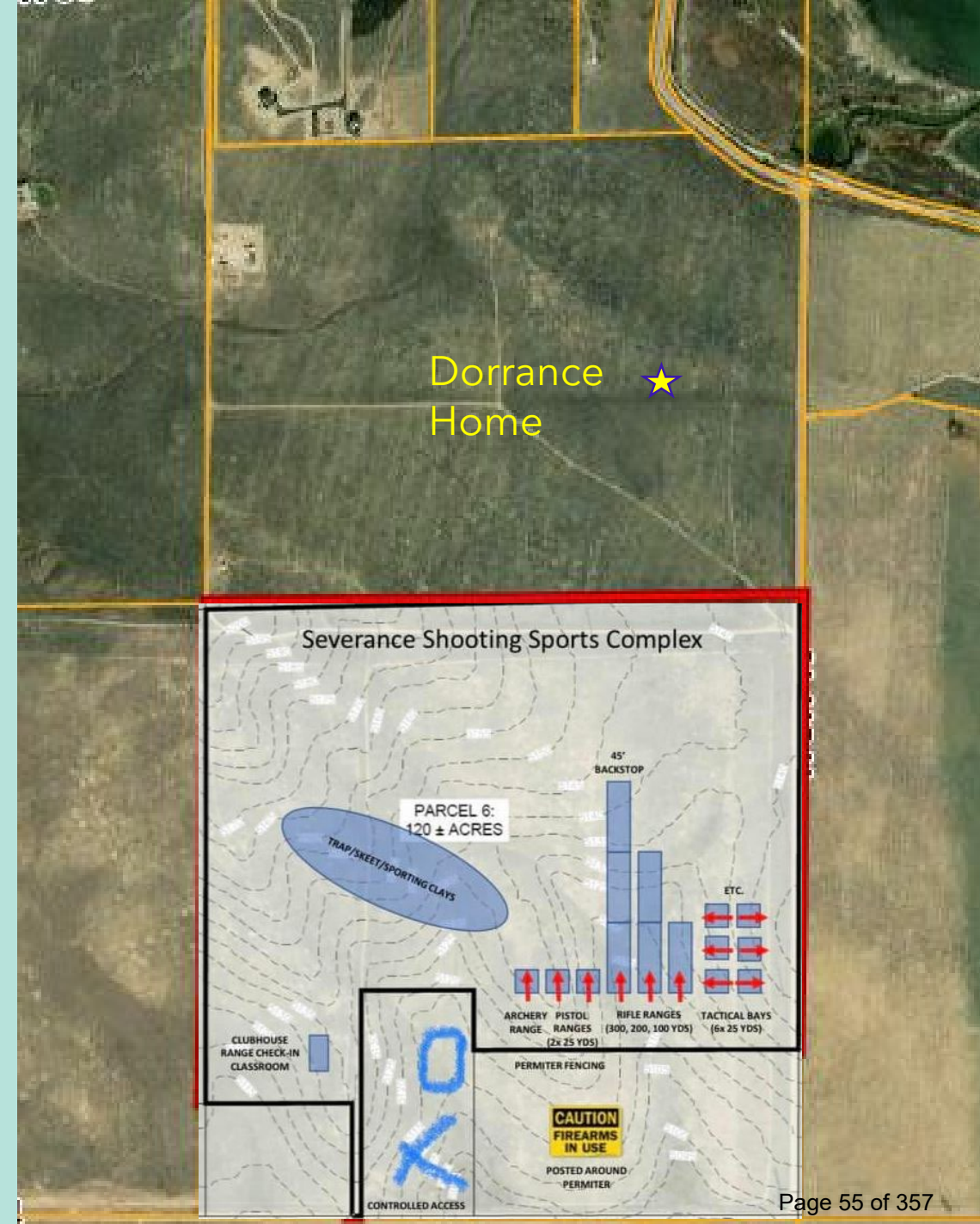


Town of Severance Proposed Gun Range

County Road 84 and County Road 19

**Site Map in
Comparison:
Dorrance Residence
41621 County Road 19
Fort Collins, Co 80524**

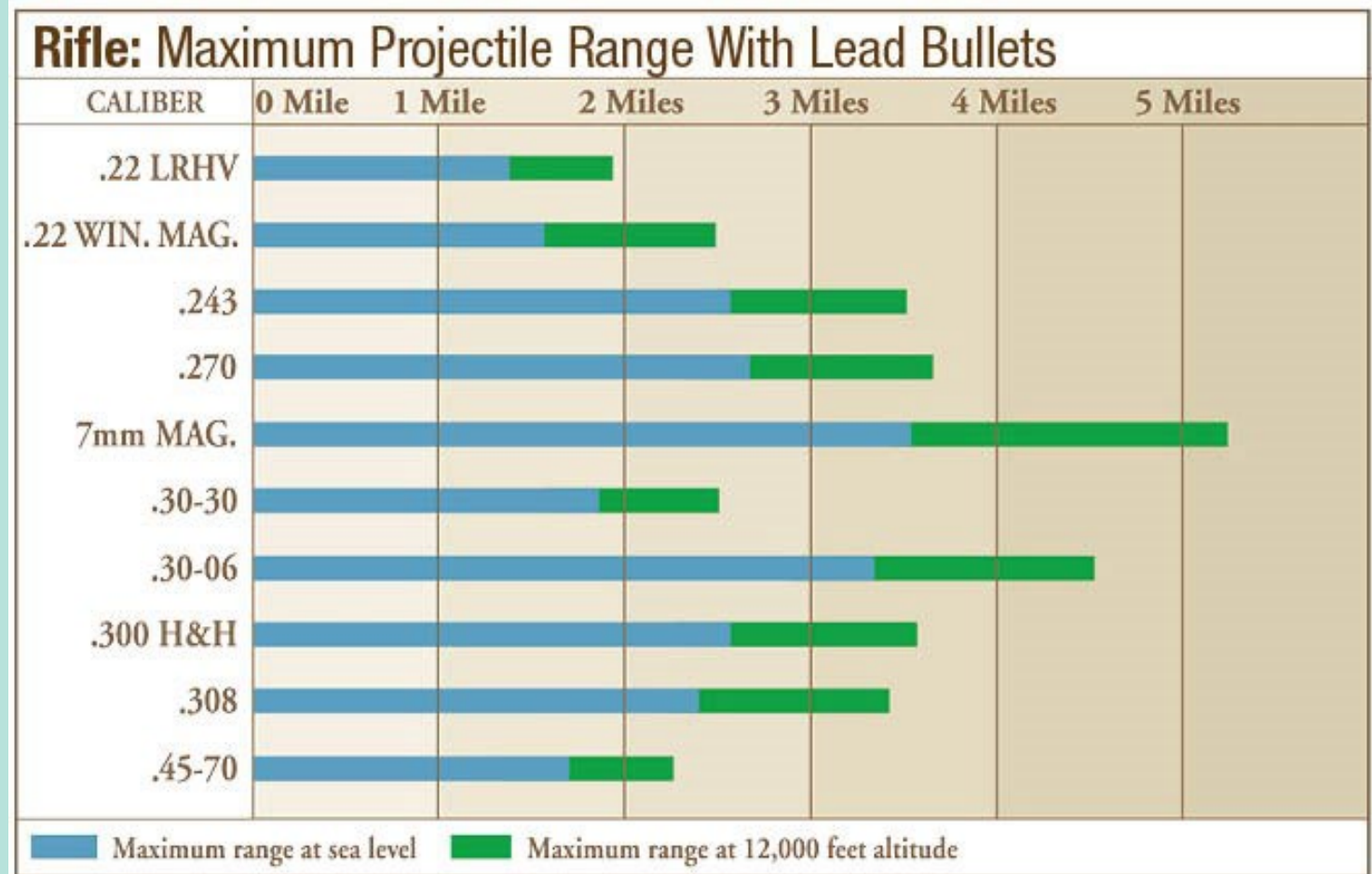
**The Long-Range Rifle
Ranges are directed
perfectly at a residence
with children**



Source:
www.Hunter-ed.com

https://www.hunter-ed.com/national/studyGuide/Maximum-Projectile-Range-Rifle/201099_92858/

Even with a limited distance or properly posted site-in sign, the accidental mis-fire and/ or disregarded usage of a long-range rifle field could be deadly as it is pointed at a family home with young children. As we know, just because there are rules and signs posted, does not guarantee they will be obeyed... and who will be held accountable?



Travel Distance to Nearby Ranges For High School Archery/ Gun Clubs

Address used for mapping purposes:

1200 Hidden Valley Parkway
Severance, Co

This would confirm that this
Proposed Gun Range would very
minimally benefit the school use
and access for Gun and Archery
Club/ Classes.

Range Name:	Address:	Distance to School:	Minutes to Drive:
Poudre Trail Archery Windsor, Co	Off 257 and Poudre River Trail	6.1 miles	10mins
Great Guns Sporting, LLC.	16126 CO RD 96 Nunn	19.9 miles	28mins
Liberty Firearms	4900 Ronald Reagan Blvd. Johnstown	13.7 miles	22mins
FoCo Archery Range	2825 Frontage Road Fort Collins	10.1miles	17mins
Proposed Severance Gun Range Area	County Road 84/ County Road 19	9.5 miles	15mins

Livestock Grazing Areas

- All **Yellow** highlighted areas are used for livestock grazing to include but not limit to Horses, Cattle and Goats.
- The **Red** Star notes a family of Bald Eagles who live in the trees near the lake and frequently sit on the power lines, fences and land in these pastures.
- The **Yellow** stars are family homes/ dwellings



Lee Birgenheier
9344 CR 84
Fort Collins, CO 80524
970-520-6021
Lee.birgenheier@gmail.com

October 26, 2022

Nicholas Wharton
Town Manager, Town of Severance
3 S Timber Ridge Pkwy
Severance, CO 80550

Dear Mr. Wharton and Members of Severance Town Council,

I am writing this letter in strong opposition to the proposed Severance Shooting Sports Complex, WCR 84 and WCR 19.

My husband and I purchased 80 acres of land here in 2015. We built our home and small cattle ranch about ½ mile from the property you purchased in 2021 for the ultimate purpose of building your gun range. We have put our money, our sweat, and our dreams here. We are retired and have enjoyed our peace and the close relationship we have with our neighbors.

My husband Ron, myself along with our neighbors agree that we are in danger of having our very lives turned upside down by your plan to establish such an ambitious project in the middle of our neighborhood when you would not even entertain it within your own.

Our concerns:

*Noise. People all around us hunt during season. Some of our neighbors also target practice on their private property. I will promise you when they do shoot for whatever reason, it is heard by all. This is only occasionally so just imagine if you will the constant pop, pop, pop and rat, tat, tat that will continue from sunup to sundown or longer, day after day after day. This is our home, and we are retired so where do you propose we go?

*Traffic. I believe all of you (after listening to your town hall work session from 9/27/22) are enthusiastically in favor of the complex with the mentality "If we build it, they will come"! Our gravel roads are already well traveled, rippled, filled with potholes and in some places no gravel even exists on them. Many times, the dust is so bad you cannot follow another vehicle closer than almost a half mile. Several times I have met oncoming vehicles head-on on the crests of the blind, narrow hills which surround our area. The town of Severance has annexed about ½ mile of one of these gravel roads, WCR 19, just north of Hwy 14. I have had to complain to your town about lack of routine maintenance and I find that I am not alone.

*Safety of pets, livestock, wildlife, and most of all people. Besides our livestock and our pets, there are a variety of raptors that live and hunt near Black Hollow Reservoir, which is across WCR 19 from the proposed range, including but not limited to Osprey's, Eagles, Falcons and Owls. The constant barrage of noise and safety concerns might be viewed as menacing these federally protected species. More importantly are the people. How could you ever live with yourselves if someone's child were

accidentally shot or anyone for that matter all because your council thought putting a shooting range in the middle of a neighborhood was a good idea? There are many houses/homes adjacent to 3 sides of the proposed site. There are bicyclists and long-distance runners, families on horseback, walkers that use both CR's 19 and 84.

*Loss of home value. It is well known that residential properties around shooting ranges lose value. Who wants to deal with it? No one! Not even you. If you did, you would be building the complex closer to your town.

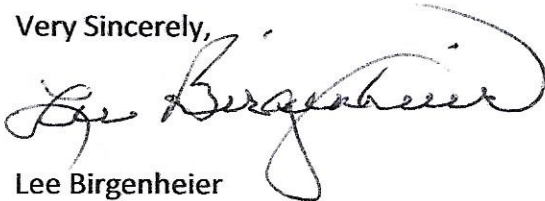
*Possible fire hazards. It is extremely dry in our area. We toggle back and forth between moderate and severe drought. One stray spark could set off a prairie fire which could potentially destroy hundreds of homes and out-buildings. The drought is only expected to increase as the reality of climate change strengthens.

I refer once again to your work session on 9/27/22. I listened to each of you voice your opinions about the proposed shooting sports complex, and not one of you, not one time brought up the people who this would affect most and that is the people that live near and adjacent to your proposed shooting complex. All you could see were possible dollar signs at the expense of others and their livelihoods.

In closing I would like to add that I am a proponent and supporter of gun rights. I believe in the rights of American citizens to keep and bear arms for the preservation of life, liberty and property as well as hunting and sporting activities. Building a shooting sports complex in the middle of my neighborhood has nothing to do with gun rights.

There is a lot of land out there, folks. Land that would be a more suitable site for your shooting complex.

Very Sincerely,

A handwritten signature in black ink, appearing to read "Lee Birgenheier", with a large, stylized loop at the end.

Lee Birgenheier

cc: Mike Freeman, Weld County Commissioner, District 1

mfreeman@weldgov.com

PO Box 758

Greeley, CO 80632

Tyler Person
8637 County Road 84
Fort Collins, Colorado 80524
October 31, 2022

Mayor and Council Members
Council Members

Dear Mayor and Council Members:

I am writing to you today to oppose your proposed gun range at the location Northwest of Country Roads 19 and 84. I am a resident whose own land abuts yours on two sides. I have worked very hard my entire adult life to obtain this piece of ground and build it into something which my family can enjoy for the rest of their lives. I have built all buildings, fences and any other improvements with my own two hands. Your want of a close in shooting range threatens to destroy all of that. This proposed range threatens to destroy my "Life & liberty & the pursuit of happiness" – Thomas Jefferson.

A municipal gun range is used by whoever pays for a pass. I've been shooting at quite a few different venues throughout my life I can tell you accidents happen. Especially with beginners. All it takes is one round to take a life, and when you have people living about their daily lives, not paying attention to what is happening 300' away at a gun range they are more likely to be caught off guard when something goes wrong. I'm sure you'll say you will make it safe, but you cannot guarantee the safety of my family or my animals. Why should we be forced to live like that, always wondering if it will happen today? Always on edge because you never know when the gunfire might start. Animals and humans alike spooking all day? No one wants to live like that!

There should be no question that the building of this range would severely impact my family's life, as well as the lives of all my great neighbors who surround your land. We all moved here to enjoy the Colorado prairie and the peace and quite afforded to the residents of rural land. Obviously, the sound generated by rifles, pistols and shotguns is intrusive into daily life. This is especially true when your proposal places shooting positions less than 600' from our back porch. I doubt you would like it very much if your neighbor was doing target practice while you were trying to enjoy a beautiful afternoon grilling on your deck. In fact, I would go so far as to say you may even call the authorities on that person. Should we be forced to listen to this day in and day out, never having an opportunity for calm? Our horseback riding arena is less than 200' from your proposed shooting position. Should we have to be in constant fear that one of the horses may spook from this

noise, possibly injuring a member of my family? There is no mitigation of 160 – 170 dB sound pressure (aside from installing a sound proofed indoor facility) feasible that would make my property quiet. If no mitigation was completed the sound pressure from your range would actually be labeled hazardous! Any sound pressure above 85 dB should be attenuated by hearing protection. Using the inverse square law, we can calculate that the 160 dB from your rifle fired 300' from where my daughter rides her horses would subject her hearing to continual 110 dB sound pressure. This would be labeled hazardous by OSHA and would require hearing protection. Should we be made to live our life with hearing protection on just so we can retain our hearing health? My wife and both work from home, so not only would this range be intrusive to our evening lives, but it would also be intrusive to our professional lives. You can clearly hear gun fire from a mile away, you are less than 1000' from our home! There would be no escaping this intrusion into our peaceful existence.

Let's look at this from an economic point of view for a minute. You are asking of your taxpayers to spend another 2 million (you're never going to be able to get this done for the million requested) on an amenity that some may use. I've heard the argument that this will be a revenue producer for the town as well. Let's do some simple math. 500K for the land, 2MM for improvements and I've heard 400K in overhead and operational expenses for a year. Let's also say the ROI is 10 years. In order to break even you would have to have 60 people visit the range every day of the year paying a \$30 range fee. 60 people every day paying more than a monthly membership at Great Guns in Nunn! Couldn't these funds be better spent within the town? Couldn't they possibly be spent on something the residents of your town could better utilize, possibly helping more than the select few who are going to visit this amenity? Better street lighting, better roads, repaired roads, better infrastructure, upgraded snowplows? How about spending the money to give incentives for commercial real estate to move into town. That would have a much better chance at being a revenue producer for the town than a shooting range.

In a recent televised interview with your Mayor, I heard him say a couple of things I would like to take a moment to address. Pertaining to this matter Mayor Fries said that he thinks my property value would increase after this range is built. I would like to ask all of you to think about that for a second and tell me, honestly, would you purchase a home for your family abutting a municipal gun range? Anyone who thinks a family would pay more to purchase a home next to a gun range is delusional at best. Our property values will tank, my neighbor has already lost one buyer on his property after the buyers found out about your proposal. Does that information do much to support his claim that your town is going to somehow increase my property values? I assure you that if this does get built, I will lose all my sweat equity and possibly more than that. How is that fair to me? Why should I be forced to possibly move after having put so much effort in this brand-new home? He also stated that he is more than willing to meet with residents to discuss our thoughts and concerns. However, I have made multiple attempts, my wife has made multiple

Mayor and Council Members

October 31, 2022

Page 3

attempts and my neighbors have made multiple attempts to contact him about this project. He has not responded to any attempted contact, nor has any council member. Feels to me like the Town of Severance does not care about its neighbors, their lives or their safety.

There are gun ranges all throughout Northern Colorado, many not far at all from the Town of Severance. There is even one for youth! Your location is not a good fit for this project end of story. No sense in forcing your taxpayers to spend money on studies and designs to find out what we all already know. I'd like to remind the town that you purchased your property last. We were all here first. This isn't me complaining about aircraft noise after moving to the end of a runway. I can assure you that I will not stop fighting this with every avenue that is afforded to me; I have everything to lose. I will do anything in my power to protect my family's way of life. Not building this range affects no one; building it destroys our lives.

Sincerely,

Tyler Person

Janet Oliver
2286 Trestle Road
Fort Collins, CO 80525

October 31, 2022

To: Mayor Fries, Severance Town Council

My husband and I are building a home at 8505 CR 84. Our property abuts your lot on your western property line.

On Tuesday, October 25, I spoke to the council to oppose to the Town of Severance proposal for an outdoor shooting range on the corner of CR84 and CR19 in Weld County.

I introduced myself as the person who would contest your proposal for an open-air gun range until you permanently strike it from consideration.

I asked you, and the audience, the rhetorical question: "What kind of person thinks it's a good idea to put a gun range in the middle of a rural residential neighborhood?"

Mayor Fries, in your interview with Denver 7 News—which aired the day before the council meeting—you said you have a long way to go to answer the questions that are coming from your citizens. My question to you remains, only this time, I would like an answer.

You also stated: "At some point, prior to me being the mayor, it was suggested, hey, would an open-air gun range be something that would work in this area?" I want to know who made this suggestion.

You also said that you are only just now beginning the process of "dotting the i's and crossing the t's." Most of the dots and the crosses (as it were) can be found in the Weld County Charter and County Code, Sec.23-4-1200, Division 17. I will bring a copy of these requirements with me to the November 8 meeting and read them into the record.

For now, you should be advised that your proposed gun range does NOT meet:

- Requirement A.4, that the proposed USE is compatible with the character of the NEIGHBORHOOD.
- Requirement A.5, that the proposed USE is compatible with the general health, safety, and welfare of the inhabitants of the area and the COUNTY.
- Requirement A.7, that the proposed USE has adequate access and STREET/ROAD or highway facilities providing access to the property and that they are adequate in size to meet the requirements of the proposed USE.

In addition, you declared: "For those that have the concerns, I want them to know that I feel like they have very legitimate concerns. And at least from my perspective, I am not

interested in pursuing anything that cannot be proven to me to be done safely ...” My question is: Have you really listened to our safety concerns? Do you fully understand them? Can you put yourself in our place?

Finally, you are quoted in the article accompanying the interview as saying: “We certainly do not want to disrupt the neighbors that currently live there.” If you truly stand by those words, you—and all the other council members—will vote “No” on November 8.

Sincerely,

Janet Oliver

From: [Melody Person](#)
To: [Nicholas Wharton](#)
Subject: proposed gun range
Date: Monday, October 31, 2022 10:33:55 PM

To: Mr. Nathan Wharton, Town of Severance, and Mayor Fries,

Have any of you ever had a dream? A dream that you nurtured slowly, year after year, always just out of reach. And then one day realizing that there is a not so remote possibility that that dream might come true. This dream is shared with others, your wife and daughter. In fact, the dream is now to provide your daughter with her dream. It's become a family dream; one that started with your parents and grew in your soul, at times unknown even to you.

Well - that dream was our son's. It started with my wife and I when we decided to move "out west" in 1981 two weeks after we were married. This dream never materialized for us. Life took us in another direction, a good direction, just different than we had imagined. Two years ago, our son took the first step in making this dream a reality. He bought acreage on County road 84. He went on to build his own house while he and his family lived in a camper. The three of them endured frozen pipes, no heat, wind, and hail in that camper. They survived. In April of 2021 they moved into the house they had built themselves. Little did they know that their happiness and the dream that had come true was about to come crashing down around them.

In spite of this, and being ever optimistic, our son proceeded to build a loafing shed to shelter the horse he was about to purchase for his daughter's 11th birthday. Tesla has been taking riding lessons for three years and is quite good. She was rewarded, by the barn where she trains, for her hard work and talent with a head stall for her new horse that identified her as the winner of her class for 2021. However, her dream of barrel racing and continuing to show horses is now in jeopardy because of this open-air gun range. She and her family are rightly concerned about her safety in the newly constructed round pen where she works the horses and the arena where she is coached weekly for barrel racing. Not only does the proposed gun range squash a young girl's dream, it negates everything her mom and dad built for themselves and her in order to provide a way of life that is dying in Colorado.

The Town Severance's purchase of acreage for an open-air gun range has created an unsafe environment for people who live in the vicinity of and adjacent to the proposed site. This purchase of land begins the end of a dream. A family's dream of being able to live safely without concern on their own land, and being able to pursue happiness is being stolen from them. Their hard work and sacrifices are being negated for the pleasure of a few. The town board is taking this dream, finally realized, away.

Have you ever had a dream? Has anyone in your family ever had a dream? Have you ever experienced the complete satisfaction of realizing a dream after making many sacrifices,

working during the day and not stopping when you came home at night, missing family celebrations and holidays? How would you feel if someone then tore down your dream - a finally realized dream. This is what the Town of Severance is doing.

We hope you understand how this proposed gun range will rob people of their dreams, of how it will rob a family of their dream, almost attained, and rob an 11 year old girl of being able to dream.

Lowell and Melody Person

NOTICE AS TO PROPOSED BUDGET
Town of Severance, Colorado

(Pursuant to 29-1-106, C.R.S.)

NOTICE IS HEREBY GIVEN the Town Council of the Town of Severance, Colorado, shall hold a Public Hearing on the Proposed Budget in accordance with applicable law for 2023. A copy of the Proposed Budget has been filed in the office of the Town Clerk, Severance Town Hall, 3 South Timber Ridge Parkway, Severance, Colorado, where the same is open for public inspection. The Proposed Budget will be considered at a Regular Meeting of the Town Council to be held at Severance Town Hall, 3 South Timber Ridge Parkway, on November 8, 2022, at 6:00 pm.

Any interested elector within the Town of Severance may inspect the Proposed Budget and register any objections thereto at any time prior to the final adoption of the Budget.

Town of Severance

Leah Vanarsdall, MMC
Town Clerk

2023 OPERATING BUDGET CHANGES			
AFTER 10.11.22 COUNCIL MEETING			
	OLD ACCOUNT	NEW ACCOUNT	CHANGE IN AMOUNT
FTE (NEW) MOVED FROM ADMIN TO POLICE DEPARTMENT - SALARY PLUS BENEFITS ADJ	10-44-COOO	10-51-COOO	(13,050)
UPDATED DISABILITY EXPENSE - SHIFTED ACROSS ALL FUNDS WITH OVERALL REDUCTION	VARIOUS	VARIOUS	(9,055)
CHANGES TO 2022 PROJECTED EXPENSES			
NEW ACCOUNT FOR REPORTING SPECIAL EVENT IN KIND DONATION COST		10-44-3993	13,101
In-Kind Donation Revenue and corresponding expense have been recorded in separate accounts to provide transparency			
ACCOUNT INCORRECTLY DUPLICATED		10-44-8000	(900)

2023 NON-OPERATING BUDGET CHANGES	
AFTER 10.11.22 COUNCIL MEETING	
	AMOUNT CHANGE
LAYOUT CHANGED TO IMPROVE IDENTIFICATION OF FUNDING SOURCE FOR NON-OP EXPENSES	
DOCUMENT ARCHIVE BY CCG	20,000

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					
AFTER 10.11.22 COUNCIL MEETING					
ONE-TIME AND CAPITAL REVENUE CHANGES			CHANGE IN AMOUNT	DESCRIPTION	
2022 UPDATED USE TAX AND IMPACT FEES FOR CIP PLANNING					
2022 PROJECTED USE TAX - 2023 NON-OP EXPENSES		Increase	67,317	2022 YTD Analysis and Forecast Update	
2022 PROJECTED TRANSPORTATION FUND IMPACT FEES		Increase	90,000	2023 YTD Analysis and Forecast Update	
2022 PROJECTED PARKS, REC & TRAIL FUND IMPACT FEES		Increase	60,000	2024 YTD Analysis and Forecast Update	
2022 PROJECTED PUBLIC FACILITIES IMPACT FEES		Increase	35,000	2025 YTD Analysis and Forecast Update	
2022 PROJECTED PUBLIC SAFETY IMPACT FEES		Increase	18,000	2026 YTD Analysis and Forecast Update	
2022 PROJECTED WATER FUND IMPACT FEES		Increase	50,000	2027 YTD Analysis and Forecast Update	
2022 PROJECTED WATER ACQUISITION FEES		Increase	112,000	2028 YTD Analysis and Forecast Update	
2022 PROJECTED WASTEWATER IMPACT FEES		Increase	220,000	2029 YTD Analysis and Forecast Update	
2022 PROJECTED STORMWATER IMPACT FEES		Increase	35,000	2030 YTD Analysis and Forecast Update	
10-YEAR CAPITAL IMPROVEMENT PROGRAM CHANGES		PROJECT	TYPE OF CHANGE	CHANGE IN AMOUNT	DESCRIPTION
CIP PROJECT CHANGES					
SKATE PARK	P-2202	Funding Change to use CTF	-		Use Conservation Trust Fund to a portion of the project
GREAT LAWN AMPHITHEATER	P-2203	Funding Change to use CTF	-		Use Conservation Trust Fund to a portion of the project
GREAT WESTERN TRAIL HEAD	P-2501	Funding Change to use CTF	-		Use Conservation Trust Fund to a portion of the project
REGIONAL WATER TREATMENT PLAN	W-2801	Timing and Cost Increase	75,000		Add 2023 Legal & Design Costs
FACILITIES CAPITAL MAINTENANCE PROGRAM	PROG-FAC	Cost Increase	40,000		Increase 2023 Expense for Town Hall for ADA Compliance
TOWN SIGNAGE PROGRAM	PROG-CD2	Timing Change	-		Program start moved from 2023 to 2025
GUN RANGE	PROG-CD1	Timing Change	-		Move Legal & Design costs from 2025 to 2023
STREET SWEEPER	PW-2501	Timing and Cost Reduction	(140,000)		Move purchase from 2025 to 2023 and reduce cost
2023 NISP CONTRIBUTION	PROG-WATER2	Cost Decrease	(55,000)		NISP Budget Change
REVENUE - LONG RANGE PLANNING CHANGES			10-YR TOTAL CHANGE	DESCRIPTION	
2023-2032 ANNUAL SUMMARY PAGES -ROWS 55 & 58			10-YR TOTAL		
UPDATED BUILDING PERMIT FORECAST - USE TAX REVENUE 2023-2032		Decrease	(646,286)	Reduction in quantitiy of Building Permits - 10 YR Forecast	
UPDATED BUILDING PERMIT FORECAST - 2023-2032 IMPACT FEE REVENUE		Decrease	(3,968,190)	Reduction in quantitiy of Building Permits - 10 YR Forecast	

2022 to 2023 SIGNIFICANT BUDGET CHANGES

GENERAL FUND OPERATING REVENUE

REVENUE General Fund revenues are budgeted slightly higher than in the 2022 Budget but are lower than 2022
Severnace Tax (Oil & Gas) were high in 2022 but are unpredictable and are budgeted low to be conservative.
Interest and Dividend revenue are forecasted higher in 2023.

GENERAL FUND OPERATING EXPENSES

SALARY STUDY	Additional salary budgeted in most departments for likely increases pending results of salary study.
LEGISLATIVE	Additional .25 FTE for organizational changes. Council, LUAC, and IHIP Grant will have budget reappropriated through a separate ordinance. Reduction in Insurance & Bonds with change to allocate to departments by FTE count. Increase in Computer Support & Maintenance with Civic Clerk and allocation of software costs.
COURT	Additional .25 FTE for organizational changes
ADMIN	Additional 1.0 FTE for Management Analyst Position Contingency included for all Town Hall Departments Contracted HR services Reduction in Insurance & Bonds with change to allocate to departments by FTE count.
FINANCE	Additional .55 FTE for Budget Analyst (remaining .45 budgeted in utility funds) Insurance & Bonds change to allocate to departments by FTE count. Computer Replacement budgeted
POLICE	1.0 new FTE for evidence and administration 1.0 FTE Additional SRO added in 2022 .50 reduction in FTE Court Clerk for administration moved during 2022 (segregation due to conflict of duties of Court Clerk and Police) Contingency included Contracted Police Services added (also corresponding increase to GF revenue) Vehicle Amortization added for future replacement of 2 police vehicles
STREETS	Snow Removal moved to separate division Insurance & Bonds change to allocate to departments by FTE count.
PW GENERAL	.30 FTE reduction for organizational changes
PARKS	.20 FTE increase for organizational changes Insurance & Bonds change to allocate to departments by FTE count. Contingency included Addition of vandalism budget
COM DEV	.5 FTE increase for organizational changes (.5 no longer allocated to capital project management) Insurance & Bonds change to allocate to departments by FTE count.
WATER	.25 FTE increase for Budget Analyst .10 FTE increase for PW organizational changes Insurance & Bonds change to allocate to departments by FTE count. Overtime increase for water line breaks
WASTEWATER	.15 FTE Increase for Budget Analyst Legal Fees added Insurance & Bonds change to allocate to departments by FTE count.
STORMWATER	.15 FTE Increase for Budget Analyst Repairs & Maint of Equipment added Insurance & Bonds change to allocate to departments by FTE count.

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-47R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, ADOPTING A BUDGET FOR THE FISCAL
YEAR OF 2023 AND APPROPRIATING SUMS FOR AND DEFAYING
THE EXPENSES AND LIABILITIES FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023.**

WHEREAS, the Town Council of the Town of Severance, Colorado, pursuant to Section 8.03 of the Charter of the Town of Severance, Colorado, held a public hearing on the proposed 2023 Budget on November 8, 2022; and

WHEREAS, the Town Council finds that:

1. The Town Manager prepared and submitted to the Council on or before October 15, 2022, a recommended budget in full compliance with the Town Charter Section 8.04; and
2. The notice of the proposed public hearing, a summary of the proposed budget, and notice that the proposed budget was on file in the office of the Town Clerk was published at least one week in advance of the public hearing in full compliance with the Town Charter Section 8.03;
3. The proposed budget was open for inspection by the public, and the public was given the opportunity to file or register any objections to the proposed budget at the public hearing held on November 8, 2022; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues, so that the budget remains in balance, as required by law.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:

Section 1. The Town Council of the Town of Severance adopts the 2023 Budget, as submitted, and as attached hereto as Exhibit "A" and made a part of this Resolution by this reference, as the budget for the Town of Severance for the fiscal year beginning on the first day of January 2023 and ending on the last day of December 2023.

Section 2. The Finance Director shall cause a certified copy of the 2023 Budget to be filed in the State's Division of Local Government in the Department of Local Affairs.

RESOLVED AND APPROVED, this 8th day of November 2022.

TOWN OF SEVERANCE

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



TOWN OF SEVERANCE

2023 BUDGET

SEVERANCE, COLORADO

Adopted November 8, 2022

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MAYOR AND TOWN COUNCIL

Mayor.....	Matthew Fries
Mayor Pro-Tem.....	Stephen Gagliardi
Council Member.....	Daniel Meyers
Council Member	Frank Baszler
Council Member	Dave Bruen
Council Member	Michelle Duda
Council Member	Dennis “Zeke” Kane



TOWN OF SEVERANCE MANAGEMENT STAFF

MANAGEMENT, ADMINISTRATION & FINANCE

Town Manager..... Nicholas J. Wharton, MPA, ICMA-CM
Deputy Town Manager..... Lindsay Radcliff-Coombes
Finance Director Nancy Mueller, CPA
Town Clerk Leah Vanarsdall

PUBLIC WORKS

Public Works Director..... John Zacklene

PUBLIC SAFETY

Chief of Police James Gerdeman

COMMUNITY DEVELOPMENT

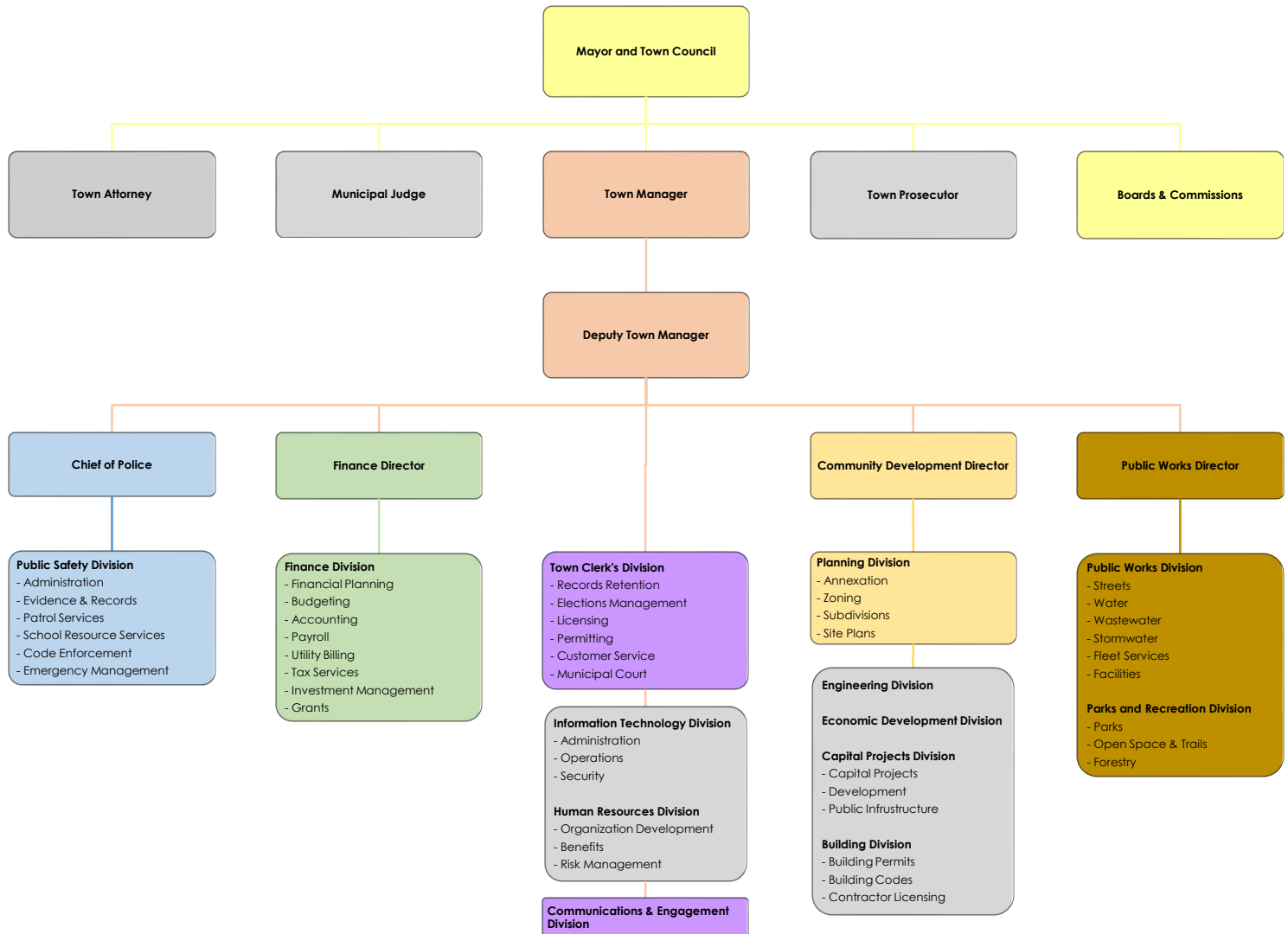
Community Development Director Bill Cornelius

CONTRACT SERVICES

Town Attorney Williamson & Hayashi, LLC
Town Prosecutor Tricia A. McCarthy, Ausmus Law Firm PC
Municipal Judge Teresa Ablao
Town Engineer Chris Messersmith, Colorado Civil Group
Building Official Russ Weber, SAFEbuilt



2023 ORGANIZATIONAL CHART





2023 BUDGET MESSAGE

Honorable Mayor, Board of Trustees, and Residents of the Town of Severance:

In accordance with Article 8 of the Severance Home Rule Charter and Colorado Revised Statutes (CRS) 29-1-103, Management, Finance, and Town Staff are pleased to present to you a budget for the Town of Severance 2023 fiscal year. All financial information is presented under the modified accrual/budgetary basis of accounting for the 2023 budget.

The annual budget is the financial framework for the Town of Severance to provide quality community services to our residents. This is an important instrument in determining services, projects, and facilities that will be accomplished and provided in the upcoming fiscal year. This year's transparent budget reflects the Town Staff's and my firm commitment to bettering our communication with citizens, the continuation of being fiscally responsible, providing comprehensive services for all subdivisions, and the effective management of the Town.

2023 holds several notable projects for the Town of Severance, with the first being a possible joint effort for a Community Center with the YMCA of Northern Colorado. Design for this project will begin in 2023, and the residents of Severance will be given the opportunity to vote either for or against a construction bond in November of 2023. Several water-related projects will occur in 2023 as well, which include the beginning construction of a 1.5-million-gallon water tank, the design of an emergency water connection, and an east-to-west redundancy waterline loop. Additionally, the Town will complete the construction of two traffic lights at the intersections of E. Harmony/WCR 19 and CO Highway 392/WCR23. These projects only represent a fraction of the projects occurring in 2023 and the known projects identified by Management and the Town Council. There are still several ongoing challenges that our community will face with infrastructure improvements, maintenance, and services that will continue to increase.

The Town of Severance and other Northern Colorado communities face ongoing challenges in budgeting and governance as many now navigate a financially affected budget due to several regional, state, and federal factors. As a result, it is important now more than ever to maintain strong communication with our residents and continue our commitment to maintain the outstanding quality of life our residents enjoy and appreciate while embracing the agricultural heritage of our Town. This 2023 budget provides the Town Council, Management, and Staff with the necessary information to make fiscally responsible decisions and to provide services that enhance the livability of our community.

I would like to personally acknowledge my Management Team, especially Lindsay Radcliff-Coombes, Deputy Town Manager, and Nancy Mueller, Finance Director, for their time and valuable input throughout this process and the Town Council for their diligent review of the proposed 2023 Budget.

Thus, the following 2023 Budget, as proposed, is recommended for approval and adoption.

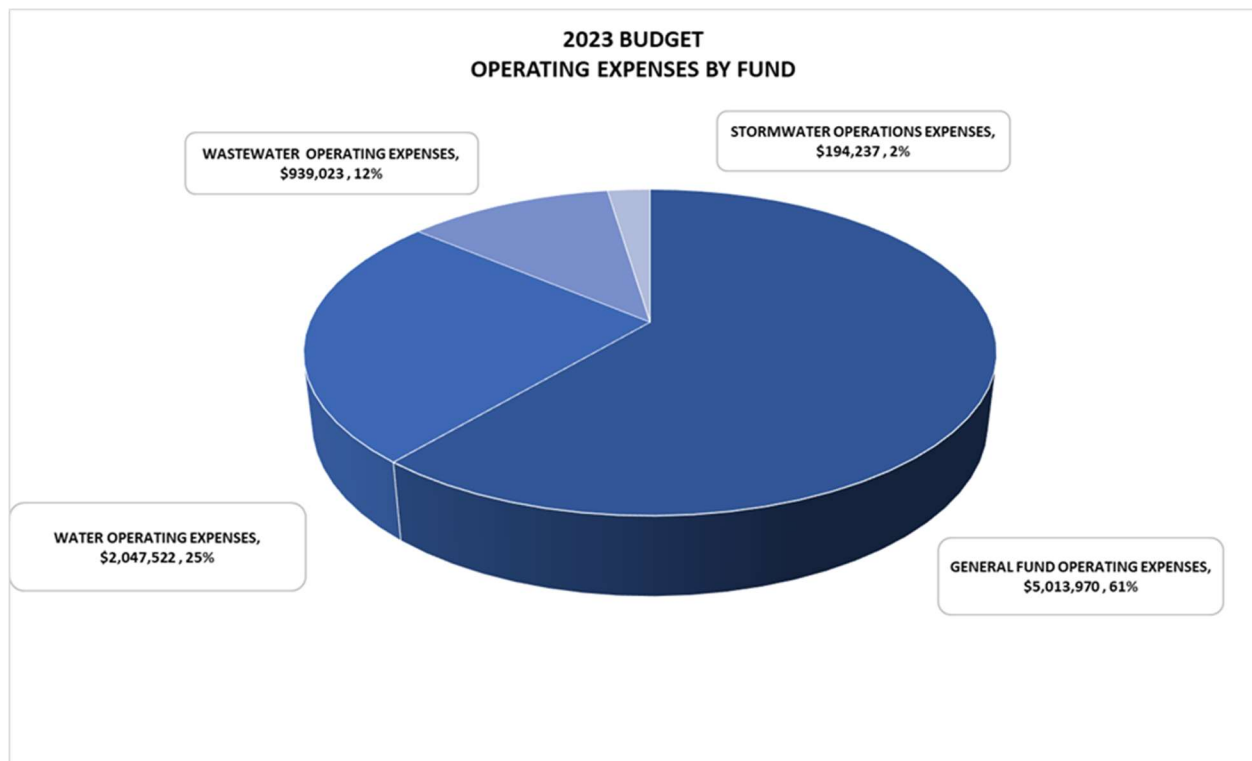
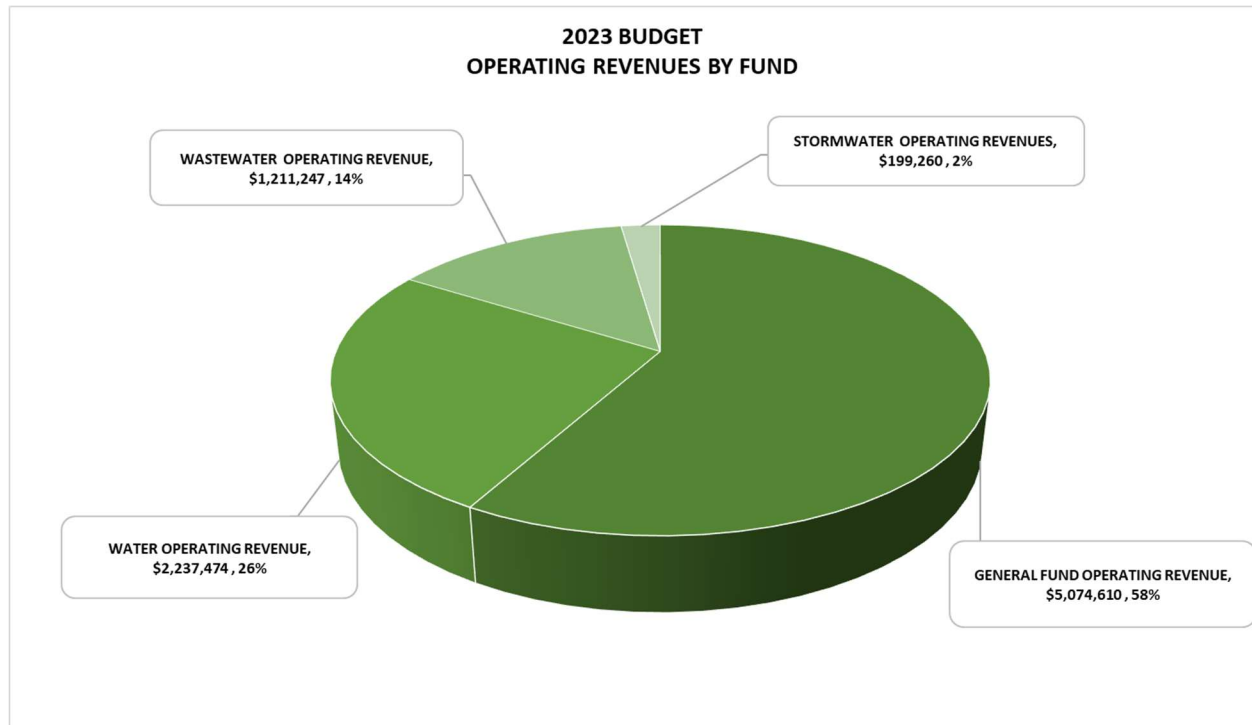
Respectfully Submitted,

Nicholas J. Wharton, MPA, ICMA-CM
Town Manager



BUDGET DETAIL

2023 Employee Distribution		Administrative Overhead									Enterprise Funds			Total
Full Time		Admin	Leg/Elec	Finance	CD	Court	Police	Streets	Facilities	Parks Maint	Water	WW	Storm	
Town Manager	1.00	0.25			0.25						0.25	0.25		1.00
Deputy Town Manager	1.00	0.50			0.30						0.10	0.10		1.00
Management Analyst	1.00	1.00												1.00
Communications & Engagement	1.00	0.70									0.15	0.15		1.00
Front Desk Clerk	1.00	1.00												1.00
Town Clerk	1.00		0.75			0.25								1.00
Court Clerk/ Admin Asst	1.00		0.50			0.50								1.00
Finance Director	1.00			0.55							0.15	0.15	0.15	1.00
Sr Budget/Financial Analyst	1.00			0.55							0.15	0.15	0.15	1.00
Senior Accountant	1.00			0.70							0.10	0.10	0.10	1.00
Accountant II	1.00			0.70							0.10	0.10	0.10	1.00
Accounting/Finance Technician	1.00			0.20							0.40	0.25	0.15	1.00
Community Development Director	1.00				1.00									1.00
Town Planner	1.00				1.00									1.00
Development Inspector	1.00				1.00									1.00
Public Works Director	1.00							0.30	0.00	0.20	0.20	0.20	0.10	1.00
Water/Wastewater Supervisor	1.00										0.50	0.50		1.00
Streets/Parks Supervisor	1.00							0.50		0.50				1.00
Town Forester	1.00									1.00				1.00
Sr Public Works Technician	1.00										0.50	0.50		1.00
PW Water - Wastewater Tech II	1.00										0.40	0.40	0.20	1.00
PW Streets and Parks Tech I	1.00							0.50		0.50				1.00
Public Works Technician	1.00							0.50		0.50				1.00
Public Works Technician	1.00							0.50		0.50				1.00
Public Works Technician	1.00										0.40	0.40	0.20	1.00
Police Chief	1.00						1.00							1.00
Patrol Sergeant	1.00						1.00							1.00
Patrol Sergeant	1.00						1.00							1.00
Patrol Officer	1.00						1.00							1.00
Patrol Officer	1.00						1.00							1.00
Patrol Officer	1.00						1.00							1.00
Patrol Officer	1.00						1.00							1.00
Patrol Officer	1.00						1.00							1.00
Patrol Officer	1.00						1.00							1.00
School Resource Officer	1.00						1.00							1.00
School Resource Officer	1.00						1.00							1.00
Community Service Officer	1.00						1.00							1.00
Evidence Technician	1.00						1.00							1.00
ADDITIONAL FTE	1.00						1.00							1.00
Total FTE	39.00	3.45	1.25	2.70	3.55	0.75	14.00	2.30	0.00	3.20	3.40	3.25	1.15	39.00

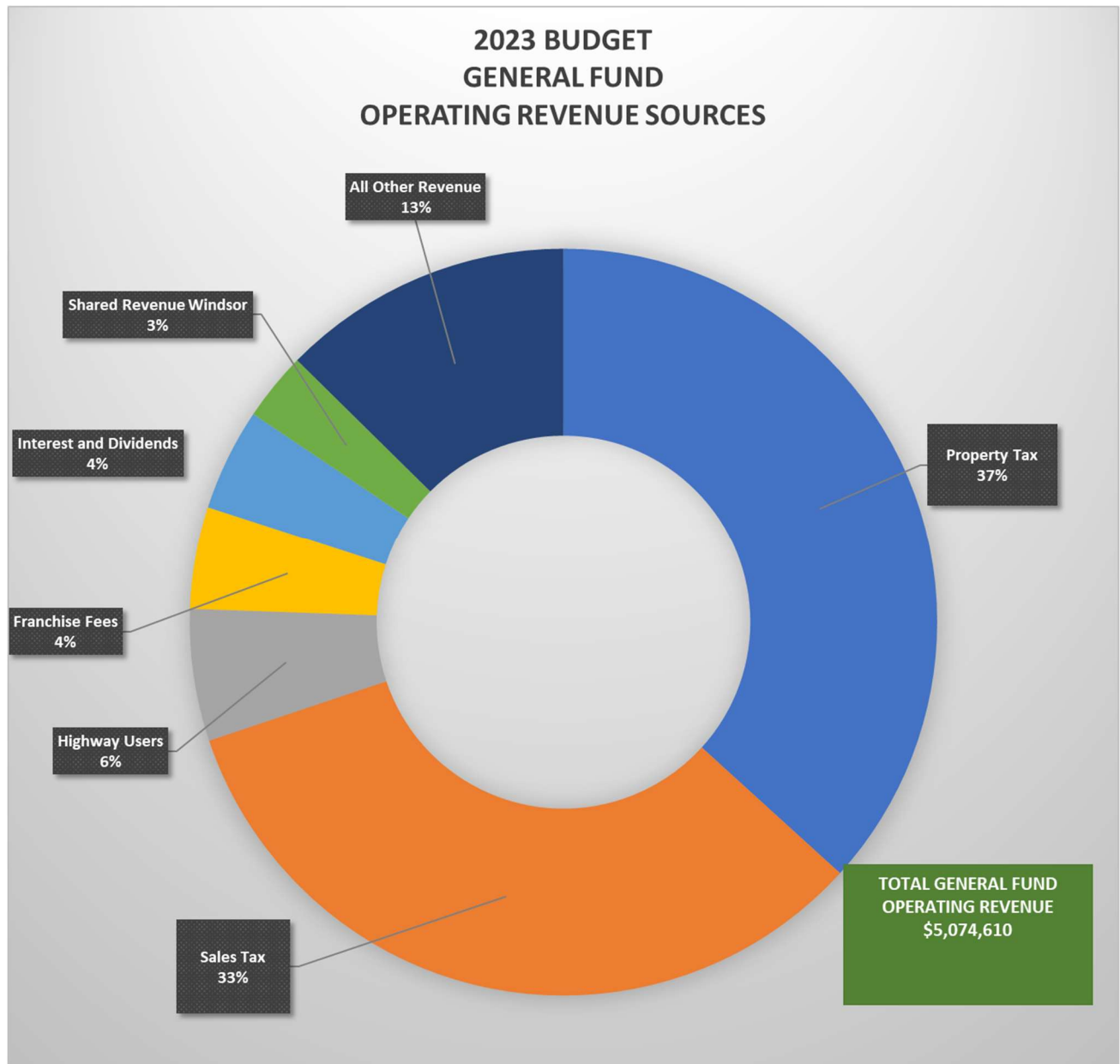


2023 OPERATING BUDGET SUMMARY		
	2022	2023
GENERAL FUND		
TOTAL GENERAL FUND OPERATING REVENUE	4,589,237	5,074,610
GENERAL FUND OPERATING EXPENSES		
LEGISLATIVE	228,952	300,766
COURT	55,042	92,943
ADMINISTRATION	471,716	628,118
FINANCE DEPARTMENT	232,722	321,018
PUBLIC SAFETY	1,668,721	1,983,756
STREET MAINTENANCE	602,690	539,267
SNOW REMOVAL		66,564
PUBLIC WORKS OVERHEAD - FACILITIES	144,528	77,100
PARKS MAINTENANCE	386,702	446,555
COMMUNITY DEVELOPMENT	466,422	557,885
CAPITAL PROJECT MANAGEMENT	52,559	-
GENERAL FUND OPERATING TOTAL	4,310,054	5,013,970
GENERAL FUND OPERATING REVENUES LESS EXPENSES	279,183	60,640
WATER FUND OPERATIONS		
TOTAL WATER OPERATING REVENUE	1,634,927	2,237,474
WATER FUND OPERATIONS EXPENSES		
UTILITY BILLING	50,127	75,876
WATER OPERATIONS	1,518,470	1,971,646
WATER FUND OPERATING TOTAL	1,568,597	2,047,522
WATER FUND OPERATING REVENUES LESS EXPENSES	66,330	189,952
WASTEWATER (SEWER) FUND OPERATIONS		
WASTEWATER TOTAL OPERATING REVENUE	1,050,261	1,211,247
WASTEWATER FUND OPERATIONS EXPENSES		
UTILITY BILLING	41,169	62,933
WASTEWATER OPERATIONS	783,045	876,090
WASTEWATER FUND OPERATING TOTAL	824,213	939,023
WASTEWATER FUND OPERATING REVENUES LESS EXPENSES	226,048	272,225
STORMWATER (DRAINAGE) FUND OPERATIONS		
STORMWATER TOTAL OPERATING REVENUES	158,750	199,260
STORMWATER FUND OPERATING EXPENSES		
UTILITY BILLING	14,959	12,044
STORMWATER OPERATIONS	136,453	182,193
STORMWATER OPERATIONS TOTAL	151,411	194,237
STORMWATER FUND OPERATING REVENUES LESS EXPENSES	7,339	5,023

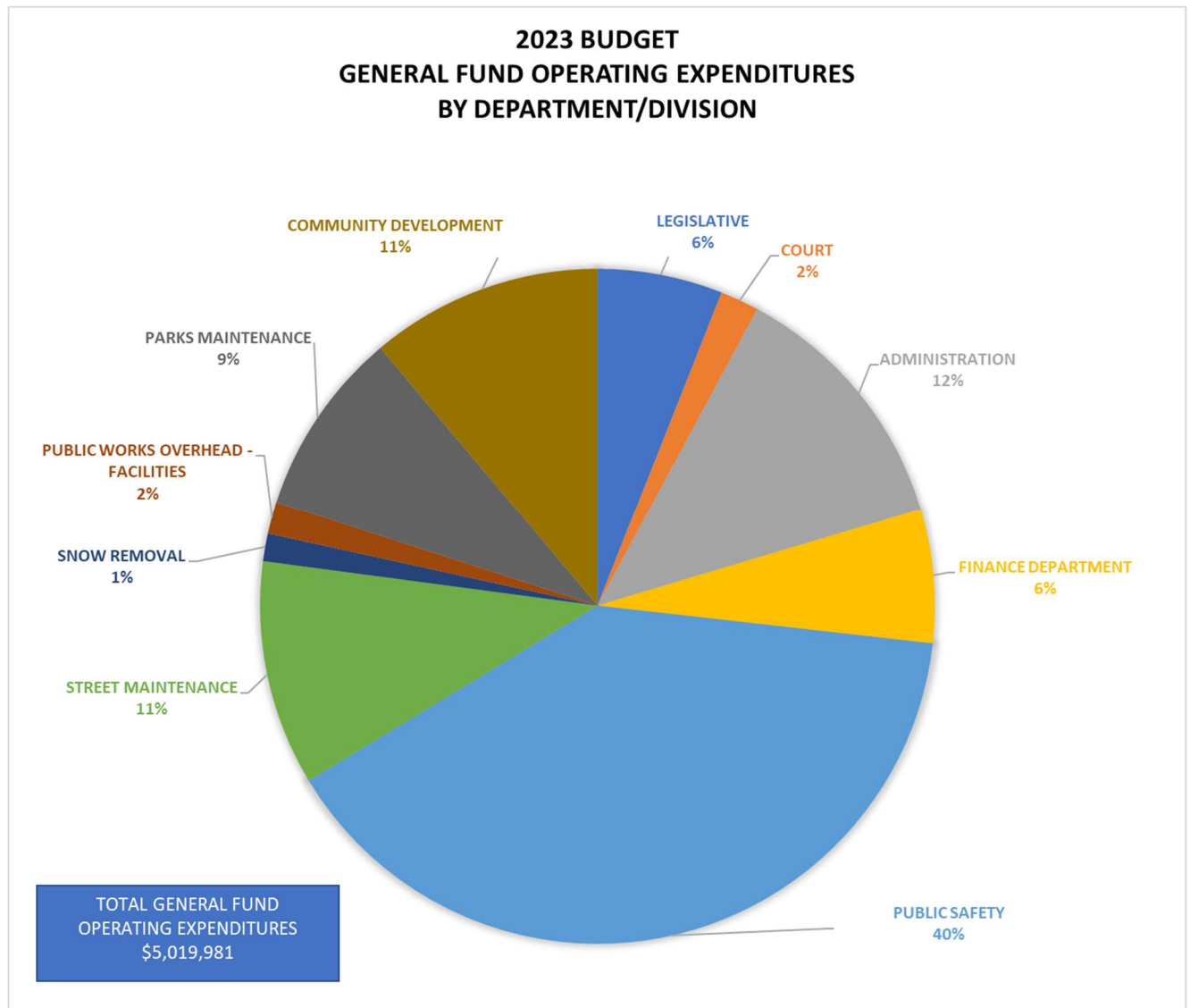


BUDGET DETAIL

General Fund



GENERAL FUND				
GENERAL FUND OPERATING REVENUES				
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget
10-31-1000	General property Tax	1,316,698	1,795,000	1,864,462
10-31-3000	Sales Tax	1,883,815	1,800,000	1,680,000
10-31-8100	Severance Tax (Oil & Gas)	8,730	404,945	10,000
10-31-8200	Franchise	174,480	215,000	225,000
10-31-9000	Interest / Delinquent Tax	20,215	1,150	1,500
10-32-1000	Bus.License	3,575	2,000	2,000
10-32-1100	Liquor License	1,048	400	400
10-32-2000	Home Based Business Fees	1,500	1,000	1,000
10-32-2600	Animal Licenses	2,684	1,500	1,000
10-32-3100	Admin. Service Development Fee	99,000	52,000	48,900
10-32-4100	Other Licenses, Permits & Fees	12,675	8,000	7,500
10-32-4150	Solicitor Licenses	-	12,750	5,000
10-33-5000	Highway Users	270,169	225,000	289,582
10-33-5050	Mineral Lease	57,334	87,606	50,000
10-33-5100	Motor Vehicle Fees	50,984	55,000	45,000
10-33-5200	County Road & Bridge	69,016	89,000	70,000
10-33-5300	Specific Ownership Tax	65,491	103,500	100,000
10-33-5600	Cigarette Tax	6,013	3,500	3,000
10-33-6000	Shared Revenue Windsor	-	265,000	150,000
10-34-1100	Court Costs	1,890	2,600	2,500
10-34-1200	Police Revenue	50,965	58,000	96,000
10-34-1400	Maps, Plans, Copies	234	3,500	2,000
10-35-1000	Municipal Court Fines	36,940	52,000	60,000
10-35-1100	Surcharge	2,060	2,500	2,500
10-35-1200	Outstanding Judgement Warrants	90	-	-
10-35-1300	Restitution	100	35	-
10-36-1000	Return Check Charges	1,560	2,500	2,500
10-36-1500	Insurance Claim Payments	-		2,500
10-36-1600	Special Assessments	-	-	766
10-36-2000	Other Miscellaneous Revenue	31,144	75,000	5,000
10-36-2500	Scholarship Contribution	-		
10-36-3000	Rent	41,360	41,000	41,500
10-36-3500	Interest and Dividends	32,692	220,000	225,000
10-36-4500	Materials and Labor	12,100	9,000	10,000
10-36-5000	Special Event Revenue	42,085	67,648	60,000
10-36-5100	Special Event Revenue - In-Kind		13,131	-
10-36-6500	Reimbursements/Refunds	8	7,444	-
10-36-8050	Oil and Gas Royalties	11,188	12,000	10,000
TOTAL GENERAL FUND OPERATING REVENUE		4,307,843	5,688,709	5,074,610



LEGISLATIVE

(TOWN CLERK)

The Town of Severance's Legislative branch exists to serve the residents of Severance. Town staff strives to create the best service to the public as well as transparency at the legislative level. The legislative branch makes sure all ordinances, resolutions and elections are done according to both state and federal legal standards.

The Town consists of three Legislative branches, Town Council, Planning Commission and Tree Board:

1. The **Town Council** for the Town consists of a Mayor and six (6) Council Members. Each member must be a registered elector and must reside within the Town limits for at least a year prior to the election. Each Council Member is elected by the residents for a four (4) year overlapping term. Council Members may serve an unlimited number of terms in office, so long as they are elected for such terms at each regular or special election. This governing body hears citizens' concerns, creates and approves Town Ordinances and Resolutions.
2. The **Planning Commission** consists of one Chairperson, six commissioners. This Commission is appointed by the Town Council and acts as an advisory board on all planning projects such as subdivisions, oil and gas projects, commercial and residential developments.
3. The **Tree Board** provides management of the urban forest for the Town of Severance. This board consists of volunteer members appointed by the Town Council from the community. The Tree Board oversees all portions of the urban forest that is planted on Town property such as parks and the space between detached sidewalks and public streets. The Board also sets standards on development and recommends Municipal changes to the code as it relates to trees.

The **Town Clerk's** office focuses on transparency and service to the citizens directly. The Clerk's office is a first point of contact and liaison for citizens and their governing body. Licensing, such as, Business, Sales Tax and Liquor Licenses are issued through the Clerk's office. The Clerk's office maintains all public records, including the official Municipal Code. The Town's Website, Hybrid meetings, and YouTube uploads are incorporated into this role as well.



GENERAL FUND OPERATING EXPENSES					FTE
LEGISLATIVE					1.25
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-41-1100	Regular Staff Wages	68,229	78,000	96,946	
10-41-1101	Part-time Staff Wages	-	-	-	
10-41-1102	Overtime	296	-	-	
10-41-1104	Retirement 457	1,913	2,100	2,608	
10-41-1105	Board of Trustee Fees	11,190	11,150	13,000	
10-41-1130	FICA/Medicare	6,251	6,500	7,646	
10-41-1140	Workers Compensation	7,065	1,909	2,500	
10-41-1150	Unemployment	195	155	261	
10-41-1160	Health Insurance	13,000	11,340	18,714	
10-41-1161	Disability Insurance	932	1,380	1,843	
10-41-1162	Insurance Deductible Reimburse	1,000	1,000	-	
10-41-2100	Legal Fees	73,867	110,000	130,000	
10-41-3150	Telephone		840	1,200	
10-41-3180	Mileage	102	-	500	
10-41-3210	Insurance and Bonds	20,346	31,200	5,288	
10-41-3330	Publishing/Recording	953	1,200	1,000	
10-41-3350	Ordinance Codification	2,397	5,000	4,000	
10-41-3810	Dues/Memberships/Subscriptions	1,981	2,000	5,100	
10-41-3820	Continuing Education	2,747	5,000	9,250	
10-41-3825	Meeting/Meals	10,059	9,000	10,000	
10-41-3990	Miscellaneous	90	1,500	500	
10-41-4320	Computer Replacement/Audio Visual	-	5,000	6,000	
10-41-4330	Computer Support and Maint	3,141	18,500	38,825	
10-41-4810	Uniforms	874	1,200	2,275	
10-41-4990	Supplies	1,666	2,200	1,000	
10-41-5500	Town Council Discretionary		30,000		
10-41-5550	Land Use Advisory Committee		18,000		
10-41-5555	IHOP Grant		15,000		
10-41-5560	Tree Board	164	1,500	2,000	
10-42-3310	Weld County Election Costs		10,000	12,000	
10-42-3320	Printing	5,000	-	-	
10-42-3980	Election Judges	1,700	-	-	
10-42-4340	Postage	1,500	-	-	
10-42-4990	Supplies	200		-	
10-41-8200	Allocation to Water Fund	(22,405)	(24,000)	(31,250)	
10-41-8300	Allocation to Wastewater Fund	21,619	(23,500)	(29,871)	
10-41-8400	Allocation to Stormwater Fund	(9,434)	(7,750)	(10,570)	
LEGISLATIVE TOTAL		226,638	325,424	300,766	

GENERAL FUND OPERATING EXPENSES					FTE
COURT					0.75
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-43-1100	Regular Staff Wages	10,309	25,850	45,733	
10-43-1102	Overtime	55	-	-	
10-43-1104	Retirement 457	297	656	1,372	
10-43-1130	FICA/Medicare	781	1,603	3,499	
10-43-1140	Workers Compensation	19	955	1,500	
10-43-1150	Unemployment	29	52	137	
10-43-1160	Health Insurance	3,330	7,600	12,952	
10-43-1161	Disability Insurance	199	480	978	
10-43-1162	Insurance Deductible Reimburse	250	500	-	
10-43-2100	Legal Fees	6,636	12,000	13,000	
10-43-2110	Municipal Judge	5,650	6,850	8,000	
10-43-3150	Telephone	-	160	250	
10-43-3210	Insurance and Bonds			3,173	
10-43-3820	Education			250	
10-43-3830	Translator/Juror Fees	1,088	1,000	1,500	
10-43-4310	Court Supplies	-	600	600	
10-43-4330	Computer Support and Maint	785	-	-	
COURT TOTAL		29,450	58,306	92,943	

Town Management

The Town Manager is appointed by Town Council as the chief managing officer of the town and is ultimately responsible for the enforcement of local laws, and the assurance of sound fiscal and operational practices of the town. The Town Manager oversees various projects of the Town Government, to ensure efficient, quality services are delivered to the community and facilitates the flow of information from staff to Town Council as they review projects and questions brought before them.

The Deputy Manager reports to the Town Manager. Assisting the Town Manager in overseeing day to day operations of the Town, providing expert advice and handles all human resources. Collaborates with the Town Council, Town Manager, and the Executive Leadership Team in achieving the strategic goals of the Town. Advises and supports the Department Directors and on operational activities, leads innovation, conducts research, and evaluates performance of assigned personnel, programs, and services. Assists in the identification and development of policy options, including recommendations for improving the overall management and operation of the Town. Fosters cooperative relationships with civic and community groups, intergovernmental agencies, and Town staff; may represent the Town Manager at meetings; and performs related duties as required.

Responsibilities include, but are not limited to:

- Responsible for all Human Resources of Town Employees
- Responsible for providing leadership in the development, implementation, and administration of all programs and policies established and approved by the Council under all applicable by-laws and regulations
- Maintains the infrastructure necessary to support a healthy local economy
- Develops a highly skilled workforce of town employees who provide exceptional customer service
- Works closely with other government agencies to achieve common goals



GENERAL FUND OPERATING EXPENSES					FTE
ADMINISTRATION					3.45
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-44-1100	Regular Staff Wages	170,206	206,000	282,292	
10-44-1101	Part-time Staff Wages	7,613	-	-	
10-44-1102	Overtime	-	700	-	
10-44-1104	Retirement	6,098	6,000	8,451	
10-44-1130	FICA/Medicare	15,087	14,900	18,918	
10-44-1140	Workers Compensation	228	5,800	6,900	
10-44-1150	Unemployment	719	417	742	
10-44-1160	Health & Life Insurance	38,826	42,290	54,717	
10-44-1161	Disability Insurance	3,124	4,122	4,981	
10-44-1162	Insurance Deductible Reimburse	1,250	2,000	-	
10-44-2100	Legal Fees	-	500	-	
10-44-2150	HR Services	-	10,000	45,000	
10-44-3110	Utilities	7,565	10,500	18,000	
10-44-3150	Telephone	5,292	3,800	5,000	
10-44-3175	Building Repairs & Maintenance	37,673	15,000	20,000	
10-44-3177	Vehicle Repairs & Maintenance	507	4,000	500	
10-44-3210	Insurance and Bonds	21,967	35,422	14,596	
10-44-3220	CIRSA Deductibles	-	500	6,000	
10-44-3330	Publishing	-	-	3,500	
10-44-3810	Dues/Memberships/Subscriptions	3,252	2,000	2,000	
10-44-3820	Continuing Education	6,988	7,500	10,000	
10-44-3825	Meals/Miscellaneous	2,174	2,000	3,000	
10-44-3990	Miscellaneous Services/Copier	2,524	4,500	4,500	
10-44-3992	Special Events	119,320	150,000	160,000	
10-44-3993	Special Events In-Kind Donation Cost		13,101		
10-44-4000	Advertising		800	-	
10-44-4310	Office Supplies	9,466	5,000	6,000	
10-44-4320	Computer Replacement/Audio Visual	28,299	15,000	10,000	
10-44-4330	Computer Support and Maint	7,114	34,000	35,550	
10-44-4340	Postage	3,235	4,800	6,000	
10-44-4350	Safety	1,760	-	-	
10-44-4360	Wellness	119	-	-	
10-44-4390	Other Office Expense	5,280	2,000	3,000	
10-44-4520	Vehicle Fuel	343	4,500	5,000	
10-44-4810	Uniforms	1,976	1,100	1,500	
10-44-4850	Unanticipated Expenses/Contingency			40,000	
10-44-4990	Miscellaneous Supplies	2,387	1,800	3,000	
10-44-8000	Lease Payment	884	884	1,000	
10-70-3992	Special Events - Clean Up Day	25,330		5,000	
10-44-8200	Allocation to Water Fund	(40,231)	57,000	(68,449)	
10-44-8300	Allocation to Wastewater Fund	(38,819)	(48,500)	(65,429)	
10-44-8400	Allocation to Stormwater Fund	(16,940)	(15,500)	(23,152)	
ADMINISTRATION TOTAL		441,780	603,936	628,118	

FINANCE

The Finance Department is responsible for the planning, tracking, collection, distribution, and reporting of all revenues and expenditures for the Town of Severance. Each responsibility is performed ethically, in compliance with Governmental Accounting Standards Board (GASB), and all applicable local, state, and federal requirements.

The Town finances are currently composed of seven governmental funds:

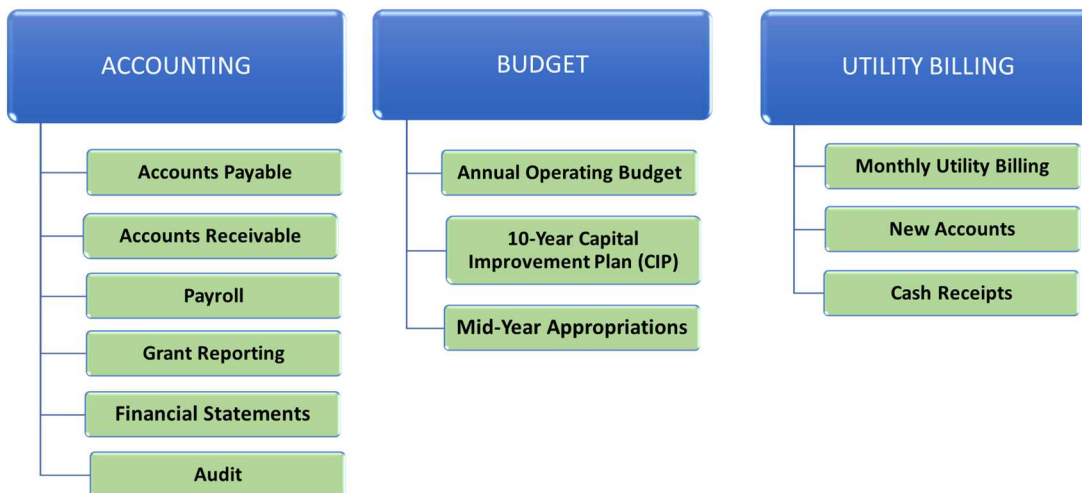
General Fund	Conservation Trust Fund	Transportation Fund	Parks Fund	Public Facilities Fund	Public Safety Fund	Capital Projects Fund
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And four proprietary funds – three enterprise and one internal service fund:

Water Fund	Wastewater Fund	Stormwater Fund
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Fleet Fund

The department is structured into three functional areas of operation:



In addition to the operational duties, strategic planning, investment management, and internal reporting are provided to maximize the Town's resources.

GENERAL FUND OPERATING EXPENSES					FTE
FINANCE DEPARTMENT					2.70
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-45-1100	Regular Staff Wages	142,673	180,000	238,576	
10-45-1101	Part-time Staff Wages	-			
10-45-1102	Overtime	50	100	100	
10-45-1104	Retirement 457	4,137	5,100	6,857	
10-45-1130	FICA/Medicare	111,684	13,320	17,486	
10-45-1140	Workers Compensation	163	3,095	5,400	
10-45-1150	Unemployment	407	266	686	
10-45-1160	Health Insurance	26,101	29,300	49,642	
10-45-1161	Disability Insurance	2,533	3,100	4,752	
10-45-1162	Insurance Deductible Reimburse	700	2,000	-	
10-45-2200	Audit & Accounting Fees	13,000	20,750	25,000	
10-45-3150	Telephone	-	750	800	
10-45-3210	Insurance and Bonds	-	-	11,423	
10-45-3315	Weld County Treasurer Fee	15,337	19,000	21,000	
10-45-3340	Bank Charges	-	1,000	1,000	
10-45-3810	Dues/Memberships/Subscriptions	500	-	1,000	
10-45-3820	Continuing Education	1,419	4,000	5,700	
10-45-3825	Meals/Miscellaneous		100	500	
10-45-4310	Office Supplies	1,352	1,200	1,500	
10-45-4320	Computer Replacement/Audio Visual			9,000	
10-45-4330	Computer Support and Maint	5,026	500	-	
10-45-4810	Uniforms	273	700	850	
10-45-8200	Allocation to Water Fund	(19,438)	(25,000)	(34,983)	
10-45-8300	Allocation to Wastewater Fund	(18,757)	(24,000)	(33,439)	
10-45-8400	Allocation to Stormwater Fund	8,184	(8,000)	(11,832)	
FINANCE TOTAL		295,344	227,281	321,018	

PUBLIC SAFETY

SEVERANCE POLICE DEPARTMENT

The Severance Police Department is a full-service police agency that provides a wide range of law enforcement services to the community. Among these many services are uniformed patrol operations, community policing, traffic safety, criminal investigations, and cooperative partnerships with the community and organizations.

The Severance Police Department is a relatively new police department with a Police Chief, two Sergeants, eight Patrol Officers, a Community Service Officer, and a Records Manager. The agency's foundation is built upon a guardian mindset. The guardian mindset guides Peace Officers in the use of their considerable power to ensure that it is used solely for the defense, service, and protection of the people. By having this strong foundation, the Severance Police Department can focus on community-oriented policing and provide the safest environment possible for the community.

The Town of Severance is one of the fastest-growing communities in northern Colorado. The growth has caused a diverse group of citizens with minimal or no knowledge of the Town's Ordinances or possibly Colorado Law. The Severance Police Department's primary purpose is the safety and security of the community, but we also have an obligation to educate the citizens. Taking the time to educate the citizens can significantly aid the Severance Police Department in deterring future violations and better understanding the community's needs.

GENERAL FUND OPERATING EXPENSES					FTE
PUBLIC SAFETY					14.00
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-51-1100	Regular Staff Wages	583,549	830,000	1,125,744	
10-51-1102	Overtime	46,648	40,000	32,000	
10-51-1104	Retirement	3,457	3,000	4,605	
10-51-1107	Contracted Security Services			15,000	
10-51-1130	FICA/Medicare	16,434	17,000	24,318	
10-51-1140	Workers Compensation	19,813	23,000	28,000	
10-51-1150	Unemployment	1,815	2,200	3,062	
10-51-1155	Police Pension	34,271		82,387	
10-51-1160	Health Insurance	163,536	194,000	254,411	
10-51-1161	Disability Insurance	22,764	32,000	23,797	
10-51-1162	Insurance Deductible Reimburse	3,000	3,000	-	
10-51-2100	Legal Fees	238	-	-	
10-51-2300	Medical	2,090	1,000	1,800	
10-51-2310	Psychological	2,400	1,000	2,000	
10-51-2900	Contract Police Services	-	750	18,000	
10-51-2990	Other Professional Fees	33,703	30,000	15,650	
10-51-3110	Utilities	4,245	4,800	6,000	
10-51-3150	Telephone/Cell Phones	11,314	11,803	20,000	
10-51-3170	Repairs & Maintenance	531	2,000	-	
10-51-3175	Building Repairs & Maintenance		2,200	7,000	
10-51-3177	Vehicle Repairs & Maintenance	27,104	28,000	20,000	
10-51-3180	Mileage	28	51	100	
10-51-3210	Insurance and Bonds	32,374	49,603	59,231	
10-51-3320	Printing/Forms	2,076	4,800	5,000	
10-51-3610	Dispatch Communications	5,085	5,000	42,000	
10-51-3630	Mental Health CO-Responder	-	-	15,000	
10-51-3640	Drug Task Force	-	1,000	1,000	
10-51-3650	Dog Tags/Impound Fees	1,865	-	1,000	
10-51-3740	Radio Maintenance	357	1,200	1,500	
10-51-3810	Dues/Memberships/Subscriptions	600	775	2,000	
10-51-3820	Continuing Education & Train	6,743	13,000	13,000	
10-51-3825	Meals/Miscellaneous	1,154	750	1,000	
10-51-3850	Lab Testing Fees	346	250	1,000	
10-51-3990	Miscellaneous Services	1,852	700	2,000	
10-51-4300	Office Furniture	1,055	1,000	1,000	
10-51-4310	Office Supplies	3,416	2,700	3,000	
10-51-4330	Computer Support and Maint	41,874	32,000	43,850	
10-51-4340	Postage	28	25	100	
10-51-4520	Vehicle Fuel	24,393	33,000	35,000	
10-51-4530	Vehicle & Equipt Amortization			17,700	
10-51-4720	Equipment for Patrol	9,438	4,479	3,000	
10-51-4730	Equipment for Training	2,787	4,200	3,500	
10-51-4740	Equipment for Investigation/Evidence	3,649	2,600	2,000	
10-51-4810	Uniforms	18,528	18,500	20,000	
10-51-4850	Unanticipated Expenses/Contingency			20,000	
10-51-4990	Miscellaneous Supplies	4,721	4,500	7,000	
10-51-7550	Vehicles	40,117	159,179	-	
10-51-7990	Other Small Equipment	1,316	2,000	-	
PUBLIC SAFETY TOTAL		1,180,714	1,567,065	1,983,756	

STREETS MAINTENANCE

The Town of Severance maintains approximately 72 center lane miles of roadway. This includes major and minor arterial streets, collector streets, and local neighborhood streets. It is the responsibility of the Town of Severance Streets Department to provide periodic maintenance on the streets, pavement markings and traffic control. The department patches potholes, paints pavement markings, replaces street signs, removes graffiti, maintains the graveled streets and alley, vegetation management, street sweeping and stormwater maintenance.

The Streets Department additionally provides snow maintenance to clear snow and ice from town streets on a prioritized basis driven by the amount of snow and the traffic impact of a particular street. The Department also removes snow from town property and town-owned trails.

Department responsibilities include, but are not limited to:

- Repair and maintenance of streets
- Repair and maintenance of curbs, gutters, and sidewalks
- Repair and maintenance of traffic signs and pavement markings
- Small traffic control and flagging operations
- Grading of Town owned dirt roads
- Right-of-way (ROW) mowing and maintenance
- Snow plowing and removal
- Street sweeping
- Drainage maintenance

Components of Road Maintenance



GENERAL FUND OPERATING EXPENSES					FTE
STREET MAINTENANCE					2.30
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-61-1100	Regular Staff Wages	123,565	125,000	150,442	
10-61-1101	Part-time Staff Wages	-	-	30,000	
10-61-1102	Overtime	4,691	2,500	2,000	
10-61-1104	Retirement	3,763	3,500	3,913	
10-61-1130	FICA/Medicare	9,717	8,000	11,509	
10-61-1140	Workers Compensation	3,661	4,600	4,600	
10-61-1150	Unemployment	364	255	391	
10-61-1160	Health & Life Insurance	33,971	30,500	39,656	
10-61-1161	Disability Insurance	2,416	3,450	3,035	
10-61-1162	Insurance Deductible Reimburse	300	-	-	
10-61-2990	Other Professional Fees	475	-	1,000	
10-61-3150	Telephone	988	1,075	1,500	
10-61-3161	Street Lighting	78,340	74,000	80,000	
10-61-3172	Repairs & Maintenance - Street	109,783	115,000	125,000	
10-61-3173	Repairs & Maintenance - Equipm	22,875	33,000	7,610	
10-61-3175	Building Repairs & Maintenance	1,899	1,200	1,500	
10-61-3177	Vehicle Repairs & Maintenance	10,185	9,000	4,800	
10-61-3210	Insurance and Bonds	-	1,200	9,731	
10-61-3810	Dues/Memberships/Subscriptions	-	-	500	
10-61-3820	Continuing Education	800	1,400	1,375	
10-61-3825	Meal, Meeting, Travel Expense	-	-	250	
10-61-3990	Miscellaneous Services	-	600	2,500	
10-61-4311	Street Supplies	4,684	2,500	5,000	
10-61-4330	Computer Support & Maintenance	7,539	4,700	11,130	
10-61-4520	Vehicle Fuel	8,130	10,500	11,000	
10-61-4810	Uniforms	105	500	825	
10-61-4850	Unanticipated Expenses/Contingency	-	-	10,000	
10-61-4990	Miscellaneous Supplies	1,455	2,500	5,000	
10-61-5000	Street Signs	19,497	15,600	15,000	
10-61-5001	Snow and Ice Removal	33,342	40,000	-	
10-61-8000	Lease Payment	37,783	-	-	
STREETS MAINTENANCE TOTAL		520,328	490,580	539,267	
GENERAL FUND OPERATING EXPENSES					FTE
SNOW REMOVAL					-
		2021 Actual	2022 Projected	2023 Budget	
10-63-1100	Regular Staff Wages				
10-63-1102	Overtime			12,000	
10-63-1104	Retirement			360	
10-63-1130	FICA/Medicare			918	
10-63-1140	Workers Compensation				
10-63-1150	Unemployment			36	
10-63-3173	Repair & Maintenance Equipment			3,000	
10-63-3825	Meals			250	
10-63-4110	Supplies			50,000	
10-63-7990	Other Small Equipment				
SNOW REMOVAL TOTAL				66,564	

GENERAL FUND OPERATING EXPENSES					FTE
PUBLIC WORKS OVERHEAD - FACILITIES					-
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-64-1100	Regular Staff Wages	18,052	13,200	-	
10-64-1101	Part-Time Staff Wages			-	
10-64-1102	Overtime	530	500	-	
10-64-1104	Retirement	550	405	-	
10-64-1130	FICA/Medicare	1,414	1,050	-	
10-64-1140	Workers Compensation	304	590	-	
10-64-1150	Unemployment	53	30	-	
10-64-1160	Health & Life Insurance	4,513	4,075	-	
10-64-1161	Disability Insurance	273	320	-	
10-64-1162	Insurance Deductible Reimburse	100	-	-	
10-64-3110	Utilities	21,838	20,000	20,000	
10-64-3150	Telephones & Internet	1,107	790	800	
10-64-3175	Building Repairs & Maintenance	13,961	10,500	15,000	
10-64-3177	Vehicle Repairs & Maintenance	6,959	500	-	
10-64-3210	Insurance and Bonds	28,840	42,061	-	
10-64-3820	Continuing Education	70	500	-	
10-64-3825	Meals, Meetings and Travel	412	500	600	
10-64-3990	Miscellaneous Services	2,294	1,800	2,000	
10-64-4310	Office Supplies	1,080	800	1,000	
10-64-4330	Computer Support & Maintenance	942	6,300	-	
10-64-4520	Vehicle Fuel	856	950	1,200	
10-64-4810	Uniforms	1,402	400	-	
10-64-4990	Misc Supplies	4,391	4,000	4,000	
10-51-5001	Tornado Sirens	2,420	-	2,500	
10-51-3690	Mosquito Control	21,107	21,951	30,000	
10-64-7990	Other Small Equipment	-	-	-	
PUBLIC WORKS OH - FACILITIES TOTAL		133,468	131,222	77,100	

PARKS

The Town of Severance Parks Department currently oversees seven (7) parks and two (2) community buildings, Town Hall and Public Works Building. These areas account for approximately 27 acres of manicured parks. Not included in that total would be the additional hardscape, shelters, sidewalk, parking lots, throughout these parks that are also maintained by the department. Additionally, there are six (6) parks in Severance that are open to all residents but maintained by Metro Districts.

The department, over the last two years, has installed two (2) xeriscape gardens. The gardens at Town Hall and Summit View Park provide an example of what our community can do in their yards as well to help reduce the use of water. These gardens span 3,500 sq. ft. at Town Hall and 4,000 sq. ft. at Summit View Park. Town parks need attention every day and year-round maintenance to increase and maintain the beauty and safety of our parks for the community.



GENERAL FUND OPERATING EXPENSES					FTE
PARKS MAINTENANCE					3.20
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-65-1100	Regular Staff Wages	137,431	105,500	190,606	
10-65-1101	Part-time Staff Wages	5,687	21,033	30,000	
10-65-1102	Overtime	4,873	3,000	2,000	
10-65-1104	Retirement	4,060	3,025	5,118	
10-65-1130	FICA/Medicare	11,235	10,500	15,346	
10-65-1140	Workers Compensation	4,578	5,720	6,400	
10-65-1150	Unemployment	421	295	512	
10-65-1160	Health & Life Insurance	45,369	26,800	49,434	
10-65-1161	Disability Insurance	2,867	1,960	4,015	
10-65-1162	Insurance Deductible Reimburse	100	-	-	
10-65-2990	Other Professional Fees	673	800		
10-65-3110	Utilities	19,591	20,500	21,000	
10-65-3150	Telephone/pagers	1,750	1,800	2,000	
10-65-3171	Vandalism		8,000	8,000	
10-65-3172	Tree & Landscape Maintenance	2,371	3,000	4,000	
10-65-3173	Repair & Maintenance Equipment	11,799	13,000	10,660	
10-65-3175	Building Repairs & Maintenance	1,574	1,200	1,200	
10-65-3176	Grounds Maintenance	10,018	16,000	14,000	
10-65-3177	Vehicle Repairs & Maintenance	6,395	8,000	4,700	
10-65-3210	Insurance and Bonds	-	3,000	13,538	
10-65-3810	Dues/Memberships/Subscriptions	-	267	-	
10-65-3820	Continuing Education	1,305	900	1,375	
10-65-3850	Unanticipated Expenses/Contingency			10,000	
10-65-3990	Services			2,500	
10-65-4330	Computer Support & Maintenance	9,423	4,600	11,125	
10-65-4520	Vehicle Fuel	9,094	9,020	9,000	
10-65-4810	Uniforms	234	600	825	
10-65-4990	Supplies	9,640	16,500	8,000	
10-65-4995	Equipment for Parks and Recreation	-	10,000	-	
10-65-6000	Tree City USA	7,227	19,000	21,200	
10-65-6010	Tree Board Expense	402			
10-65-7990	Other Small Equipment		7,450		
10-65-8000	Lease Payment	6,148	-	-	
PARKS MAINTENANCE TOTAL		314,265	321,470	446,555	

COMMUNITY DEVELOPMENT

The Community Development Department consists of a director, planner and development inspector and can be divided into the primary categories below:

- 1) Land use regulation/planning
- 2) Construction Inspection/permitting (ROW, Building, Events)
- 3) Capital Project Management
- 4) Economic Development

The land use and regulation portion of the community development involves considerable staff time to process land use applications within the Town's Growth Management Area. This includes annexation of property, platting of property, entitlement and construction of private development. Much of this portion of the department is paid for by private developers through the fee schedule. Processes such as the Comprehensive Plan require funds to be spent on resident notice and involvement.

Additionally, following the completion of a land use process the Community Development Department ensures proper installation and warranty of public improvements such as water, sewer or roads. This is a vital function in protecting the Town's assets and ensuring sustainable future budgets.

Private development generates both use tax and impact fees which must be spent to construct necessary infrastructure related to growth. This process of managing Capital Projects strives to utilize limited resources in an effective manner and fulfill the needs of residents. The impact to the Community Development budget is primarily staff time and the majority of the projects are funded through separate enterprise funds and/or the general fund.

The Community Development Department is heavily involved in the Town's economic development. This includes seeking out potentially commercial development, working through entitlement process and attempting to use incentives where appropriate and with Town Council approval. Items in this portion of the budget such as improved signage and monies for potential incentives are integral to a successful economic future in the Town of Severance.



GENERAL FUND OPERATING EXPENSES					FTE
COMMUNITY DEVELOPMENT (PLANNING DEPARTMENT)					3.55
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
10-70-1100	Regular Staff Wages	188,317	180,000	305,021	
10-70-1104	Retirement	6,506	6,000	10,183	
10-70-1130	FICA/Medicare	14,367	13,500	23,334	
10-70-1140	Workers Compensation	259	6,800	7,100	
10-70-1150	Unemployment	534	357	915	
10-70-1160	Health & Life Insurance	29,099	30,500	50,041	
10-70-1161	Disability Insurance	3,002	3,365	5,821	
10-70-1162	Insurance Deductible Reimburse	1,250	-	-	
10-70-2500	Engineering	39,594	35,000	40,000	
10-70-2600	Planning Services	15,221	25,000	40,000	
10-70-2990	Other Professional Fees	675	375	2,500	
10-70-3110	Utilities	4,705	2,500	1,000	
10-70-3150	Telephone	2,380	1,200	2,500	
10-70-3173	R & M Vehicles Equipment	342	3,664	500	
10-70-3175	Building Repairs & Maintenance	1,364	85	-	
10-70-3210	Insurance and Bonds			15,019	
10-70-3330	Publishing/Communications	1,107	300	2,000	
10-70-3810	Dues & Memberships	2,672	3,490	4,500	
10-70-3820	Continuing Education	389	3,000	2,000	
10-70-3825	Meals/Miscellaneous/Travel	96	-	200	
10-70-4310	Office Supplies	203	951	1,000	
10-70-4320	Computer Replace/Audio Visual	-	260	-	
10-70-4330	Computer Support	10,742	31,500	-	
10-70-4520	Vehicle Fuel	2,764	3,000	3,500	
10-70-4810	Uniforms	150	600	750	
10-70-4987	Economic Development	19,500	21,000	25,000	
10-70-4989	Trail Development	25,000	10,000	15,000	
COMMUNITY DEVELOPMENT TOTAL		352,538	382,447	557,885	

**GENERAL FUND
NON-OPERATING
REVENUES AND EXPENSES**

GENERAL FUND NON-OPERATING ACTIVITY					
GENERAL FUND NON-OPERATING REVENUES					
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	COMMENTS
10-31-4000	Use Tax Building Materials	1,924,992	1,300,000	990,236	Use tax for home remodel, roofs, new homes, etc.
10-32-2100	Building Permit	1,090,920	716,000	450,000	Permits for home remodel, roofs, new homes, etc.
10-32-3400	Administration Fees	332,573	217,373	150,000	Licenses and permits
TOTAL GENERAL FUND NON-OP REVENUES		3,348,485	2,233,373	1,590,236	
GENERAL FUND NON-OPERATING EXPENSES					
10-70-2980	Building Inspections & License	724,882	423,425	300,000	Dependent on Building Permit Revenue & Activity
TOTAL GENERAL FUND NON- OP EXPENSES		724,882	423,425	300,000	
GENERAL FUND NON-OPERATING REVENUES LESS EXPENSES				1,290,236	
				2022 USE TAX COLLECTED	
10-31-4000	Use Tax Building Materials			1,300,000	
GENERAL FUND NON-OPERATING ACTIVITY					
GENERAL FUND NON-OPERATING EXPENSES					
Account Number	Account Title			2023 Budget	Description
10-41-7000	Capital Outlay			15,000	Council Chambers Sound System
10-61-7000	Capital Outlay			8,500	Power Washer
10-45-7000	Capital Outlay			50,000	Accounting Software Implementation Costs
10-44-XXXX	Conservation			10,000	Conservation Plan
10-61-2400	Engineering			65,000	Road Assessment
10-61-7000	Capital Outlay			8,400	Snow Plow
10-64-7000	Capital Outlay			17,500	Walker Mower
10-65-7000	Capital Outlay			18,100	Well Update
10-61-7000	Capital Outlay			25,000	Sidewalk Addition
10-70-2500	Engineering			20,000	Document Archiving
10-64-7000	Capital Outlay			30,000	PW Building Hydro-seeding
TOTAL GENERAL FUND NON-OPERATING EXPENSES				267,500	
2022 USE TAX TO GENERAL FUND BALANCE FOR CAPITAL PROJECTS				1,032,500	



BUDGET DETAIL

Fleet Fund

FLEET MANAGEMENT FUND

The mission of the Fleet Management Fund is to provide necessary vehicles and equipment as well as future repairs and maintenance on these vehicles and equipment to various departments and divisions within the Town organization. This function is essential so that the Town may meet the needs of its citizens.

This internal service fund centralizes the expenditures for the replacement of vehicles for all participating departments. The fund maintains a replacement schedule and replaces vehicles according to the organization's needs. Each Town department makes monthly payments according to the types of vehicles owned or leased, and by doing so, when a new vehicle is needed, the department does not have to pay for the vehicle out of its annual budget.



FLEET FUND
VEHICLE REPLACEMENT

FLEET FUND			
FLEET FUND REVENUES			
Account Number	Account Title	2023 Budget	2023 Comments
41-34-2000	Fleet Replacement Revenue	17,700	2 Police Vehicles
FLEET REPLACEMENT REVENUE		17,700	
FLEET FUND EXPENSES			
Account Number	Account Title	2023 Budget	
41-60-7550	Vehicles	-	
41-60-7580	Equipment	-	
FLEET EXPENSE TOTAL		-	



BUDGET DETAIL

Water Fund

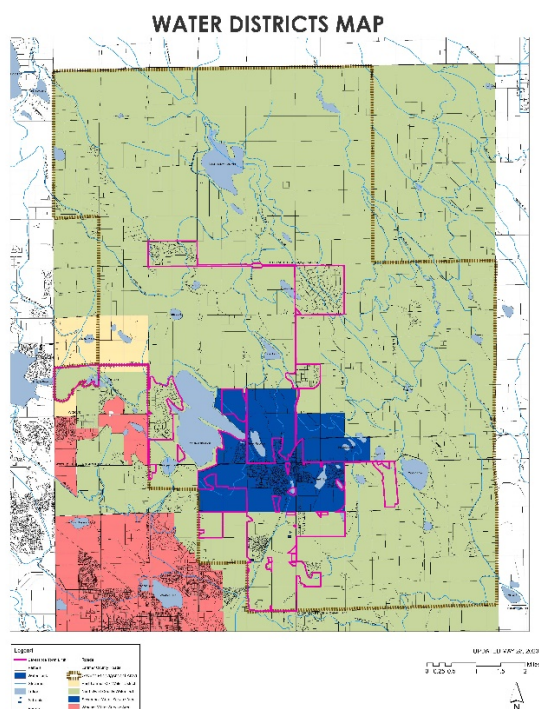
WATER

The Town of Severance's water assets can be divided into two different areas:

- 1) Water rights, or the ownership of raw water
- 2) The storage and distribution of potable water

The Town primarily supplies its potable water system through the acquisition of Colorado Big Thompson or North Poudre Irrigation Company raw water shares that provide a right to the water within those waterways. The North Poudre Irrigation and Colorado Big Thompson raw water shares each provide their own specific yields (gallons per year) which correspond to their usage for residential, commercial, or industrial projects within Town. The Town maintains a water portfolio that is intended to be able to provide residents with adequate potable water in a drought scenario.

The Town of Severance receives its treated water from a single provider, North Weld County Water District (NWCWD). The Town of Severance is responsible for acquiring its own raw water supplies, which are transferred to NWCWD on an annual basis for treatment and delivery. Severance has two 500,000 gallon treated-water storage tanks with a total capacity of one million gallons (MG). These existing storage tanks provide water for fire protection, daily operating levels, and emergency water storage. In order to ensure that the Town has enough water and water pressure to meet demand, an additional tank has been proposed in the 10-Year Capital Improvement Plan (CIP). From the storage tanks the water is distributed Town facilities within its service area (below and on file at Town Hall).



These facilities include pipes, valves, hydrants, and various other components of a potable water system which require maintenance and replacement.

WATER FUND
WATER OPERATING REVENUE

WATER FUND OPERATIONS				
OPERATING REVENUE				
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget
51-34-1000	Water Sales- Water Bills	1,558,208	1,793,728	2,152,474
51-36-2000	Water Pit/Meter Set Fee	184,081	92,000	85,000
51-36-3000	Water Rental			-
51-36-9900	Other Revenues	2,128	1,676	
WATER OPERATING REVENUES		1,744,417	1,887,404	2,237,474

WATER FUND
WATER OPERATIONS

WATER FUND EXPENSES					FTE
UTILITY BILLING OPERATING					0.40
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
51-81-1100	Regular Staff Wages	14,329	19,000	20,355	
51-81-1102	Overtime	25	200	200	
51-81-1104	Retirement	425	525	611	
51-81-1130	FICA/Medicare	1,098	1,433	1,557	
51-81-1140	Workers Compensation	65	432	800	
51-81-1150	Unemployment	41	38	61	
51-81-1160	Health & Life Insurance	3,326	4,549	8,056	
51-81-1161	Disability Insurance	302	414	476	
51-81-3162	CC Fees	12,883	16,137	18,000	
51-81-3820	Continuing Education	242	-	-	
51-81-4330	Computer Support and Maint	8,952	4,629	13,060	
51-81-4345	Mailing Service	5,852	7,500	12,700	
UTILITY BILLING TOTAL		48,889	54,857	75,876	

WATER FUND
WATER OPERATIONS

WATER FUND OPERATIONS					FTE
WATER OPERATIONS					3.00
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget	
51-82-1100	Regular Staff Wages	174,048	201,625	250,348	
51-82-1102	Overtime	4,719	7,500	10,000	
51-82-1104	Retirement	6,416	7,131	7,793	
51-82-1130	FICA/Medicare	13,868	17,843	17,239	
51-82-1140	Workers Compensation	3,737	5,603	6,000	
51-82-1150	Unemployment	515	457	676	
51-82-1160	Health & Life Insurance	41,472	41,021	52,229	
51-82-1161	Disability Insurance	3,120	3,468	4,614	
51-82-1162	Insurance Deductible Reimburse	550	500	-	
51-82-2100	Legal Fees	-	16,000	20,000	
51-82-2400	Engineering	-	-	2,000	
51-82-2410	Water System Improve. Permit	490	500	500	
51-82-2900	Other Professional Fees	7,500	9,085	12,000	
51-82-3110	Utilities	17,858	12,730	15,000	
51-82-3150	Telephone	875	1,600	2,000	
51-82-3170	Repairs & Maintenance	8,000			
51-82-3173	Repairs & Maintenance - Equipm	10,164	18,000	5,010	
51-82-3175	Building Repairs & Maintenance	1,391	1,500	2,000	
51-82-3177	Vehicle Repairs & Maintenance	3,726	4,500	3,220	
51-82-3178	System repair & maintenance	26,271	12,000	30,000	
51-82-3200	Sampling/Testing	123	6,000	5,000	
51-82-3210	Insurance and Bonds		1,500	14,385	
51-82-3810	Dues/Memberships/Subscriptions	613	800	1,500	-
51-82-3820	Continuing Education	1,622	1,500	2,450	-
51-82-3825	Meeting/Meals/Travel		50	-	-
51-82-3850	Unanticipated Expenses/Contingency			20,000	
51-82-3990	Other Services	7,126	8,500	17,000	
51-82-4120	Water System Supplies	1,448	1,000	15,000	
51-82-4130	Meter Set Supplies	215,720	90,207	85,000	
51-82-4520	Vehicle Fuel	8,381	12,500	13,000	
51-82-4810	Uniforms	152	150	500	
51-82-4990	Miscellaneous Supplies	6,659	8,000	1,000	
51-82-4991	Other Water Fees	257			
51-82-4995	Water Treatment & Distribution	663,390	950,000	1,100,000	
51-82-4996	Augmentation Pumping Fee	-	-	1,500	
51-82-4997	Water Share Assessments	89,115	100,000	120,000	
51-82-7990	Other Small Equipment		7,450		
51-82-8000	Lease Payment	6,148	-	-	
51-82-8200	Admin Overhead Allocation	82,075	112,405	134,682	
WATER OPERATIONS TOTAL		1,407,549	1,661,125	1,971,646	
Utility Billing		48,889	54,857	75,876	
WATER FUND OPERATING TOTAL		1,456,438	1,715,982	2,047,522	



BUDGET DETAIL

Wastewater Fund

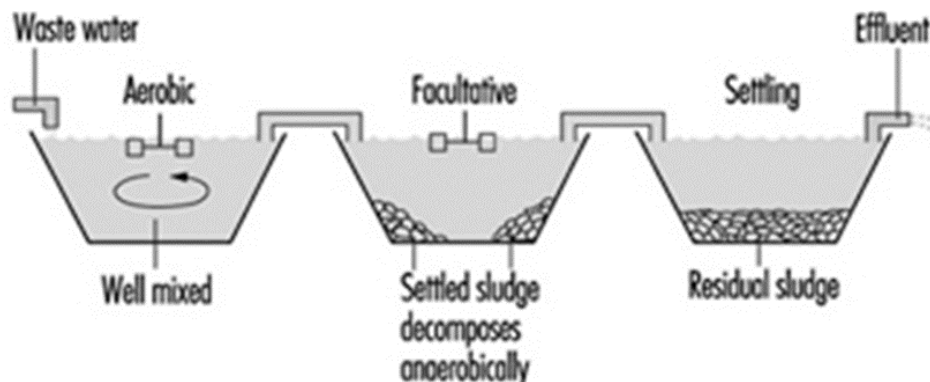
WASTEWATER (SANITARY SEWER)

Our current wastewater system is a collection system of sanitary sewer lines that transport the sewage either to a lagoon style wastewater treatment plant or down a trunk line to the regional treatment plant in Windsor.

The State of Colorado and the Environmental Protection Agency require regular monitoring and testing of the discharge water with strict standards that must be met. There are also regulations that dictate the inspection, maintenance and repair of the system. Non-compliance could result in significant fines or the shutdown of the wastewater treatment system.

The system can be divided into two primary areas:

- 1) The collection system which is made up of the sanitary sewer lines that transport the sewage from homes and businesses to the treatment facility. For lines that are not gravity fed, lift stations are used to pump the sewage.
- 2) The wastewater treatment plant begins with the removal of trash by screens. The sewage then enters the first of a series of three lagoons that remove the sludge. Lastly the water is chemically treated, meeting all water quality standards for recycled water, and discharged into the John Law.



Our current lagoon system is at capacity. However, the Town could process wastewater for a total of approximately 10,000 residents by sending additional sewage down a trunk line to the regional treatment plant in Windsor. A new wastewater plant is included in our 10-Year Capital Improvement Plan (CIP).

WATER FUND
WATER OPERATING REVENUE

WATER FUND OPERATIONS				
OPERATING REVENUE				
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget
51-34-1000	Water Sales- Water Bills	1,558,208	1,793,728	2,152,474
51-36-2000	Water Pit/Meter Set Fee	184,081	92,000	85,000
51-36-3000	Water Rental			-
51-36-9900	Other Revenues	2,128	1,676	
WATER OPERATING REVENUES		1,744,417	1,887,404	2,237,474

WASTEWATER (SEWER) FUND
WASTEWATER OPERATIONS

WASTEWATER (SEWER) OPERATIONS				
WASTEWATER REVENUE				
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget
52-34-1000	Sewer Treatment Fees	1,011,885	1,153,569	1,211,247
WASTEWATER OPERATING REVENUE		1,011,885	1,153,569	1,211,247
WASTEWATER (SEWER) OPERATIONS				
UTILITY BILLING				FTE
				0.25
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget
52-81-1100	Regular Staff Wages	14,329	12,604	12,722
52-81-1102	Overtime	25	125	125
52-81-1104	Retirement	425	367	382
52-81-1130	FICA/Medicare	1,098	990	973
52-81-1140	Workers Compensation	19	573	500
52-81-1150	Unemployment	41	27	38
52-81-1160	Health & Life Insurance	3,326	2,844	5,035
52-81-1161	Disability Insurance	302	239	298
52-81-3162	CC Fees	12,883	14,937	18,000
52-81-3820	Continuing Education	242		
52-81-4330	Computer Support and Maint	8,638	4,649	13,060
52-81-4345	Mailing Service	7,672	6,500	11,800
52-81-5500	Bad Debts		92	-
UTILITY BILLING TOTAL		49,030	43,947	62,933
WASTEWATER (SEWER) OPERATIONS				
WASTEWATER OPERATIONS				FTE
				3.00
Account Number	Account Title	2021 Actual	2022 Projected	2023 Budget
52-82-1100	Regular Staff Wages	172,603	204,625	250,348
52-82-1102	Overtime		7,500	1,000
52-82-1104	Retirement	6,416	7,130	7,793
52-82-1130	FICA/Medicare	13,867	17,843	17,239
52-82-1140	Workers Compensation	3,737	5,155	6,000
52-82-1150	Unemployment	515	457	676
52-82-1160	Health & Life Insurance	49,693	40,365	53,300
52-82-1161	Disability Insurance	3,120	3,468	4,614
52-82-1162	Insurance Deductible Reimburse	500	250	-
52-82-2100	Legal			20,000
52-82-2400	Engineering	-	-	5,000
52-82-2410	Discharge Permit Fees	976	976	1,500
52-82-2900	Other Professional Fees	10,590	9,085	9,000
52-82-3110	Utilities	50,816	43,781	48,000
52-82-3150	Telephone	1,164	1,824	2,400
52-82-3173	Repairs & Maintenance - Equipm	8,176	20,958	5,010
52-82-3175	Building Repairs & Maintenance	228	1,500	
52-82-3177	Vehicle Repairs & Maintenance	194	1,000	3,220
52-82-3178	System repair & maintenance	52,072	36,251	50,000
52-82-3200	Sampling/Testing	7,344	6,000	8,000
52-82-3210	Insurance and Bonds	-	-	13,750
52-82-3290	Other Treatment Costs	135,909	166,296	180,000
52-82-3810	Dues/Memberships/Subscriptions	-	1,000	1,000
52-82-3820	Continuing Education	317	250	1,000
52-82-3990	Other Services	1,701	5,000	8,000
52-82-4120	System Supplies	14,552	11,070	15,000
52-82-4520	Vehicle Fuel	6,800	11,997	13,000
52-82-4810	Uniforms	152	334	
52-82-4850	Unanticipated Expenses/Contingency			15,000
52-82-4990	Miscellaneous Supplies	4,922	5,789	7,500
52-82-8200	Admin Overhead Allocation	79,195	107,650	128,740
WASTEWATER TOTAL OPERATIONS		625,559	717,554	876,090
Utility Billing		49,030	43,947	62,933
WASTEWATER FUND OPERATING TOTAL		674,589	761,501	939,023



BUDGET DETAIL

Stormwater Fund

STORMWATER

The stormwater conveyance system collects and transports urban runoff that may contain certain pollutants. Maintaining catch basins, stormwater inlets, and other stormwater conveyance structures regularly will remove pollutants, prevent clogging of the downstream drainage system, restore catch basins' sediment trapping capacity, and ensure the system functions properly to avoid flooding.

Responsibilities:

- Inspect and clean the catch basins, culverts, inlets structures, drainage channels, and detention ponds throughout the Town on a regular basis
- Conduct quarterly routine maintenance and look for evidence of illegal discharges or illicit connections
- Conduct inspections more frequently during the wet season for recognized problem areas where sediment or trash accumulates more often
- Keep accurate records of the catch basins cleaned
- Develop a flushing schedule that keeps the storm drainpipes clear of excessive buildup
- Perform immediate repair of any deterioration threatening structural integrity



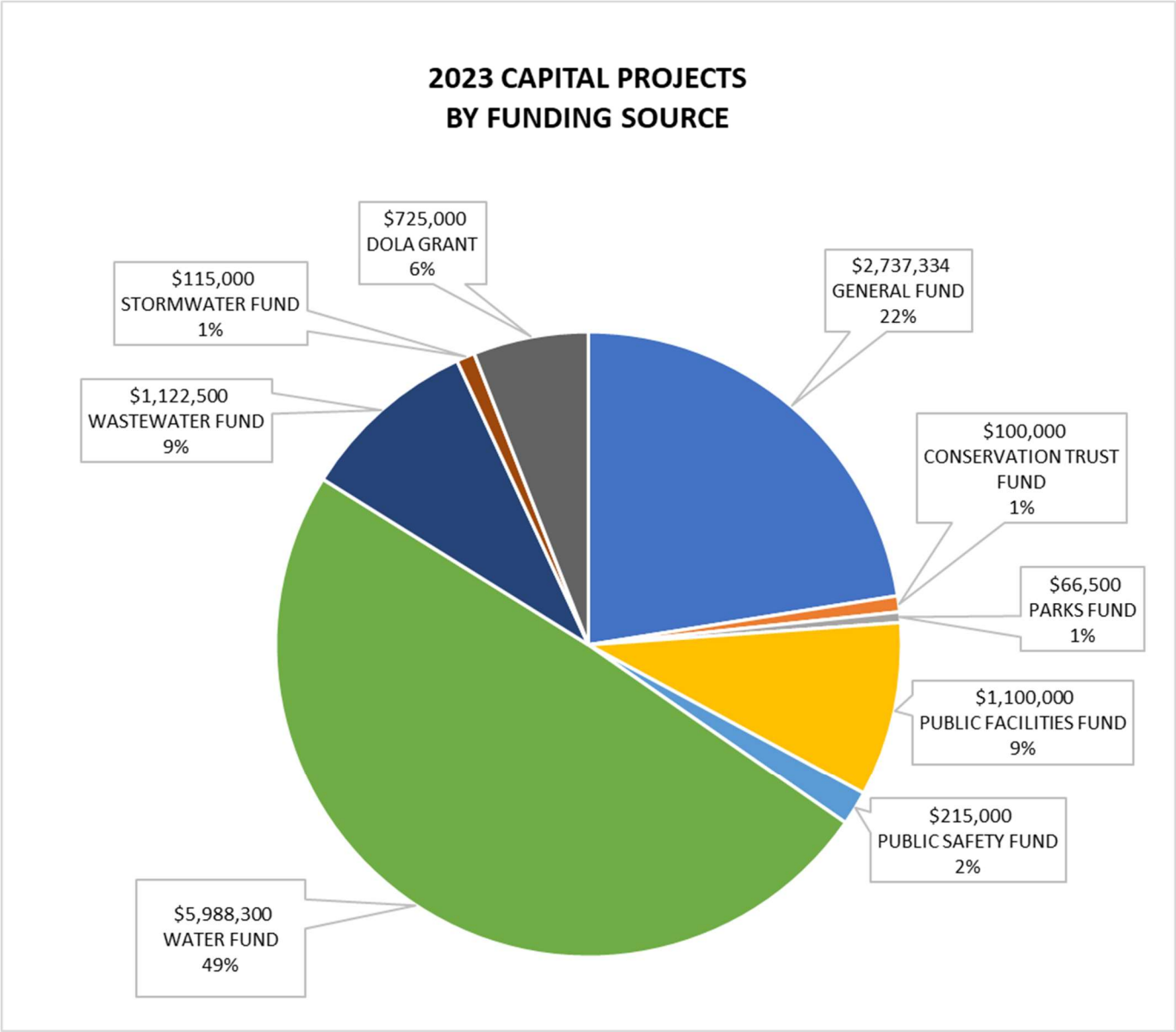
STORMWATER FUND
REVENUE, UTILITY BILLING, OPERATING EXPENSES

STORMWATER (DRAINAGE) OPERATIONS					
STORMWATER REVENUES					
Account Number	Account Title	2021 Actuals	2022 Projected	2023 Budget	
53-34-1000	Stormwater Maintenance Fees	151,250	185,595	199,260	
53-36-2000	Miscellaneous Revenue	6,500	-	-	
PROPOSED STORMWATER REVENUES		157,750	185,595	199,260	
					FTE
STORMWATER UTILITY BILLING					
					0.15
Account Number	Account Title	2021 Actuals	2022 Projected	2023 Budget	
53-81-1100	Regular Staff Wages	14,882	7,997	7,633	
53-81-1102	Overtime	17	75	75	
53-81-1104	Retirement	283	226	229	
53-81-1130	FICA/Medicare	732	612	584	
53-81-1140	Workers Compensation	8	382	300	
53-81-1150	Unemployment	27	16	23	
53-81-1160	Health & Life Insurance	2,217	1,706	3,021	
53-81-1161	Disability Insurance	201	155	179	
53-81-3820	Continuing Education	161	-	-	
53-81-4330	Computer Support & Maintenance	3,769	4,849	-	
STORMWATER BILLING TOTAL		22,297	16,018	12,044	
STORMWATER (DRAINAGE) OPERATIONS					
					FTE
STORMWATER OPERATIONS					
					1.00
Account Number	Account Title	2021 Actuals	2022 Projected	2023 Budget	
53-82-1100	Regular Staff Wages	40,446	48,042	89,213	
53-82-1102	Overtime	923	1,363	500	
53-82-1104	Retirement	1,203	1,459	2,226	
53-82-1130	FICA/Medicare	3,189	4,092	5,677	
53-82-1140	Workers Compensation	1,068	1,528	2,000	
53-82-1150	Unemployment	117	111	223	
53-82-1160	Health & Life Insurance	9,535	13,166	18,581	
53-82-1161	Disability Insurance	830	1,030	1,583	
53-82-1162	Insurance Deductible Reimburse	200	250	-	
53-82-3150	Telephone	392	317	500	
53-82-3173	Repairs & Maintenance - Equipm			5,860	
53-82-3177	Vehicle Repairs & Maintenance			1,060	
53-82-3178	System repair & maintenance	686	-	1,000	
53-82-3210	Insurance and Bonds	-	-	4,865	
53-82-3820	Continuing Education	180	-	-	
53-82-3990	Other Services	6,500	350	1,350	
53-82-4520	Vehicle Fuel	1,723	1,814	2,000	
53-82-4810	Uniforms	4	10	-	
53-82-8200	Admin Overhead Allocation	31,339	36,446	45,554	
STORMWATER TOTAL OPERATIONS		98,335	109,977	182,193	
Utility Billing		22,297	16,018	12,044	
STORMWATER FUND OPERATING TOTAL		120,632	125,995	194,237	



CAPITAL EXPENDITURES

The Town's capital expenditures include conservation projects, transportation, parks and trail improvements, public facilities, water, and wastewater funds. Revenues in these funds consist almost entirely of development-related impact fees and fees-in-lieu.



**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	160,000	-	-									160,000	160,000
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	75,000			275,000	15,250,000	15,250,000						30,850,000	30,850,000
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	405,000	375,000	220,000	15,000	230,000	125,000	205,000	175,000	230,000	150,000		2,130,000	2,130,000
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	1,155,800	1,673,500	1,749,000	1,749,000	1,749,000	3,112,000	3,112,000					14,300,300	14,300,300
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		12,169,634	12,203,500	44,446,625	28,706,881	51,434,775	52,235,814	9,624,005	4,925,000	230,000	315,000	2,400,000	218,691,234	218,691,234

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2023 CAPITAL PROJECT FUNDING SOURCES

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.)		1,032,500	100,000	490,000		260,000	180,000	90,000	1,250,000	792,000		820,000		180,000		816,133		6,010,633	
LESS 2022 PROJECTS		1,228,000	-	941,000		-	-	-	4,307,735			557,000		-		1,632,265		8,666,000	
STORMWATER LOAN FROM GENERAL FUND		(40,000)													40,000			-	
TOTAL FUNDS AVAILABLE		12,689,271	152,486	3,164,070	-	587,892	1,152,342	238,858	12,034,779	792,000	1,290,746	10,285,584	1,006,896	1,286,679	149,898	0	-	44,831,501	
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	80,000													80,000			160,000	
GREAT WESTERN TRAIL PROJECT	P-2201																	-	
SKATE PARK	P-2202	5,000	100,000			51,500												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								75,000									75,000	
SOUTHLINE WATER LOOP	W-2301								1,210,000									1,210,000	
EMERGENCY WATER SYSTEM CONNECTION - GREELEY	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	275,000									14,000		109,000		7,000			405,000	
GUN RANGE	PROG-CD1	85,000																85,000	
TOWN WELCOME SIGNAGE	PROG-CD2																	-	
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								1,155,800									1,155,800	
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1											600,000						600,000	
MANHOLE REHAB PROGRAM	PROG-WW2																	-	
																		-	
TOTAL ANNUAL PROJECT COSTS BY FUND		2,737,334	100,000	0	0	66,500	1,100,000	215,000	5,910,800	0	77,500	700,000	422,500	0	115,000	725,000	0	12,169,634	
ENDING FUND BALANCE		9,951,937	52,486	3,164,070		521,392	52,342	23,858	6,123,979	792,000	1,213,246	9,585,584	584,396	1,286,679	34,898	(725,000)	0	32,661,867	
NET USE TAX AND FEES		990,236			750,000													1,740,236	
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000	
BUDGETED IMPACT FEE REVENUE				365,806		200,960	145,000	72,500	1,595,050			897,000		145,000				3,421,316	
BUDGET FUND BALANCE FOR 2024		10,942,173	152,486	3,529,876	750,000	722,352	197,342	96,358	7,719,029	792,000	1,213,246	10,482,584	584,396	1,431,679	34,898	(725,000)	0	37,923,419	

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2024 CAPITAL PROJECT FUNDING SOURCES

		10	11	12		13	14	15	51			52		53					
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 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)		10,942,173	152,486	3,529,876	750,000	722,352	197,342	96,358	7,664,029	792,000	1,213,246	10,482,584	584,396	1,431,679	34,898	(725,000)	0	37,868,419	
TOTAL FUNDS AVAILABLE		10,942,173	152,486	3,529,876	750,000	722,352	197,342	96,358	7,664,029	792,000	1,213,246	10,482,584	584,396	1,431,679	34,898	(725,000)	0	37,868,419	
	PROJECT CODE																		
PROJECT																			
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	100,000			300,000												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																	-	
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		1,215,000	100,000	110,000	750,000	300,000	0	0	4,573,500	0	130,000	600,000	5,000	0	2,500	0	4,417,500	12,203,500	
ENDING FUND BALANCE		9,727,173	52,486	3,419,876	0	422,352	197,342	96,358	3,090,529	792,000	1,083,246	9,882,584	579,396	1,431,679	32,398	(725,000)	(4,417,500)	25,664,919	
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		10,514,759	152,486	3,692,338	750,000	566,352	305,342	150,358	4,183,029	792,000	1,083,246	10,532,584	579,396	1,539,679	32,398	(725,000)	(4,417,500)	29,731,468	
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																			

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2025 CAPITAL PROJECT FUNDING SOURCES

		10	11	12	13	14	15	51			52		53					
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
WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)		10,514,759	152,486	3,692,338	750,000	566,352	305,342	150,358	4,183,029	792,000	1,083,246	10,532,584	579,396	1,539,679	32,398	(725,000)	(4,417,500)	29,731,468
TOTAL FUNDS AVAILABLE		10,514,759	152,486	3,692,338	750,000	566,352	305,342	150,358	4,183,029	792,000	1,083,246	10,532,584	579,396	1,539,679	32,398	(725,000)	(4,417,500)	29,731,468
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																30,000,000	30,000,000
GREAT WESTERN TRAIL HEAD	P-2501		100,000			505,000										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	-																-
TOWN WELCOME SIGNAGE	PROG-CD2	110,000																110,000
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		635,125	100,000	2,565,000	750,000	505,000	0	0	2,900,000	0	75,000	600,000	50,000	0	0	100,000	36,166,500	44,446,625
ENDING FUND BALANCE		9,879,634	52,486	1,127,338	0	61,352	305,342	150,358	1,283,029	792,000	1,008,246	9,932,584	529,396	1,539,679	32,398	(825,000)	(40,584,000)	(14,715,157)
NET USE TAX AND FEES		793,064			850,000													1,643,064
CONSERVATION TRUST FUND AND OTHER REV.			100,000															100,000
BUDGETED IMPACT FEE REVENUE				274,985		144,000	109,000	54,500	1,092,500			650,000		109,000				2,433,985
BUDGETED FUND BALANCE FOR 2026		10,672,698	152,486	1,402,324	850,000	205,352	414,342	204,858	2,375,529	792,000	1,008,246	10,582,584	529,396	1,648,679	32,398	(825,000)	(40,584,000)	(10,538,109)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2026 CAPITAL PROJECT FUNDING SOURCES

2023 10 YR Summary		10	11	12		13	14	15	51			52		53				
2026		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)		10,672,698	152,486	1,402,324	850,000	205,352	414,342	204,858	2,375,529	792,000	1,008,246	10,582,584	529,396	1,648,679	32,398	(825,000)	(40,584,000)	(10,538,109)
TOTAL FUNDS AVAILABLE		10,672,698	152,486	1,402,324	850,000	205,352	414,342	204,858	2,375,529	792,000	1,008,246	10,582,584	529,396	1,648,679	32,398	(825,000)	(40,584,000)	(10,538,109)
	PROJECT CODE																	
PROJECT																		
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	125,000																125,000
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		902,881	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	28,706,881
ENDING FUND BALANCE		9,769,816	152,486	1,402,324	0	(9,648)	414,342	204,858	(524,471)	792,000	1,008,246	9,850,084	346,896	1,648,679	32,398	(1,825,000)	(62,508,000)	(39,244,990)
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		11,083,195	252,486	1,916,975	850,000	286,352	618,342	306,858	2,753,029	792,000	1,008,246	11,150,084	346,896	1,852,679	32,398	(1,825,000)	(62,508,000)	(31,083,460)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2027 CAPITAL PROJECT FUNDING SOURCES

2023 10 YR Summary		10	11	12	13	14	15	51	52	53								
2027		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 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)		11,083,195	252,486	1,916,975	850,000	286,352	618,342	306,858	2,753,029	792,000	1,008,246	11,150,084	346,896	1,852,679	32,398	(1,825,000)	(62,508,000)	(31,083,460)
TOTAL FUNDS AVAILABLE		11,083,195	252,486	1,916,975	850,000	286,352	618,342	306,858	2,753,029	792,000	1,008,246	11,150,084	346,896	1,852,679	32,398	(1,825,000)	(62,508,000)	(31,083,460)
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	130,000																130,000
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		355,775	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	51,434,775
ENDING FUND BALANCE		10,727,419	252,486	1,801,975	0	(1,503,648)	618,342	306,858	(146,971)	792,000	883,246	10,475,084	(878,104)	1,852,679	32,398	(2,825,000)	(104,907,000)	(82,518,235)
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		12,040,798	352,486	2,316,626	850,000	(1,207,648)	822,342	408,858	3,130,529	792,000	883,246	11,775,084	(878,104)	2,056,679	32,398	(2,825,000)	(104,907,000)	(74,356,706)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2028 CAPITAL PROJECT FUNDING SOURCES

2023 10 YR Summary\		10		11		12		13		14		15		51		52		53			
2028		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)		12,040,798	352,486	2,316,626	850,000	(1,207,648)	822,342	408,858	3,130,529	792,000	883,246	11,775,084	(878,104)	2,056,679	32,398	(2,825,000)	(104,907,000)	(74,356,706)			
TOTAL FUNDS AVAILABLE		12,040,798	352,486	2,316,626	850,000	(1,207,648)	822,342	408,858	3,130,529	792,000	883,246	11,775,084	(878,104)	2,056,679	32,398	(2,825,000)	(104,907,000)	(74,356,706)			
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																			-	
WASTEWATER TREATMENT FACILITY DREDGING	WW-2301																	20,500,000		20,500,000	
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	135,000																		135,000	
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	
WINDSOR PLANT INVESTMENT PROGRAM	PROG-WW1																	3,112,000		3,112,000	
MANHOLE REHAB PROGRAM	PROG-WW2	-												50,000						50,000	
																				-	
																				-	
TOTAL ANNUAL PROJECT COSTS BY FUND		321,314	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	52,235,814		✓	
ENDING FUND BALANCE		11,719,484	352,486	(783,374)	0	(1,857,648)	822,342	408,858	230,529	792,000	882,246	9,025,084	(3,679,104)	2,056,679	31,898	(2,825,000)	(143,769,000)	(126,592,520)			
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		12,479,685	452,486	(523,526)	900,000	(1,697,648)	925,342	460,358	2,415,529	792,000	882,246	9,675,084	(3,679,104)	2,159,679	31,898	(2,825,000)	(143,769,000)	(121,319,970)		✓	
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																					

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2029 CAPITAL PROJECT FUNDING SOURCES

2023 10 YR Summary		10		11		12		13	14	15	51			52		53				
2029		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)		12,479,685	452,486	(523,526)	900,000	(1,697,648)	925,342	460,358	2,415,529	792,000	882,246	9,675,084	(3,679,104)	2,159,679	31,898	(2,825,000)	(143,769,000)	(121,319,970)		
TOTAL FUNDS AVAILABLE		12,479,685	452,486	(523,526)	900,000	(1,697,648)	925,342	460,358	2,415,529	792,000	882,246	9,675,084	(3,679,104)	2,159,679	31,898	(2,825,000)	(143,769,000)	(121,319,970)		
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		12,382,681	452,486	(5,423,526)	(50,000)	(2,037,648)	925,342	460,358	2,415,529	792,000	722,246	9,675,084	(3,739,104)	2,159,679	26,898	(2,825,000)	(146,881,000)	(130,943,975)		
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		13,126,451	552,486	(4,221,246)	(50,000)	(1,877,648)	1,025,342	510,358	4,600,529	792,000	722,246	10,325,084	(3,739,104)	2,259,679	26,898	(2,825,000)	(146,881,000)	(125,652,924)	✔	
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																				

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2030 CAPITAL PROJECT FUNDING SOURCES

2023 10 YR Summary		10	11	12	13	14	15	51			52		53					
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
WORKING CAPITAL (BEGINNING BUDGET FUND BALANCE)		13,126,451	552,486	(4,221,246)	(50,000)	(1,877,648)	1,025,342	510,358	4,600,529	792,000	722,246	10,325,084	(3,739,104)	2,259,679	26,898	(2,825,000)	(146,881,000)	(125,652,924)
TOTAL FUNDS AVAILABLE		13,126,451	552,486	(4,221,246)	(50,000)	(1,877,648)	1,025,342	510,358	4,600,529	792,000	722,246	10,325,084	(3,739,104)	2,259,679	26,898	(2,825,000)	(146,881,000)	(125,652,924)
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		13,061,451	552,486	(8,971,246)	(50,000)	(1,877,648)	1,025,342	510,358	4,600,529	792,000	687,246	10,325,084	(3,814,104)	2,259,679	26,898	(2,825,000)	(146,881,000)	(130,577,924)
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		13,805,222	652,486	(8,718,966)	900,000	(1,717,648)	1,125,342	560,358	6,785,529	792,000	687,246	10,975,084	(3,814,104)	2,359,679	26,898	(2,825,000)	(146,881,000)	(125,286,874)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2031 CAPITAL PROJECT FUNDING SOURCES

2023 10 YR Summary		10	11	12		13	14	15	51			52		53				
2031		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 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)		13,805,222	652,486	(8,718,966)	900,000	(1,717,648)	1,125,342	560,358	6,785,529	792,000	687,246	10,975,084	(3,814,104)	2,359,679	26,898	(2,825,000)	(146,881,000)	(125,286,874)
TOTAL FUNDS AVAILABLE		13,805,222	652,486	(8,718,966)		(1,717,648)	1,125,342	560,358	6,785,529	792,000	687,246	10,975,084	(3,814,104)	2,359,679	26,898	(2,825,000)	(146,881,000)	(125,286,874)
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		13,637,722	652,486	(8,718,966)	0	(1,717,648)	1,125,342	560,358	6,785,529	792,000	662,246	10,975,084	(3,839,104)	2,359,679	14,398	(2,825,000)	(146,881,000)	(125,516,874)
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		14,381,492	752,486	(8,466,686)	950,000	(1,557,648)	1,225,342	610,358	8,970,529	792,000	662,246	11,625,084	(3,839,104)	2,459,679	14,398	(2,825,000)	(146,881,000)	(120,225,823)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

10 YEAR CAPITAL IMPROVEMENT PROGRAM
2032 CAPITAL PROJECT FUNDING SOURCES

2023 10 YR Summary		10	11	12		13	14	15	51			52		53				
2032		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)		14,381,492	752,486	(8,466,686)	950,000	(1,557,648)	1,225,342	610,358	8,970,529	792,000	662,246	11,625,084	(3,839,104)	2,459,679	14,398	(2,825,000)	(146,881,000)	(121,125,823)
TOTAL FUNDS AVAILABLE		14,381,492	752,486	(8,466,686)		(1,557,648)	1,225,342	610,358	8,970,529	792,000	662,246	11,625,084	(3,839,104)	2,459,679	14,398	(2,825,000)	(146,881,000)	(121,125,823)
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		14,381,492	752,486	(8,631,686)	0	(1,557,648)	1,225,342	610,358	8,970,529	792,000	512,246	11,625,084	(3,839,104)	2,459,679	14,398	(2,825,000)	(146,881,000)	(121,440,823)
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		15,125,263	852,486	(8,379,406)	950,000	(1,397,648)	1,325,342	660,358	11,155,529	792,000	512,246	12,275,084	(3,839,104)	2,559,679	14,398	(2,825,000)	(146,881,000)	(116,149,773)
***ASSUMES VEHICLE USE TAX BALLOT INITIATIVE PASSES																		

PUBLIC WORKS AND POLICE DEPARTMENT FENCING

Public Works Department

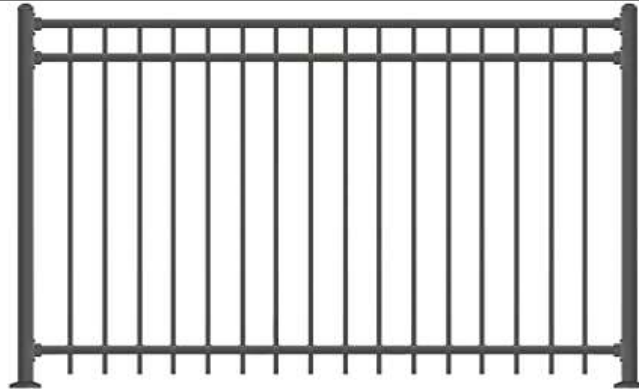
Metal Fencing

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

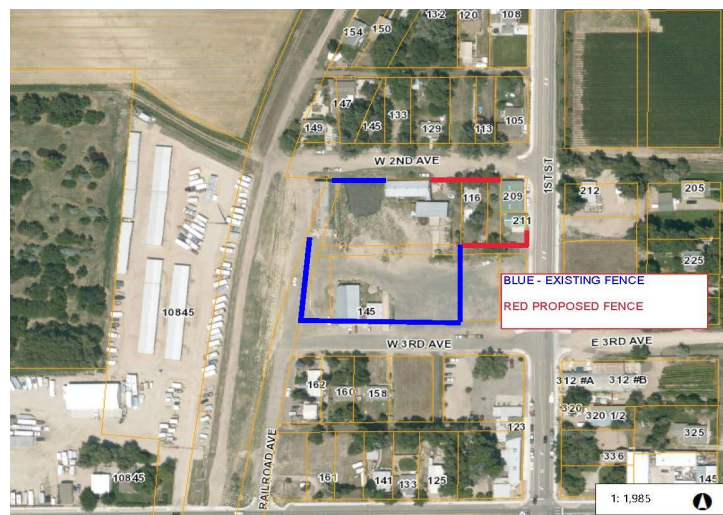
Responds to Federal or State Requirement

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

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 use at the new 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

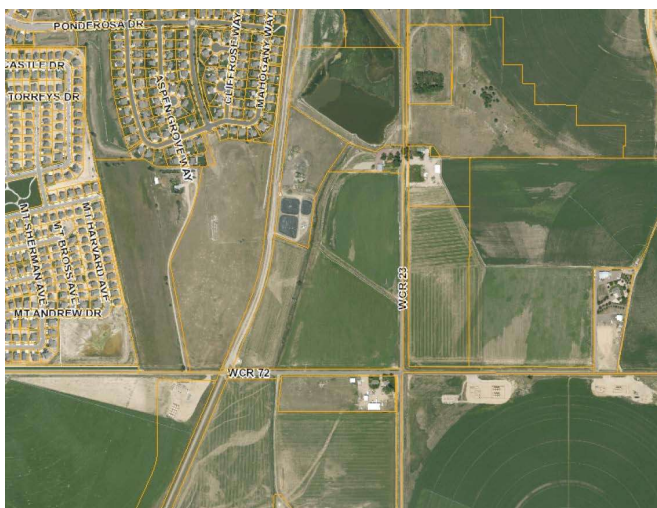
N

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	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	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
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

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

VICINITY MAP



Project Costs/Year

2023

2024

2025

2026

2027

2028

2029

Total

Purchase Price

160,000

-

-

-

160,000

Contingency

-

-

-

-

-

-

Total

160,000

-

-

-

-

-

-

160,000

Funding Sources

General Fund

80,000

-

80,000

Stormwater Fund - Unrestricted

80,000

-

80,000

Total

160,000

-

-

-

-

-

-

160,000

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 substandard 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

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

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

VICINITY MAP



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
Conservation Trust Fund	100,000							100,000
Parks Fund - Impact Fees	51,500							51,500
Total	156,500	-	-	-	-	-	-	156,500

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
Conservation Trust Fund		100,000						100,000
Parks Fund		300,000						300,000
Total	-	405,000	-	-	-	-	-	405,000

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 substandard 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

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

GREAT WESTERN TRAIL HEAD								
Management								
Great Western Trailhead								
Parks Fund								
P-2501								
Priority To Be Determind By Board								
Ongoing Maintenance Costs								
This proposed project creates a centralized trailhead in the Town of Severance for easy access to the Great Western Trail. The trailhead would include a paved parking lot, restrooms, a shelter, and additional amenities as yet to be determined.								
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								
Conservation Trust Fund			100,000					100,000
Parks Fund - Impact Fees	-		505,000					505,000
Grant Funding	-		100,000					100,000
Total	-	-	705,000	-	-	-	-	705,000

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

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

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 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	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

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

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

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

WCR 21 DOUBLE TURN LANE								
Community Development								
Double Turn Lane								
Transportation Fund								
TR-2701								
Priorty 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 interesection 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	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
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

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

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

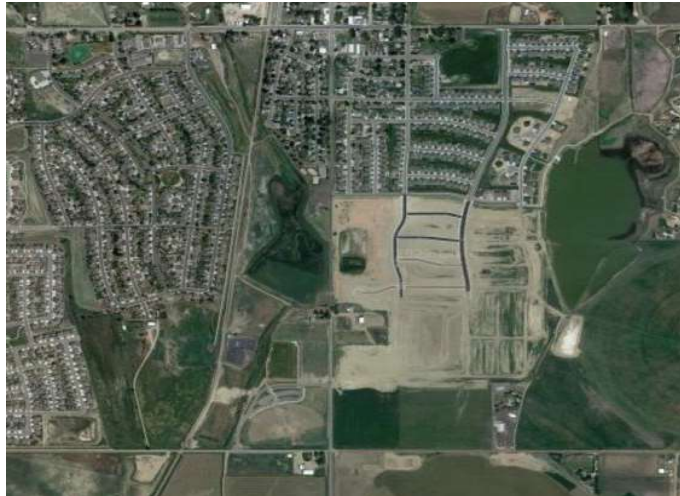
Responds to Federal or State Requirement

N

Eligible for Matching Funds with Limited Availability

Y

VICINITY MAP



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

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 deceleration lane to help with the unsafe intersection of WCR23 and Hwy. 14.

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 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

VICINITY MAP



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

-

-

-

-

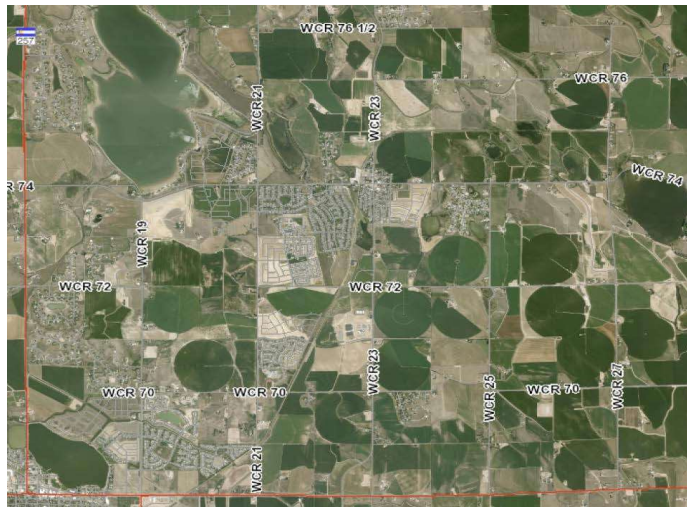
165,000

2,400,000

-

2,565,000

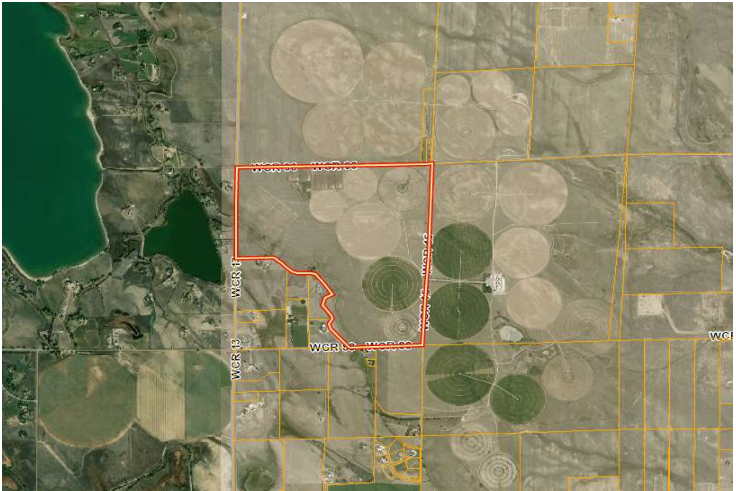
SOUTH WATERLINE LOOP								
Management								
Waterline Loop								
Water Fund								
W-2301								
Priority 1								
Redundancy								
This water project will bring redundancy to our water system by completing a southern waterline loop connecting The Overlook to the Tailholt Subdivision. In addition, 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

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 the 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

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 delivered 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	2023	2024	2025	2026	2027	2028	2029	Total
Legal	25,000			25,000				50,000
Engineering/Planning	50,000			250,000				300,000
Construction				-	15,000,000	15,000,000		30,000,000
Contingency				-	250,000	250,000		500,000
Total	75,000	-	-	275,000	15,250,000	15,250,000	-	30,850,000
Funding Sources								
Water Impact Fees	75,000							75,000
Bond/Water Fund				275,000	15,250,000	15,250,000		30,775,000
Total	75,000		-	275,000	15,250,000	15,250,000	-	30,850,000

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

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

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

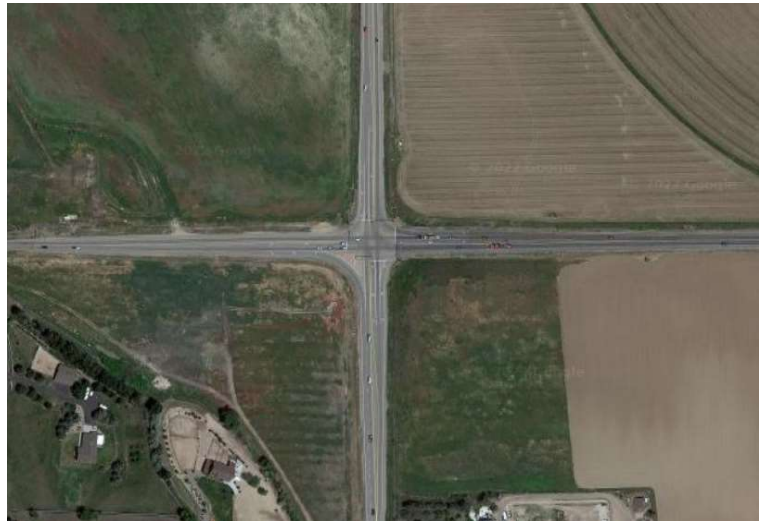
Y

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

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 Town Hall and the proposed Severance Library.								
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	N							
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

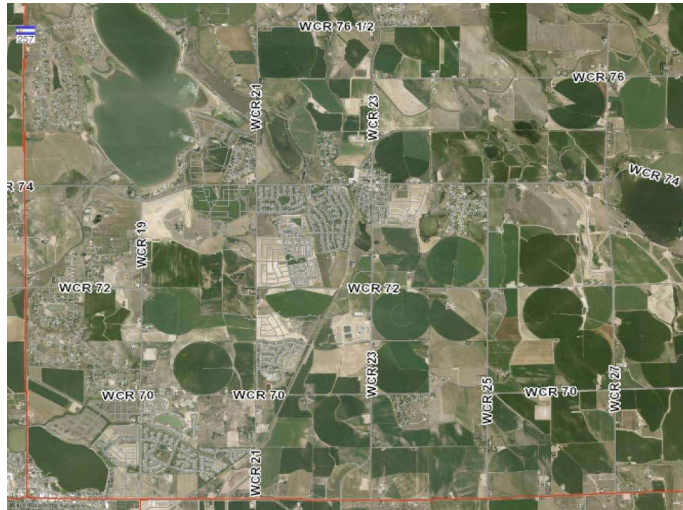
FACILITIES CAPITAL MAINTENANCE												
Public Works	10 YR FACILITIES CAPITAL MAINTENANCE PROGRAM											
	SUMMARY	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	PAGE
Town Facilities	Town Hall	225,000	130,000	5,000	-	10,000	100,000	5,000	10,000	105,000	-	590,000
	Police Department	-	-	-	-	-	-	-	-	-	-	-
	Public Works	70,000	25,000	-	-	-	5,000	50,000	-	125,000	-	275,000
	Historic Town Hall	-	5,000	10,000	15,000	20,000	20,000	-	-	-	-	70,000
General Fund	Vet Clinic Building	-	15,000	30,000	-	-	-	-	55,000	-	-	100,000
	Parks	15,000	75,000	100,000	-	75,000	-	-	-	-	-	265,000
	Water	-	125,000	75,000	-	125,000	-	150,000	35,000	-	150,000	660,000
PROG-FAC	Wastewater	95,000	-	-	-	-	-	-	75,000	-	-	170,000
	TOTAL	405,000	375,000	220,000	15,000	230,000	125,000	205,000	175,000	230,000	150,000	2,130,000
Priority 1	GENERAL FUND	275,000	237,500	145,000	15,000	105,000	122,500	30,000	65,000	167,500	-	1,162,500
	WATER FUND	14,000	130,000	75,000	-	125,000	1,000	160,000	35,000	25,000	150,000	715,000
	WASTEWATER FUND	109,000	5,000	-	-	-	1,000	10,000	75,000	25,000	-	225,000
	STORMWATER FUND	7,000	2,500	-	-	-	500	5,000	-	12,500	-	27,500
Maintenance of Facilities Infrastructure	TOTAL	405,000	375,000	220,000	15,000	230,000	125,000	205,000	175,000	230,000	150,000	2,130,000

The Town of Severance is responsible for a number of facilities and has 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
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

VICINITY MAP

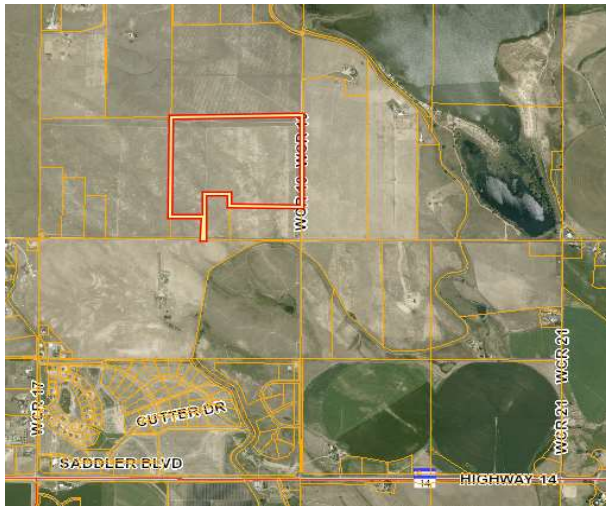


Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Proposed Project Cost	405,000	375,000	220,000	15,000	230,000	125,000	205,000	1,575,000
Contingency	-	-	-	-	-	-	-	-
Total	405,000	375,000	220,000	15,000	230,000	125,000	205,000	1,575,000
Funding Sources								
General Fund	275,000	237,500	145,000	15,000	105,000	122,500	30,000	930,000
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	405,000	375,000	220,000	15,000	230,000	125,000	205,000	1,575,000

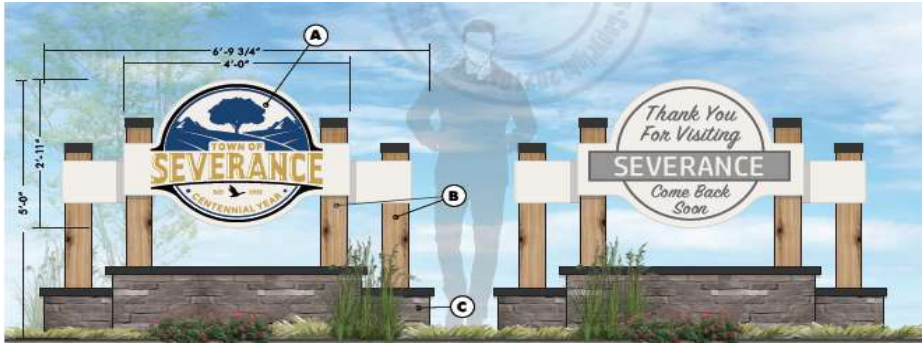
GUN RANGE

Community Development	
Proposed Gun Range	
General Fund	
PROG-CD1	
Priority to be determined by Board	
Ongoing maintenance costs	

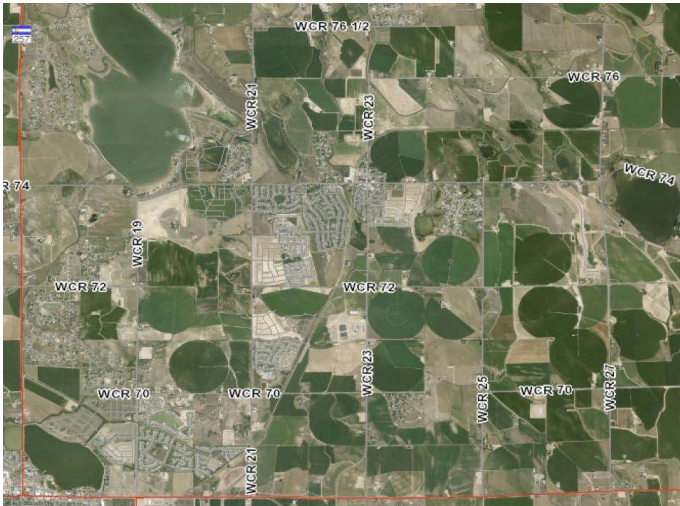
Public gun range site located north of Saddler Ridge.

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	10,000			-				10,000
Engineering	75,000			-				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

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	

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	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 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	

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

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

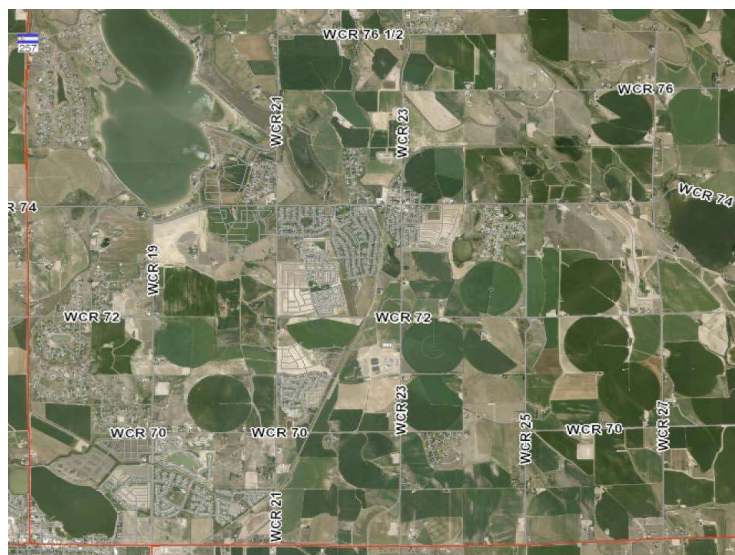
TRANSPORTATION REHAB PROGRAM

Public Works	
Town Wide	
General Fund	
PROG-TR1	
Priority 1	
Rehabilitation	

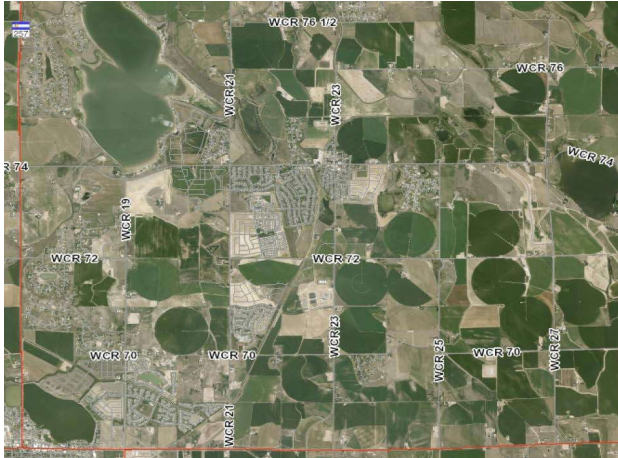
The street improvements funding is to rehab/maintain existing subdivisions within Town.

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



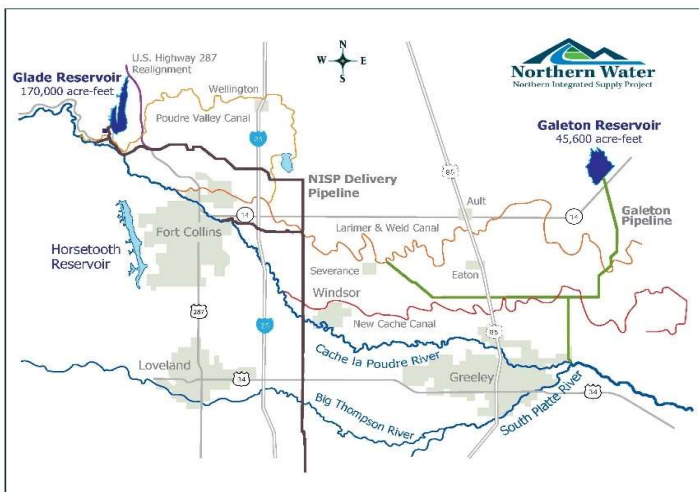
Project Costs/Year	2023	2024	2025	2026	2027	2028	2029	Total
Engineering/Planning	-	-	-	-	-			-
Construction	750,000	750,000	750,000	850,000	850,000	850,000	950,000	5,750,000
Contingency	-	-	-	-	-			-
Total	750,000	750,000	750,000	850,000	850,000	850,000	950,000	5,750,000
Funding Sources								
General 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	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	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000		17,400,000
Construction	-	-	-	-	-	-		-
Contingency	-	-	-	-	-	-		-
Total	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000	-	17,400,000
Funding Sources								
Water Fund - Impact Fees	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000		17,400,000
Total	600,000	2,900,000	2,900,000	2,900,000	2,900,000	2,900,000	-	17,400,000

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	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
Program Budget	1,155,800	1,673,500	1,749,000	1,749,000	1,749,000	3,112,000	3,112,000	14,300,300
Contingency				-	-	-	-	-
Total	1,155,800	1,673,500	1,749,000	1,749,000	1,749,000	3,112,000	3,112,000	14,300,300
Funding Sources								
General Fund								-
Water Fund	1,155,800	1,673,500	-	-	-	-	-	2,829,300
Bonds-Finance			1,749,000	1,749,000	1,749,000	3,112,000	3,112,000	11,471,000
Stormwater Fund								-
Total	1,155,800	1,673,500	1,749,000	1,749,000	1,749,000	3,112,000	3,112,000	14,300,300

WINDSOR PLANT INVESTMENT PROGRAM

Public Works	
Town Wastewater District	
Wastewater Fund	
PROG-WW1	
Priority To Be Determined By Board	
No ongoing maintenance 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.

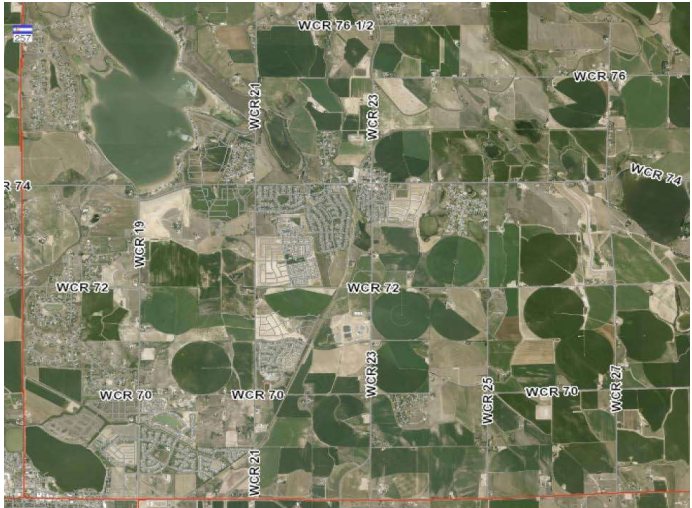
EVALUATION CRITERIA	SATISFY	VICINITY MAP
Identified in Planning Document or Study	Y	
Improves quality of existing services	Y	
Provides added capacity to existing services	Y	
Addresses Public Health or Safety Need	Y	
Reduces Long-Term Operating Costs	N	
Alleviates substandards conditions or deficiencies	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



SUPPLEMENTAL SCHEDULES



TOWN OF SEVERANCE, COLORADO
Supplemental Schedule

Lease-Purchase Agreement
Budget Year Ending December 31, 2023

<u>Project</u>	<u>Year</u>	<u>Payment</u>	<u>Total Obligation</u>	<u>Balance</u>	<u>Years Remaining</u>
Postage Meter	2023	\$883.68	\$4418.40	\$883.68	2
Postage Meter	2024	\$883.68	\$4200	\$0	1

The Lease is for the purpose of financing a Pitney Bowes Digital Mailing System.



APPENDIX

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-47R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, ADOPTING A BUDGET FOR THE FISCAL
YEAR OF 2023 AND APPROPRIATING SUMS FOR AND DEFAYING
THE EXPENSES AND LIABILITIES FOR THE FISCAL YEAR
BEGINNING JANUARY 1, 2023 AND ENDING DECEMBER 31, 2023.**

WHEREAS, the Town Council of the Town of Severance, Colorado, pursuant to Section 8.03 of the Charter of the Town of Severance, Colorado, held a public hearing on the proposed 2023 Budget on November 8, 2022; and

WHEREAS, the Town Council finds that:

1. The Town Manager prepared and submitted to the Council on or before October 15, 2022, a recommended budget in full compliance with the Town Charter Section 8.04; and
2. The notice of the proposed public hearing, a summary of the proposed budget, and notice that the proposed budget was on file in the office of the Town Clerk was published at least one week in advance of the public hearing in full compliance with the Town Charter Section 8.03;
3. The proposed budget was open for inspection by the public, and the public was given the opportunity to file or register any objections to the proposed budget at the public hearing held on November 8, 2022; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues, so that the budget remains in balance, as required by law.

NOW THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:

Section 1. The Town Council of the Town of Severance adopts the 2023 Budget, as submitted, and as attached hereto as Exhibit "A" and made a part of this Resolution by this reference, as the budget for the Town of Severance for the fiscal year beginning on the first day of January 2023 and ending on the last day of December 2023.

Section 2. The Finance Director shall cause a certified copy of the 2023 Budget to be filed in the State's Division of Local Government in the Department of Local Affairs.

RESOLVED AND APPROVED, this 8th day of November 2022.

TOWN OF SEVERANCE

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-48R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, LEVYING GENERAL PROPERTY TAXES
FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF
GOVERNMENT FOR THE 2023 BUDGET YEAR**

WHEREAS, the Town Council of the Town of Severance has adopted the 2023 Budget;
and

WHEREAS, the amounts of money necessary to balance the budget for general operating expenses is \$1,864,462 and;

WHEREAS, the 2022 valuation for assessment for the Town of Severance as certified by the Weld County Assessor on August 18, 2022, is \$147,712,740.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:

Section 1. That for the purposes of meeting all general operating expenses of the Town of Severance during the 2023 budget year, there is hereby and shall be levied a tax of **12.635** mills upon each dollar of total valuation for assessment of all taxable property within the Town for the year 2023.

Section 2. That the Finance Director is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the mill levy for the Town of Severance as described above and determined and set.

RESOLVED AND APPROVED this 8th day of November, 2022.

TOWN OF SEVERANCE

Mathew Fries, Mayor

Attest:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

CERTIFICATION OF VALUATION BY WELD COUNTY ASSESSOR

Name of Jurisdiction: 0427 - SEVERANCE TOWN

IN WELD COUNTY ON 8/18/2022

New Entity: No

USE FOR STATUTORY PROPERTY TAX REVENUE LIMIT CALCULATIONS (5.5% LIMIT) ONLY

IN ACCORDANCE WITH 39-5-121(2)(a) AND 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES THE TOTAL VALUATION FOR ASSESSMENT FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO

1. PREVIOUS YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$142,494,430
2. CURRENT YEAR'S GROSS TOTAL TAXABLE ASSESSED VALUATION: *	\$147,712,740
3. LESS TIF DISTRICT INCREMENT, IF ANY:	\$0
4. CURRENT YEAR'S NET TOTAL TAXABLE ASSESSED VALUATION:	\$147,712,740
5. NEW CONSTRUCTION: **	\$8,740,190
6. INCREASED PRODUCTION OF PRODUCING MINES: #	\$0
7. ANNEXATIONS/INCLUSIONS:	\$41,300
8. PREVIOUSLY EXEMPT FEDERAL PROPERTY: #	\$0
9. NEW PRIMARY OIL OR GAS PRODUCTION FROM ANY PRODUCING OIL AND GAS LEASEHOLD OR LAND (29-1-301(1)(b) C.R.S.): ##	\$0
10. TAXES COLLECTED LAST YEAR ON OMITTED PROPERTY AS OF AUG. 1 (29-1-301(1))(a) C.R.S.):	\$0.00
11. TAXES ABATED AND REFUNDED AS OF AUG. 1 (29-1-301(1)(a) C.R.S.) and (39-10-114(1)(a)(I)(B) C.R.S.):	\$2,914.25

* This value reflects personal property exemptions IF enacted by the jurisdiction as authorized by Art. X, Sec.20(8)(b), Colo.

** New construction is defined as: Taxable real property structures and the personal property connected with the structure.

Jurisdiction must submit respective certifications (Forms DLG 52 AND 52A) to the Division of Local Government in order for the values to be treated as growth in the limit calculation.

Jurisdiction must apply (Forms DLG 52B) to the Division of Local Government before the value can be treated as growth in the limit calculation.

USE FOR 'TABOR' LOCAL GROWTH CALCULATIONS ONLY

IN ACCORDANCE WITH THE PROVISION OF ARTICLE X, SECTION 20, COLO CONST, AND 39-5-121(2)(b), C.R.S. THE ASSESSOR CERTIFIES THE TOTAL ACTUAL VALUATION FOR THE TAXABLE YEAR 2022 IN WELD COUNTY, COLORADO ON AUGUST 25, 2022

1. CURRENT YEAR'S TOTAL ACTUAL VALUE OF ALL REAL PROPERTY: @	\$1,563,117,521
ADDITIONS TO TAXABLE REAL PROPERTY:	
2. CONSTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS: !	\$125,298,528
3. ANNEXATIONS/INCLUSIONS:	\$594,213
4. INCREASED MINING PRODUCTION: %	\$0
5. PREVIOUSLY EXEMPT PROPERTY:	\$556,477
6. OIL OR GAS PRODUCTION FROM A NEW WELL:	\$0
7. TAXABLE REAL PROPERTY OMITTED FROM THE PREVIOUS YEAR'S TAX WARRANT:	\$0

(If land and/or a structure is picked up as omitted property for multiple years, only the most current year's actual value can be reported as omitted property.)

DELETIONS FROM TAXABLE REAL PROPERTY:

8. DESTRUCTION OF TAXABLE REAL PROPERTY IMPROVEMENTS:	\$0
9. DISCONNECTIONS/EXCLUSION:	\$0
10. PREVIOUSLY TAXABLE PROPERTY:	\$67,834

@ This includes the actual value of all taxable real property plus the actual value of religious, private schools, and charitable real property.

! Construction is defined as newly constructed taxable real property structures.

% Includes production from new mines and increases in production of existing producing mines.

IN ACCORDANCE WITH 39-5-128(1), C.R.S. AND NO LATER THAN AUGUST 25, THE ASSESSOR CERTIFIES TO SCHOOL DISTRICTS: 1. TOTAL ACTUAL VALUE OF ALL TAXABLE PROPERTY:----->	\$0
--	-----

NOTE: All levies must be Certified to the Board of County Commissioners NO LATER THAN DECEMBER 15, 2022

IN ACCORDANCE WITH 39-5-128(1.5) C.R.S. THE ASSESSOR PROVIDES: HB21-1312 ASSESSED VALUE OF EXEMPT BUSINESS PERSONAL PROPERTY (ESTIMATED): **	\$34,623
---	----------

** The tax revenue lost due to this exempted value will be reimbursed to the tax entity by the County Treasurer in accordance with 39-3-119 f(3). C.R.S.

Data Date: 8/22/2022



November 9, 2022

Re: Certification of Authenticity

To Whom It May Concern:

I, Leah Vanarsdall, Town Clerk for the Town of Severance, Colorado, do hereby certify that the attached is a true and exact copy of Resolution No. 2022-48R, passed and adopted by the Town Council on November 8, 2022 and that I am entrusted with the safekeeping of the original legal document.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Seal of the Town of Severance, Colorado, this 9th day of November 2022.

TOWN OF SEVERANCE SEAL

Leah Vanarsdall, Town Clerk

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-49R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROPRIATING SUMS OF MONEY FOR THE VARIOUS
FUNDS IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH
BELOW FOR THE 2023 BUDGET YEAR**

WHEREAS, the Town Council of the Town of Severance adopted the 2023 budget in accordance with the local government budget law on November 8, 2022; and

WHEREAS, the Town Council has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated.

General Fund	\$ 8,318,804
Conservation Trust Fund	\$ 100,000
Transportation Fund	\$ 0
Parks Fund	\$ 66,500
Public Facilities Fund	\$ 1,100,000
Public Safety Fund	\$ 215,000
Water Fund	\$ 8,035,822
Wastewater Fund	\$ 2,061,523
Stormwater Fund	\$ 309,237
DOLA Grant	\$ 725,000
<u>Total Appropriations:</u>	\$ 20,931,886

Section 2. Appropriations for Transfer Out:

General Fund	\$ 3,502,334
Conservation Trust Fund	\$ 100,000
Transportation Fund	\$ 0
Parks Fund	\$ 66,500
Public Facilities Fund	\$ 1,100,000
Public Safety Fund	\$ 215,000
Water Fund	\$ 77,500
Wastewater Fund	\$ 172,500
Stormwater Fund	\$ 75,000
<u>Total Appropriations:</u>	\$ 5,308,834

Section 3. Appropriations for Transfer In and Expenditure:

Capital Projects Fund	\$ 5,308,834
<u>Total Appropriations:</u>	\$ 5,308,834

RESOLVED AND APPROVED this 8th day of November, 2023.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-48R: A Resolution Levying General Property Taxes for the Year 2023	Nancy Mueller, Finance Director	Nancy Mueller, CPA and Nicholas Wharton, MPA
ACTION REQUESTED		
The Finance Director and Management ask that the Town Council review and discuss the proposed 2022 Final Budget, and take action on Resolution 2022-48R. - Proposed Action: - Move to Approve Resolution 2022-48R - Take No Action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Finance Director and Management request that the Town Council review, discuss, and take action on the proposed 2023 Budget by approving Resolution 2022-48R.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2022-48R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 2022 - 48R Resolution to Certify Mill Levy		

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-48R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, LEVYING GENERAL PROPERTY TAXES
FOR THE YEAR 2023 TO HELP DEFRAY THE COSTS OF
GOVERNMENT FOR THE 2023 BUDGET YEAR**

WHEREAS, the Town Council of the Town of Severance has adopted the 2023 Budget;
and

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Section 2. That the Finance Director is hereby authorized and directed to immediately certify to the County Commissioners of Weld County, Colorado, the mill levy for the Town of Severance as described above and determined and set.

RESOLVED AND APPROVED this 8th day of November, 2022.

TOWN OF SEVERANCE

Mathew Fries, Mayor

Attest:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-49R: A Resolution to Appropriating Sums of Money for Various Funds	Nancy Mueller, Finance Director	Nancy Mueller, CPA and Nicholas Wharton, MPA
ACTION REQUESTED		
The Finance Director and Management ask that the Town Council review and discuss the proposed 2022 Final Budget, and take action on Resolution 2022-49R. - Proposed Action: - Move to Approve Resolution 2022-49R - Take No Action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Finance Director and Management request that the Town Council review, discuss, and take action on the proposed 2023 Budget by approving Resolution 2022-49R.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2022-49R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		
1. 2022-49R RESOLUTION TO APPROPRIATE - REVISED		

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-49R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROPRIATING SUMS OF MONEY FOR THE VARIOUS
FUNDS IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH
BELOW FOR THE 2023 BUDGET YEAR**

WHEREAS, the Town Council of the Town of Severance adopted the 2023 budget in accordance with the local government budget law on November 8, 2022; and

WHEREAS, the Town Council has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the Town.

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<u>Total Appropriations:</u>	\$ 5,308,834

Section 3. Appropriations for Transfer In and Expenditure:

Capital Projects Fund	\$ 5,308,834
<u>Total Appropriations:</u>	\$ 5,308,834

RESOLVED AND APPROVED this 8th day of November, 2023.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-50R: A Resolution Prescribing Water and Wastewater Rates, Fees, Tolls, and Charges	Nancy Mueller, Finance Director	Nancy Mueller, CPA and Nicholas Wharton, MPA
ACTION REQUESTED		
The Finance Director and Management ask that the Town Council review and discuss Resolution 2022-50R and take action. • Actions that may be taken: ○ Move to approve Resolution 2022-50R ○ Take No Action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Finance Director and Management are recommending the following changes to the Water, Wastewater, and Stormwater Fees for 2023: • Water Rates (Proposed 20% Rate Increase) • Sewer Rates (Proposed 3% Rate Increase) • Stormwater Rates (Proposed \$.25 monthly Rate Increase)		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2022-50R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2023 Water Rate Projections (20%) 2. 2023 Wastewater Rate Projections 3. 2022 - 50R Water Fee Resolution 4. 2023 Water Rates 5. 2023 Sewer Rates		

Rate Increase Percent:	20%
------------------------	-----

Base Monthly Water Fees: Base water fee is \$ 26.48 and then \$ 6.16 per 1,000 Gal (Kgal) used

A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment. See Rates Below.

	Residential Monthly Rate	
Usage Classification	Base	Per Kgal
3/4" Tap (100%)	\$26.48	\$6.16
3/4" Tap w/Dual System (33%)	\$26.48	\$6.16
3/4" Tap w/Dual System (30%)	\$26.48	\$6.16

Annual Rate Structure per Kgal		
61,500 (30%)	68,333 (33.3%)	205000 (100%)
\$6.16		
\$6.16		
\$6.16		

Yearly plus full Allotment					
Base (12 Months)	Used All Allotment (No Overage)	Total Bill (Yearly)	Total Bill (Average Monthly)	Bill Increase (Yearly from 2022)	Bill Increase (Monthly from 2022)
\$317.81	\$1,261.98	\$ 1,579.79	\$ 131.65	\$ 263.30	\$ 21.94
\$317.81	\$420.66	\$ 738.47	\$ 61.54	\$ 123.08	\$ 10.26
\$317.81	\$378.59	\$ 696.40	\$ 58.03	\$ 116.07	\$ 9.67

	Commercial Monthly Rate	
Usage Classification	Base	Per Kgal
3/4" Tap	\$26.48	\$6.16
1" Tap	\$55.15	\$6.16
1 1/2" Tap	\$132.37	\$6.16
2" Tap	\$211.76	\$6.16
3" Tap	\$423.54	\$6.16
4" Tap	\$792.42	\$6.16

Annual Rate Structure per Kgal	
Allotment	
205,000 gallons per year	
515,500 gallons per year	
1,025,000 gallons per year	
1,640,000 gallons per year	
3,280,000 gallons per year	
6,150,000 gallons per year	

Yearly plus full Allotment					
Base (12 Months)	Used All Allotment (No Overage)	Total Bill (Yearly)	Total Bill (Average Monthly)	Bill Increase (Yearly from 2022)	Bill Increase (Monthly from 2022)
\$317.81	\$1,261.98	\$1,579.79	\$ 131.65	\$ 263.30	\$ 21.94
\$661.80	\$3,173.42	\$3,835.22	\$ 319.60	\$ 528.90	\$ 44.08
\$1,588.46	\$6,309.90	\$7,898.36	\$ 658.20	\$ 1,316.39	\$ 109.70
\$2,541.17	\$10,095.84	\$12,637.01	\$ 1,053.08	\$ 2,106.17	\$ 175.51
\$5,082.48	\$20,191.68	\$25,274.16	\$ 2,106.18	\$ 4,212.36	\$ 351.03
\$9,509.04	\$37,859.40	\$47,368.44	\$ 3,947.37	\$ 7,894.74	\$ 657.90

Water Service Year: The water service year is from the November billing period to the October billing period of the following year.

Allotment: The water allotment for a standard tap is 205,000 gallons per. The allotment on your account may vary due to the usage classification of your property. Please

Water Surcharge: A water surcharge will be assessed when an account's year-to-date usage exceeds the annual water allotment. Currently, the surcharge is **\$3.96** per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's cost to obtain additional water rights.

Plant Investment Surcharge: A plant investment surcharge will be assessed when an account's year-to-date usage exceeds the plant investment allotment. Currently, the surcharge is **\$3.96** per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's cost to treat and service the additional water.

Rate Increase Percent: 5%

Base Monthly Wastewater Fees: Base wastewater fee is \$ 30.21 for the first 5000 gallons and then \$ 3.36 per every 1,000 Gal (Kgal) used after 5000 gallons.

A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment. See Rates Below.

Usage Classification	Monthly Rate		Yearly	
	Base (0-5000 Gallons)	Per Kgal (5000+)	Base (12 Months)	Bill Increase (Yearly from 2022)
Per Wastewater Tap	\$30.21	\$3.36	\$362.50	\$17.26

Usage Classification	Monthly Rate per 1000 over 5000		Yearly	
	Base		Base (12 Months)	Bill Increase (Monthly from 2022)
Per Wastewater Tap @6000	\$33.57		\$402.82	\$19.18
Per Wastewater Tap @7000	\$36.93		\$443.14	\$21.10
Per Wastewater Tap @8000	\$40.29		\$483.46	\$23.02
Per Wastewater Tap @9000	\$43.65		\$523.78	\$24.94
Per Wastewater Tap @10000	\$47.01		\$564.10	\$26.86

Wastewater Service Year: The wastewater service year is based on the average monthly water usage used during December, January, and February. Each year, starting with the March bill, monthly rates will reflect and be charged the three months average each month until the next assessment year.

Allotment: The base allotment for a standard wastewater tap is 5,000 gallons per month.

Water Surcharge: A wastewater surcharge will be assessed when an account's usage exceeds the three month average allotment of 5,000 gallons per month. Currently, the surcharge is \$3.20 per Kgal in addition to the standard monthly base fee.

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-50R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, PRESCRIBING THE TOWN OF SEVERANCE'S WATER AND
WASTEWATER RATES, FEES, TOLLS AND CHARGES AND INFRASTRUCTURE
INVESTMENT FEES**

WHEREAS, the Town of Severance ("Town"), acting by and through the Town of Severance Water Utilities and Wastewater Utilities Enterprises ("Enterprises"), is charged with establishing and maintaining user rates for the Enterprises pursuant to Severance Municipal Code, Section 13-1-30; and

WHEREAS, the Town, which operates a municipal water system through its water Enterprise, and North Weld County Water District ("NWCWD") are parties to various agreements concerning the provision of water service and facilities to the Town; and

WHEREAS, pursuant to such agreements, NWCWD from time to time increases its charges regarding its provision of water services to the Town; and

WHEREAS, the Town Council has been advised of fee increases by NWCWD for its delivery and treatment of supply to the Town; after review and analysis of the costs of operating and maintaining the Town's water system, and in consideration of applicable NWCWD increases and increases in the costs of operating, maintaining and improving the Town's water system, the Town Council has determined that increases in the Town's water system user rates, charges and tap fees are necessary; and

WHEREAS, the Town's current water tap fees and monthly water rates do not adequately provide for the capital needs and operations of the Town's water system; and

WHEREAS, the Town, which operates a municipal wastewater system through its wastewater Enterprise, and the Town of Windsor ("Windsor"), are parties to agreements concerning the provision of wastewater services and facilities to the Town; and

WHEREAS, pursuant to such intergovernmental agreements, Windsor from time to time increases its charges regarding its provision of wastewater services to the Town; and

WHEREAS, the Town Council has been advised of fee increases by Windsor for its treatment of wastewater generated by the Town; after review and analysis of the costs of operating and maintaining the Town's wastewater system, and in consideration of applicable Windsor increases and increases in the costs of operating, maintaining and improving the Town's wastewater system, the Town Council has determined that increases in the Town's wastewater system user rates, charges and tap fees are necessary; and

WHEREAS, the Town Council desires to increase certain rates, fees, tolls and charges regarding the provision of services through the Town's Enterprises to ensure that the Town in a fiscally responsible manner can continue to meet its operational and capital needs for its

Enterprises, and finds that the adoption of an updated Water and Wastewater Rate Schedule, attached to this resolution as Exhibit A, will accrue to the benefit of the public; and

WHEREAS, pursuant to Severance Municipal Code Section 13-1-40, the changes set forth shall not take effect for thirty days, and notice of these increases shall be mailed to all Town residents.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:

Section 1. The Town Council hereby adopts the Water and Wastewater Rate Schedule in substantially the same form as the copy attached hereto as Exhibit A and made a part of this resolution.

Section 2. This Resolution shall take effect on January 1, 2023, and at such date all other resolutions addressing the Town's water and wastewater rates, fees, tolls and charges set forth herein shall be repealed in their entirety.

RESOLVED AND APPROVED this 8th day of November, 2022.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

2023 Water Rates

Monthly and Annually on Usage Classification of Meter

Base Monthly Water Fees: The base water fee is \$26.48 and then \$6.16 per 1,000 Gal (Kgal) used

A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment. See Rates Below.

	Residential Monthly Rate	
Usage Classification	Base	Per Kgal
3/4" Tap	\$26.48	\$6.16 per Kgal
3/4" Tap w/Dual System	\$26.48	\$6.16 per Kgal
3/4" Tap w/Dual System (Tailholt)	\$26.48	\$6.16 per Kgal

Annual Rate Structure per Kgal			
61,500 (Tailholt)	68,333 (Dual System)	205,000	Exceeds Allotment
\$6.16			\$14.08 (\$6.16 + \$3.96 + \$3.96)
\$6.16		\$14.08 (\$6.16 + \$3.96 + \$3.96)	
\$6.16	\$14.08 (\$6.16 + \$3.96 + \$3.96)		

	Commercial Monthly Rate	
Usage Classification	Base	Per Kgal
3/4" Tap	\$26.48	\$6.16 per Kgal
1" Tap	\$55.15	\$6.16 per Kgal
1 1/2" Tap	\$132.37	\$6.16 per Kgal
2" Tap	\$211.76	\$6.16 per Kgal
3" Tap	\$423.54	\$6.16 per Kgal
4" Tap	\$792.42	\$6.16 per Kgal

Annual Rate Structure per Kgal	
Allotment	Exceeds Allotment
205,000 gallons per year	\$14.08 (\$6.16 + \$3.96 + \$3.96)
515,500 gallons per year	\$14.08 (\$6.16 + \$3.96 + \$3.96)
1,025,000 gallons per year	\$14.08 (\$6.16 + \$3.96 + \$3.96)
1,640,000 gallons per year	\$14.08 (\$6.16 + \$3.96 + \$3.96)
3,280,000 gallons per year	\$14.08 (\$6.16 + \$3.96 + \$3.96)
6,150,000 gallons per year	\$14.08 (\$6.16 + \$3.96 + \$3.96)

Water Service Year:

The water service year is from the November billing period to the October billing period of the following year.

Allotment:

The water allotment for a standard tap is 205,000 gallons per. The allotment on your account may vary due to the usage classification of your property. Please contact Town Hall to discuss your individual account.

Water Surcharge:

A water surcharge will be assessed when an account's year-to-date usage exceeds the annual water allotment. Currently, the surcharge is \$3.96 per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's cost to obtain additional water rights.

Plant Investment Surcharge:

A plant investment surcharge will be assessed when an account's year-to-date usage exceeds the plant investment allotment. Currently, the surcharge is \$3.96 per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's cost to treat and service the additional water.

2023 Sewer Rates
Monthly on Usage Classification

Base Monthly Sewer Fees: Base sewer fee is \$30.20 for the first 5000 gallons and then \$3.36 per every 1,000 Gal (Kgal) used after 5000 gallons

Usage Classification	Monthly Rate	
	Base (0-5000 Gallons)	Per Kgal (5000+)
Per Sewer Tap	\$30.20	\$3.36 per Kgal

Monthly Rate Structure per Kgal	
5000 Gallons per month Base	Per Kgal over 5000 Gallon Base
\$30.20	\$3.36 per Kgal

Sewer Service Year: The sewer service year is based on the average monthly water usage used during Decemeber, January, and February. Each year, starting with the March sewer bill, monthly rates will reflect and be charged the three month average each month until the next assessment year.

Allotment: The base allotment for a standard sewer tap is 5,000 gallons per month.

Sewer Surcharge: A sewer surcharge will be assessed when an account's usage exceeds the three-month average allotment of 5,000 gallons per month. Currently, the surcharge is \$3.36 per Kgal in addition to the standard monthly base fee.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-51R: A Resolution Adopting the Town of Severance Fee Schedule	Nancy Mueller, Finance Director	Nancy Mueller, CPA and Nicholas Wharton, MPA
ACTION REQUESTED		
The Finance Director and Management ask that the Town Council discuss Resolution 2022-51R and take action to approve the proposed 2023 Fee Schedule. • Actions that may be taken: ○ Move to approve Resolution 2022-51R ○ Take No Action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
The Finance Director and Management are recommending the following changes to the Fee Schedule for 2023: • Water Rates (Proposed 20% Rate Increase) • Sewer Rates (Proposed 3% Rate Increase) • Stormwater Rates (Proposed \$.25 monthly Rate Increase) • Water & Wastewater Finance Fee (Proposed Increase to 3%) • Water & Wastewater Red Tag Fee (Proposed New Fee of \$30.00) • Water & Wastewater Late Charge Fee (Proposed Decrease to \$15.00)		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Finance Director and Management recommend that the Town Council take action and move to approve Resolution 2022-51R		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2022-51R Severance Fee Schedule 2. 2023 Fee Schedule		

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-51R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, ADOPTING THE TOWN OF SEVERANCE FEE SCHEDULE**

WHEREAS, the Town of Severance established the current Town of Severance Fee Schedule by duly-adopted Resolution No. 2021-13R; and

WHEREAS, the current the current Town of Severance Fee Schedule is based on the Severance Municipal Code, which permits the Town to impose and set fees for municipal services, development, and for other enumerated procedures authorized by the Severance Municipal Code; and

WHEREAS, Town staff has examined the administrative costs for all services that will be incurred by the Town and the capital needs and operations of the Town, and has determined that the proposed updated Fee schedule sets forth fees that are reasonably related to the Town's costs and thus necessary to defray the actual costs incurred by the Town in the furnishing of goods, programs and services provided by the Town; and

WHEREAS, the Town Council desires to adopt Town staff's determination as to the fees set forth in the updated Fee schedule attached to this resolution as Exhibit "A."

**NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council of the Town of Severance hereby adopts the Town of Severance Fee Schedule in substantially the same form as the copy attached hereto and made a part of this resolution.

Section 2. Such fees shall remain in effect until changed by the Town Council, except that fees associated with liquor licensing and renewals shall immediately and automatically increase by the amount of any increase in such fees at the state level.

Section 3. This Resolution shall take effect on January 1, 2023 and at such date Resolution No. 2021-13R shall be repealed in its entirety. Any other resolution(s) setting forth or addressing the fees set forth in the Town's Fee Schedule shall be repealed in its (their) entirety

RESOLVED AND APPROVED this 8th day of November, 2022.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



2023 Fee Schedule

GENERAL FEES			
RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	WATER RATES		
	\$26.48 monthly base fee, plus \$6.16 per 1000 gallons used. Additional water surcharges and plant investment fees will be accessed for accounts that exceed usage classification. All commercial and industrial water rates will be accessed on an individual basis at the time of permit issuance.		
	Finance Charge		3% per month
	Reconnect Fee	\$50.00	
	Red Tag Fee	\$30.00	
	Late Charge Fee	\$15.00	
	Hydrant Usage	\$18.00	Per 1000 gallons
	Hydrant Meter	\$3,500.00	Refundable Deposit
	WASTEWATER RATES		
	\$30.20 monthly base fee for the first 5,000 gallons, plus \$3.36 per 1000 gallons used after 5,000 gallons. The wastewater service year is based on the average monthly water usage used during December, January, and February. Each year, starting with the March sewer bill, monthly rates will reflect and be charged the three-month average each month until the next assessment year.		
	Finance Charge		3% per month
	Reconnect Fee	\$50.00	
	Red Tag Fee	\$30.00	
	Late Charge Fee	\$15.00	
	STORMWATER RATES		
	\$5.00 monthly stormwater fee collected on the Town of Severance's Utility Bill collectively provides for the operation and maintenance of the stormwater service. The stormwater system is the collection of pipes, ditches, detention ponds, and other conveyances that carry outdoor water runoff untreated into local waterways.		
	HOA/SERVICE GROUP/NON-PROFIT FACILITY RATES		
Resolution 2014-07R	Open & Close Fee	\$15.00	
Resolution 2014-07R	Meeting Room	\$25.00	Per 2 Hour Block
Resolution 2014-07R	Meeting Room w/Kitchen	\$75.00	Per 2 Hour Block
Resolution 2014-07R	Cleaning Deposit	\$150.00	Refundable Deposit
	RECEPTION/PARTY/EVENT FACILITY RATES		
Resolution 2014-07R	Open & Close Fee	\$15.00	
Resolution 2014-07R	Meeting Room	\$100.00	Per 2 Hour Block
Resolution 2014-07R	Meeting Room w/Kitchen	\$200.00	Per 2 Hour Block
Resolution 2014-07R	Cleaning Deposit	\$150.00	Refundable Deposit
	ADDITIONAL EQUIPMENT FOR FACILITY RATES		
Resolution 2014-07R	Audio/Video Staff Services	\$50.00	Per Hour
Resolution 2014-07R	Laptop Use for Presentations		\$500.00 Refundable Deposit
Resolution 2014-07R	Tables & Chairs	Included	Fee accessed if damaged

LICENSES AND PERMITS			
	Sales Tax License	\$10.00	Annual fee (January 1st)
	Business License	\$25.00	Annual fee (January 1st)
Ordinance 2022-06	Contractor License	\$75.00	Every 3 Years (January 1st)
	Solicitors/Salespersons Registration	\$500.00	Annual fee (January 1st)
	Special Event Permit (Full Street Closure)	\$50.00	Safety Signage & Barricades Provided
STREET CUT/ROW CONSTRUCTION/ACCESS PERMIT			
	Temporary	\$250.00	Additional deposit may be required
	Permanent	\$500.00	Additional deposit may be required
SINGLE TRIP & ANNUAL TRANSPORT PERMITS			
Resolution 2022-21R	Single Oversize Trip	\$15.00	Only Permitted Between Sunrise & Sunset
Resolution 2022-21R	Single Overweight Trip	\$15.00	Plus \$5.00 Per Axel
Resolution 2022-21R	Annual Oversize Permit	\$400.00	Per Vehicle
Resolution 2022-21R	Annual Overweight Permit	\$250.00	Per Vehicle
Resolution 2022-21R	Annual Oversize & Overweight Permit	\$400.00	Per Vehicle
Resolution 2022-21R	Annual Fleet Permit	\$1,500.00	
Resolution 2022-21R	Oil & Gas Rig	\$1,000.00	Per Move
OIL & GAS ROAD ACCESS & ROW PERMIT			
	Drilling Road Access (Horizontal Well)	\$10,000.00	Per Well
	Drilling Road Access (Vertical Well)	\$3,500.00	Per Well
	Oil/Gas ROW Permit	\$1,000.00	Additional deposit may be required
ANIMAL LICENSE			
	Altered Dog or Cat (Spayed or Neutered)	\$15.00	20 Year License
	Un-Altered Dog or Cat	\$20.00	20 Year License
	Tag Replacement	\$4.00	
	Postage Fee for Mailing Tags	\$2.00	
	Impound Fee		Actual Cost
	Quarantine Fee		Actual Cost
BACKYARD CHICKEN PERMIT			
Ordinance 2014-02	Six (6) Hens	\$25.00	Annual fee (January 1st)
MISCELLANEOUS FEES			
	Mowing/Trimming	Current Market Price +20%	
	Trash Cleaning		
	Street Sweeping		
	Road Grading		
	Town Reinspection Fee	\$100.00	Per Additional Inspection

ADMINISTRATIVE SERVICES FEES			
RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
COPIER CHARGES			
	8 1/2 x 11	\$0.50	Per Page
	11 x 14	\$0.75	Per Page
	11 x 17	\$1.00	Per Page
	Plat		Cost + 20% Administrative Fee
	Municipal Code	\$100.00	
	Land Use Code	\$15.00	
	Budget	\$25.00	

	Comprehensive Plan	\$15.00	
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CREDIT CARD PROCESSING FEES			
	Utility Bills		No Additional Charge
	Dog & Cat Tags		
	Court Fines		3% Service Fee
	Development Deposit		
	Building Permit Fees		3% Service Fee
	Water Dedication (Cash in Lieu)		
	EFT Return	\$30.00	Plus Credit Card Service Fees
	Returned Check	\$30.00	Plus Bank Fees
CORA REQUEST			
	CORA Request/Research Fee	\$30.00	\$30.00 per hour (After the first hour)
	Paper Copies		See Copier Charges
	Digital Copies	\$5.00 Per every 100 MB	Cost + USB Drive Cost
MISCELANEOUS FEES			
	Property Liens	Actual Cost or \$250.00 min.	For collection on water, sewer or any other miscellaneous unpaid bills

COURT FEES			
RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
COURT FEES			
	Fee Schedule Set by Court		See Attached

POLICE DEPARTMENT FEES			
RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
COPIER CHARGES			
	8 1/2 x 11	\$0.50	Per Page
	11 x 14	\$0.75	Per Page
	11 x 17	\$1.00	Per Page
CREDIT CARD PROCESSING FEES			
	Court Fines		3% Service Fee
	EFT Return	\$30.00	Plus Credit Card Service Fees
	Returned Check	\$30.00	Plus Bank Fees
RECORDS REQUEST			
	Police Research Fee	\$30.00 p/hr.	\$30.00 p/hour plus \$2.00 for Reports & \$0.25 per page
	Report Fee	\$2.00	\$2.00 for Reports plus \$0.25 per page
	Certification Letter	\$5.00	\$5.00 plus cost of report
	Digital & Video Copies	\$5.00 Per every 100 MB	Cost + USB Drive Cost
MISCELANEOUS FEES			
	VIN Verification	No Charge	Resident
	VIN Verification	\$15.00	Non-Residents (Per Vehicle)

	Sex Offender Registration	\$50.00	First time \$50.00 & Re-Register \$25.00
	Liquor License Finger Prints	\$38.50	Per Person
PLANNING FEE			
RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	DEVELOPMENTS		
	Major Development Deposit	\$10,000.00	Annex, subdivide, develop, or site plan review of residential, commercial or industrial tracts of 5 acres or more.
	Minor Development Deposit	\$5,000.00	Subdivide, develop, or site plan review of residential, commercial or industrial tracts of 5 acres or less.
	Administrative/Staff Review	\$1,000.00	Lot mergers, Lot adjustments, etc.. not requiring Planning Commission review or Public Hearings
	Applicant must sign Agreement for Payment of Land Use Application Fees. Applicant shall be billed at cost for all legal, engineering and planning fees. Upon depletion of funds below 10% of deposit the Applicant shall put forth another deposit.		
	APPLICATION FEES		
	Annexation	\$2,000.00	
	Annexation Amendment	\$2,000.00	
	Site Plan	\$2,000.00	
	Master Plan	\$2,000.00	
	Concept Plan	\$2,000.00	
	Preliminary Plat	\$2,000.00	
	Final Plat	\$2,000.00	
	CONDITIONAL USE REVIEW		
	Review for Oil and Gas	\$1,000.00	
	Site Plan/Final Administrative	\$250.00	
	Temporary Sign Permit	\$100.00	
	Request to Vacate	\$350.00	Vacation of easement, ROW, or other portion of public property.
	Board of Adjustments	\$350.00	Variance appeal
	Rezoning Application	\$250.00	
	Home Occupation Permit	\$250.00	
	Recording or Publication		Cost + 20% Administrative Fee
	Special Commission/Committee Meeting	\$375.00	\$300.00 to Commission/Committee; \$75.00 Administrative Fee
	Special Council Meeting	\$650.00	\$525.00 to Trustees; \$125.00 Administrative Fee
TRANSPORTATION FEES			
RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	RESIDENTIAL FEE		
	Single Family	\$2,522.80	Single Family Dwelling Unit
	Multi-Family (Per Unit)	\$1,956.22	Multi-Family Dwelling Unit
	RETAIL/COMMERCIAL PERMIT FEE		

	Commercial	\$7,566.49	Per 1000 sq./ft.
	Office	\$2,602.77	Per 1000 sq./ft.
	Industrial	\$1,325.21	Per 1000 sq./ft.

PARK, TRAIL AND RECREATION FEES

RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	Residential	\$1,600.00	Per Single Family Dwelling Unit
	Timber Ridge, First Filling	\$383.60	
	Timber Ridge, Second Filling	\$114.00	
	Soaring Eagle	\$500.00	Per Single Family Dwelling Unit
	Tailholt Subdivision	70% Fee	

PUBLIC INFRASTRUCTURE FEE

RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	Public Facilities Impact Fee	\$1,000.00	Per Single Family Dwelling Unit

PUBLIC SAFETY FEE

RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	Public Safety Impact Fee	\$500.00	Per Single Family Dwelling Unit

BUILDING PERMIT FEES

RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	Use Tax		60% of total value of improvement as determined by SafeBuilt times 3%
	Office Administration Fee		30% of the total of the inspection fees or \$30.00 (whichever is greater)
	Planning Administration Fee	\$300.00	

UTILITY FEE

RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	WASTEWATER		
	Wastewater Impact Fee	\$6,500.00	Finance, purchase, and install infrastructure
	WATER		
Resolution 2022-13R	Water Infrastructure Impact Fee	\$21,850.00	Finance, Purchase and Installation of Infrastructure
	Meter Set (Residential)	Cost + 20%	
Resolution 2002-07	Raw Water Rights – Full Tap		C-BT or North Poudre Water (Additional water sources negotiable)
	Raw Water Acquisition Fee	Market Price	Cash in lieu of Water (Call for Price)
	STORMWATER		
	Residential	\$1,000.00	Minimum fee. For lots with serious drainage requirements, remediation may be required, or fees may be increased up to 100%.

	Commercial	\$1,000.00	\$1000.00 base, plus \$.02/sq. ft. for each sq. ft. of lot area exceeding 10,000 sf. No fee for open space or grass water detention areas
	Consult, Test & Inspection	Cost + 20%	

SCHOOL FEES

RES./ORD./CODE	DESCRIPTION	FEE	INFORMATION
	WINDSOR		
	Single Family Unit (Detached)	\$2,916.00	
	Single Family Unit (Attached)	\$1,213.00	
	Multi-Family Unit	\$1,304.00	
	Soaring Eagle Subdivision Unit	\$607.00	
	EATON		
	Single Family Detached Unit	\$2,253.00	
	Single Family Attached Unit	\$1,149.00	
	Multi-Family Unit	\$612.00	
	AULT		
	Single Family Unit	\$1,099.00	

LOCAL LIQUOR LICENSE FEES

RES./ORD./CODE	DESCRIPTION	LOCAL FEE	STATE FEE
	NEW/TRANSFER LICENSE FEES		
	New License	\$1,000.00	Please refer to Colorado Department of Revenue Liquor Enforcement Division Fee Schedule
	New License with Concurrent Review	\$1,000.00	
	Transfer of Ownership	\$750.00	
	Transfer of Location	\$750.00	
	Art License	\$41.25	
	Beer & Wine	\$48.75	
	Brew Pub	\$75.00	
	Club	\$41.25	
	Hotel & Restaurant	\$75.00	
	Liquor Licensed Drug Store	\$22.50	
	Retail Liquor Store	\$22.50	
	RELATED FEES AND PERMITS		
	Annual Renewal	\$100.00	Please refer to Colorado Department of Revenue Liquor Enforcement Division Fee Schedule
	Bed & Breakfast	\$25.00	
	Branch Warehouse	\$0.00	
	Change of Location	\$750.00	
	Change of Trade Name	\$0.00	
	Corp/LLC Change (Per Person)	\$100.00	
	Duplicate License	\$0.00	
	Expansion to Hotel/Restaurant	\$0.00	
	Hotel/Tavern Manager's Registration	\$75.00	
	Late Renewal	\$500.00	
	Mini Bar Permit	\$325.00	

	Modification of Premises	\$0.00	Please refer to Colorado Department of Revenue Liquor Enforcement Division Fee Schedule
	Retail Warehouse Storage	\$0.00	
	Special Events Permit (Liquor)	\$100.00	
	Special Events Permit (3.2%)	\$100.00	
	Temporary Permit	\$100.00	
	3.2% BEER LICENSE FEES		
	Retail 3.2% On Premises	\$3.75	Please refer to Colorado Department of Revenue Liquor Enforcement Division Fee Schedule
	Retail 3.2% Off Premises	\$3.75	
	Retail 3.2% On/Off Premises	\$3.75	



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Ordinance 2022-26: Ordinance of the Town of Severance Amending the 2021 BHS Solar Annexation	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management is asking that the Severance Town Council review, discuss, and take action on Ordinance 2022-26. Actions that may be taken: 1. Move to approve Ordinance 2022-26 2. Take no action		<u>Ordinance</u> <u>Action Requested</u> <u>Attorney Approved</u> <u>Annexation</u>
BRIEF SUMMARY		
On November 2, 2021, the Severance Town Council passed Ordinance No. 2021-14, annexing approximately 2,067 acres of real property generally known as the 2021 BHS Solar Annexation (the "2021 BHS Solar Annexation Property") into the Town of Severance, as well as Ordinance No. 2021-15, zoning the 2021 BHS Solar Annexation Property as "Rural Residential-Agricultural" zoning district. The landowners of the 2021 BHS Solar Annexation Property desire to remove approximately 80 acres within Section 2, Township 7 North, Range 67 West from the 2021 BHS Solar Annexation Property that will not be utilized for construction and operation of the BHS Solar project, because approximately 80 acres of the 2021 BHS Solar Annexation Property will not be utilized for the Solar Project, and the landowners of such 80 acres do not desire to be annexed into the Town, the Town finds that annexing a smaller area of territory than what was described in the BHS Solar Annexation petition and only what is sufficient to accommodate the BHS Solar Project is in the best interests of the community.		
PUBLIC SUPPORT/CONCERN		
None at this time		
ANALYSIS AND RECOMMENDATION		
Community Development and Management recommend that the Severance Town Council review, discuss, and approve Ordinance 2022-26.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Ordinance 2022-26 Amending Ordinances 2021-14 and 2021-15 (Final)		

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-26**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, AMENDING ORDINANCE NO. 2021-14 AND ORDINANCE NO. 2021-15,
CONCERNING THE LEGAL DESCRIPTION OF THE AREA PROPOSED TO BE
ANNEXED INTO THE TOWN OF SEVERANCE AND THE BHS SOLAR
ANNEXATION PROPERTY TO BE ZONED**

WHEREAS, on November 2, 2021, the Severance Town Council passed Ordinance No. 2021-14, annexing approximately 2,067 acres of real property generally known as the 2021 BHS Solar Annexation (the “2021 BHS Solar Annexation Property”) into the Town of Severance, as well as Ordinance No. 2021-15, zoning the 2021 BHS Solar Annexation Property as “Rural Residential-Agricultural” zoning district; and

WHEREAS, the landowners of the 2021 BHS Solar Annexation Property desire to remove approximately 80 acres within Section 2, Township 7 North, Range 67 West from the 2021 BHS Solar Annexation Property that will not be utilized for construction and operation of the BHS Solar project; and

WHEREAS, in enacting Ordinance No. 2021-14, the Town Council desired to annex into the Town only enough real property that would have been sufficient to accommodate the BHS Solar Project; and

WHEREAS, because approximately 80 acres of the 2021 BHS Solar Annexation Property will not be utilized for the Solar Project, and the landowners of such 80 acres do not desire to be annexed into the Town, the Town finds that annexing a smaller area of territory than what was described in the BHS Solar Annexation petition and only what is sufficient to accommodate the BHS Solar Project is in the best interests of the community; and

WHEREAS, the Town Council wishes to amend Exhibit A (2021 BHS Solar Annexation Boundary 5 legal description) to Ordinance 2021-14 and Ordinance 2021-15 to reflect this change.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO:

Section 1. The legal description of “Annexation Boundary 5” as set forth in Exhibit A to Ordinance 2021-14 and Ordinance 2021-15 is hereby amended and replaced with the legal description as set forth in Exhibit A, attached to this ordinance.

Section 2. Ordinance No. 2021-14 and Ordinance No. 2021-15 are re-enacted in their entirety except as modified by this ordinance.

Section 3. 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 4. 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 5. 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 __ day of _____, 2022.

TOWN OF SEVERANCE

By:

Matthew Fries, Mayor

ATTEST:

By:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

Exhibit A

Revised legal description of Annexation Boundary 5 of the 2021 BHS Solar Annexation

COMMENCING AT A SOUTHEAST CORNER OF SECTION 9, T7N, R67W OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO, WITH A NORTHING OF 1455254.24' AND AN EASTING OF 3169802.61'; THENCE N00°16'01"W 2620.59' ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 9 TO THE E1/4 CORNER OF SAID SECTION 9; THENCE N89°50'46"W 30.00' ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 9 TO A POINT ON THE WEST RIGHT-OF-WAY OF WELD COUNTY ROAD 19 AND THE TRUE POINT OF BEGINNING.

THENCE ALONG THE WEST RIGHT-OF-WAY OF WELD COUNTY ROAD 19 THE FOLLOWING THIRTEEN COURSES (13):

- 1) N00°12'20"W 2653.28' PARALLEL AND 30' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 9 TO A POINT ON THE NORTH LINE OF THE NE1/4 OF SAID SECTION 9;
- 2) N00°13'13"E 2725.82' PARALLEL AND 30' WEST OF THE EAST LINE OF THE SE1/4 OF SECTION 4, T7N, R67W TO A POINT ON THE NORTH LINE OF THE SW1/4 OF SAID SECTION 4;
- 3) N00°05'46"E 1793.22' PARALLEL AND 30' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 4;
- 4) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 642.82', HAVING A CHORD BEARING OF N65°07'44"W AND A CHORD DISTANCE OF 349.21 HAVING A CENTRAL ANGLE OF 31°31'18" AND AN ARC LENGTH OF 353.65';
- 5) N51°11'14"W 274.08';
- 6) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 338.20', HAVING A CHORD BEARING OF N21°40'03"W AND A CHORD DISTANCE OF 333.28', HAVING A CENTRAL ANGLE OF 59°02'23" AND AN ARC LENGTH OF 348.49';
- 7) N06°28'46"E 318.88' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 4;
- 8) S88°04'38"W 32.42' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 4;
- 9) N12°41'30"E 1141.25';
- 10) ALONG A TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 850.00', HAVING A CHORD BEARING OF N26°21'07"E AND A CHORD DISTANCE OF 401.48', HAVING A CENTRAL ANGLE OF 27°19'13" AND AN ARC LENGTH OF 405.30';
- 11) ALONG A REVERSE TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 750.00', HAVING A CHORD BEARING OF N19°36'26"E AND A CHORD DISTANCE OF 522.97', HAVING A CENTRAL ANGLE OF 40°48'34" AND AN ARC LENGTH OF 534.19' TO A POINT 50' WEST OF THE EAST LINE OF THE SE1/4 OF SECTION 33, T8N, R67W;
- 12) N00°47'53"W 691.44' PARALLEL AND 50' WEST OF THE EAST LINE OF THE SE1/4 OF SAID SECTION 33 TO A POINT ON THE NORTH LINE OF THE SE1/4 OF SAID SECTION 33;

13) N00°05'30"W 2664.57' PARALLEL AND 50' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 33 TO A POINT ON THE NORTH RIGHT-OF-WAY OF WELD COUNTY ROAD 88 IN SECTION 28, T8N, R67W;

THENCE N89°01'47"E 19.52' ALONG THE NORTH RIGHT-OF-WAY OF WELD COUNTY ROAD 88 TO THE INTERSECTION WITH THE WEST RIGHT-OF-WAY OF WELD COUNTY ROAD 19; THENCE N00°34'21"E 2599.57' ALONG THE WEST RIGHT-OF-WAY OF WELD COUNTY ROAD 19 TO A POINT ON THE NORTH LINE OF THE SE1/4 OF SAID SECTION 28; THENCE N89°14'15"E 30.01' ALONG THE NORTH LINE OF THE SE1/4 OF SAID SECTION 28 TO THE E1/4 CORNER OF SAID SECTION 28; THENCE N89°49'52"E 2634.84' ALONG THE NORTH LINE OF THE SW1/4 OF SECTION 27, T8N, R67W TO THE C1/4 CORNER OF SAID SECTION 27; THENCE N00°48'46"E 526.03' ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 27; THENCE S77°30'53"E 112.53'; THENCE N86°29'07"E 120.20'; THENCE S84°30'53"E 106.52'; THENCE S74°30'53"E 105.99'; THENCE S64°30'53"E 108.62'; THENCE S59°30'53"E 930.00'; THENCE S60°50'49"E 398.50'; THENCE S64°50'49"E 1018.49' TO A POINT ON THE EAST LINE OF THE SE1/4 OF SAID SECTION 27; THENCE N00°49'49"E 109.74' ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 27; THENCE N64°50'49"W 969.80'; THENCE N60°50'49"W 393.85'; THENCE N59°30'53"W 933.21'; THENCE N64°30'53"W 121.74'; THENCE N74°30'53"W 123.49'; THENCE N84°30'53"W 123.14'; THENCE S86°29'07"W 114.02'; THENCE N77°30'53"W 108.20'; THENCE N69°53'35"W 11.34' TO A POINT ON THE WEST LINE OF THE NE1/4 OF SAID SECTION 27; THENCE N00°48'46"E 2015.62' ALONG THE WEST LINE OF THE NE1/4 OF SAID SECTION 27 TO THE N1/4 CORNER OF SAID SECTION 27; THENCE N02°45'10"E 30.18' ALONG THE WEST LINE OF THE SE1/4 OF SECTION 22, T8N, R67W TO A POINT ON THE NORTH RIGHT-OF-WAY OF WELD COUNTY ROAD 90; THENCE N89°28'38"E 2626.46' ALONG THE NORTH RIGHT-OF-WAY OF WELD COUNTY ROAD 90 TO A POINT ON THE WEST LINE OF THE SW1/4 OF SECTION 23, T8N, R67W; THENCE N03°05'46"E 2609.79' ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 23 TO THE W1/4 CORNER OF SAID SECTION 23; THENCE N03°05'46"E 2639.85' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 23 TO THE NORTHWEST CORNER OF SAID SECTION 23; THENCE N00°30'47"E 2640.21' ALONG THE WEST LINE OF THE SW1/4 OF SECTION 14, T8N, R67W TO THE W1/4 CORNER OF SAID SECTION 14; THENCE N89°16'54"E 2565.55' ALONG THE NORTH LINE OF THE SW1/4 OF SAID SECTION 14 TO THE C1/4 CORNER OF SAID SECTION 14; THENCE S00°17'03"W 2650.69' ALONG THE EAST LINE OF THE SW1/4 OF SAID SECTION 14 TO THE S1/4 CORNER OF SAID SECTION 14; THENCE N89°31'39"E 2546.15' ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 23 TO A POINT ON THE WEST RIGHT-OF-WAY OF A ROAD EASEMENT, BEING 30' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 23; THENCE S01°39'50"W 2661.86' PARALLEL AND 30' WEST OF THE EAST LINE OF THE NE1/4 OF SAID SECTION 23 TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 23, BEING 30' WEST OF THE EAST 1/4 CORNER OF SAID SECTION 23; THENCE S01°39'47"W 2661.83' PARALLEL AND 30' WEST OF THE EAST LINE OF THE SE1/4 OF SAID SECTION 23 TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 23, BEING 30' WEST OF THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE S01°02'23"W 30.00' TO A POINT IN THE NE1/4 OF SECTION 26, T8N, R67W AND ON

THE SOUTH RIGHT-OF-WAY OF WELD COUNTY ROAD 90; THENCE N89°55'35"W 2611.34' PARALLEL AND 30' SOUTH OF THE NORTH LINE OF THE NE1/4 OF SAID SECTION 26 TO A POINT ON THE WEST LINE OF THE NE1/4 OF SAID SECTION 26, BEING 30' SOUTH OF THE N1/4 CORNER OF SAID SECTION 26; THENCE N89°55'28"W 2641.07' PARALLEL AND 30' SOUTH OF THE THE NORTH LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE WEST LINE OF THE NW1/4 OF SAID SECTION 26; THENCE S00°50'14"W 2631.66' ALONG THE WEST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE W1/4 CORNER OF SAID SECTION 26; THENCE S00°49'48"W 2556.42' ALONG THE WEST LINE OF THE SW1/4 OF SAID SECTION 26; THENCE N89°43'52"E 971.37'; THENCE N00°14'56"W 1260.00'; THENCE N89°43'52"E 1686.18' TO A POINT ON THE EAST LINE OF THE SW1/4 OF SAID SECTION 26; THENCE S00°56'36"W 1365.30' ALONG THE EAST LINE OF THE SW1/4 OF SAID SECTION 26 TO THE S1/4 CORNER OF SAID SECTION 26; THENCE N89°45'05"E 2631.62' ALONG THE NORTH LINE OF THE NE1/4 OF SECTION 35, T8N, R67W TO THE NORTHEAST CORNER OF SAID SECTION 35; THENCE S00°16'24"W 2711.14' ALONG THE EAST LINE OF THE NE1/4 OF SAID SECTION 35 TO THE E1/4 CORNER OF SAID SECTION 35; THENCE S00°16'17"W 2711.26' ALONG THE EAST LINE OF THE SE1/4 OF SAID SECTION 35 TO THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE N89°11'40"W 2609.91' ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 35 TO THE S1/4 CORNER OF SAID SECTION 35; THENCE N89°09'50"W 1304.93' ALONG THE SOUTH LINE OF THE SE1/4SW1/4 OF SAID SECTION 35 TO THE W1/16 CORNER OF SAID SECTION 35; THENCE N89°13'11"W 1274.83' ALONG THE SOUTH LINE OF THE SW1/4SW1/4 OF SAID SECTION 35 TO A POINT ON THE EAST RIGHT-OF-WAY OF A COUNTY ROAD EASEMENT, BEING 30' EAST OF THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE N00°11'37"W 2662.60' PARALLEL AND 30' EAST OF THE WEST LINE OF THE SW 1/4 OF SAID SECTION 35 TO A POINT ON THE NORTH LINE OF THE SW1/4 OF SAID SECTION 35, BEING 30' EAST OF THE W1/4 CORNER OF SAID SECTION 35; THENCE N00°11'18"W 2663.01' PARALLEL AND 30' EAST OF THE WEST LINE OF THE NW1/4 OF SAID SECTION 35 TO A POINT ON THE NORTH LINE OF THE NW1/4 OF SAID SECTION 35; THENCE S89°48'42"W 30.00' ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 35 TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N89°49'25"W 2623.77' ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 27 TO THE S1/4 CORNER OF SAID SECTION 27; THENCE N89°49'13"W 2593.58' ALONG THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 27 TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF WELD COUNTY ROAD 19, BEING 30' EAST OF THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE ALONG THE EAST RIGHT-OF-WAY OF WELD COUNTY ROAD 19 THE FOLLOWING SIXTEEN COURSES (16):

- 1) S00°06'35"E 2635.16' PARALLEL AND 30 EAST OF THE WEST LINE OF THE NW1/4 OF SAID SECTION 34 TO A POINT ON THE SOUTH LINE OF THE NW1/4 OF SAID SECTION 34;
- 2) S00°47'51"E 977.73' PARALLEL AND 30 EAST OF THE WEST LINE OF THE SW1/4 OF SAID SECTION 34;
- 3) S89°12'09"W 30.00' TO A POINT ON THE WEST LINE OF THE SW1/4 OF SAID SECTION 34;

- 4) ALONG A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 850.00', HAVING A CHORD BEARING OF S29°28'59"W AND A CHORD DISTANCE OF 310.64', HAVING A CENTRAL ANGLE OF 21°03'28" AND AN ARC LENGTH OF 312.40';
- 5) ALONG A REVERSE TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 750.00', HAVING A CHORD BEARING OF S26°21'07"W AND A CHORD DISTANCE OF 354.24', HAVING A CENTRAL ANGLE OF 27°19'13" AND AN ARC LENGTH OF 357.62';
- 6) S12°41'30"W 1115.17' TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 33;
- 7) S88°04'38"W 10.27' ALONG THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 33;
- 8) S06°28'46"W 328.49';
- 9) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 278.20', HAVING A CHORD BEARING OF S21°35'49"E AND A CHORD DISTANCE OF 274.75', HAVING A CENTRAL ANGLE OF 59°10'50" AND AN ARC LENGTH OF 287.35';
- 10) S51°11'14"E 275.05';
- 11) ALONG A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 582.82', HAVING A CHORD BEARING OF S64°36'53"E AND A CHORD DISTANCE OF 308.33', HAVING A CENTRAL ANGLE OF 30°40'34" AND AN ARC LENGTH OF 312.04';
- 12) S89°54'14"E 30.00' TO A POINT ON THE EAST LINE OF LOT 1 OF SAID SECTION 4;
- 13) S89°54'14"E 30.00';
- 14) S00°05'46"W 1854.20' TO A POINT ON THE SOUTH LINE OF THE NW1/4 OF SECTION 3, T7N, R67W;
- 15) S00°13'13"W 2725.50' TO A POINT ON THE SOUTH LINE OF THE SW1/4 OF SAID SECTION 3;
- 16) S00°12'20"E 2653.22' TO A POINT OF THE SOUTH LINE OF THE NW1/4 OF SECTION 10, T7N, R67W;

THENCE N00°26'05"W 2653.24' TO A POINT ON THE NORTH LINE OF THE NW1/4 OF SAID SECTION 10; THENCE N00°03'02"E 2725.63' TO A POINT ON THE NORTH LINE OF THE SW1/4 OF SAID SECTION 3; THENCE N00°06'11"W 1822.47'; THENCE N81°13'24"W 5.04' TO A POINT ON THE WEST LINE OF THE NW1/4 OF SAID SECTION 3; THENCE IN A NORTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 688.89', HAVING A CHORD BEARING OF N66°06'02"W AND A CHORD DISTANCE OF 354.58', HAVING A CENTRAL ANGLE OF 29°49'35" AND AN ARC LENGTH OF 358.61'; THENCE N51°11'14"W 275.38'; THENCE IN A NORTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 316.88', HAVING A CHORD BEARING OF N21°37'39"W AND A CHORD DISTANCE OF 298.58', HAVING A CENTRAL ANGLE OF 56°12'50" AND AN ARC LENGTH OF 310.90'; THENCE N06°29'49"E 324.82' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 4; THENCE N12°08'46"E 1124.19'; THENCE IN A NORTHEASTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 795.01', HAVING A CHORD BEARING OF N26°21'10"E AND A CHORD DISTANCE OF 375.48', HAVING A CENTRAL ANGLE OF 27°19'06" AND AN ARC LENGTH OF 379.06'; THENCE IN A NORTHEASTERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 805.01', HAVING A CHORD BEARING OF N22°48'16"E AND A CHORD

DISTANCE OF 476.29', HAVING A CENTRAL ANGLE OF 34°24'52" AND AN ARC LENGTH OF 483.53' TO A POINT ON THE EAST LINE OF THE SE1/4 OF SAID SECTION 33; THENCE IN A NORTHERLY DIRECTION WITH A COMPOUND TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 805.01', HAVING A CHORD BEARING OF N02°31'57"E AND A CHORD DISTANCE OF 86.08', HAVING A CENTRAL ANGLE OF 06°07'46" AND AN ARC LENGTH OF 86.12'; THENCE N00°47'51"W 694.75' TO A POINT ON THE NORTH LINE OF THE SW1/4 OF SAID SECTION 34; THENCE N00°06'35"W 2635.03' TO A POINT ON THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34; THENCE N89°49'13"W 5.00' ALONG THE NORTH LINE OF THE NW1/4 OF SAID SECTION 34 TO THE NORTHWEST CORNER OF SAID SECTION 34; THENCE S89°01'47"W 5.00' ALONG THE NORTH LINE OF THE NE1/4 OF SAID SECTION 33; THENCE S00°06'35"E 2635.05' TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 33; THENCE S00°47'51"E 687.38'; THENCE IN A SOUTHERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 795.01', HAVING A CHORD BEARING OF S19°28'26"W AND A CHORD DISTANCE OF 557.83', HAVING A CENTRAL ANGLE OF 41°04'34" AND AN ARC LENGTH OF 569.95'; THENCE IN A SOUTHWESTERLY DIRECTION WITH A REVERSE TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 805.01', HAVING A CHORD BEARING OF S26°21'03"W AND A CHORD DISTANCE OF 380.24', HAVING A CENTRAL ANGLE OF 27°19'18" AND AN ARC LENGTH OF 383.87'; THENCE S12°08'28"W 1126.72' TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 33; THENCE S06°28'46"W 323.32'; THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 326.88', HAVING A CHORD BEARING OF S21°38'20"E AND A CHORD DISTANCE OF 308.11', HAVING A CENTRAL ANGLE OF 56°14'11" AND AN ARC LENGTH OF 320.84'; THENCE S51°11'14"E 275.50'; THENCE IN A SOUTHEASTERLY DIRECTION WITH A TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 698.89', HAVING A CHORD BEARING OF S65°57'24"E AND A CHORD DISTANCE OF 356.34', HAVING A CENTRAL ANGLE OF 29°32'20" AND AN ARC LENGTH OF 360.31'; THENCE S00°17'43"W 1814.03' TO A POINT ON THE SOUTH LINE OF THE NE1/4 OF SAID SECTION 4; THENCE S00°23'24"W 2725.66' TO A POINT ON THE SOUTH LINE OF THE SE1/4 OF SAID SECTION 4; THENCE S00°01'25"W 2653.23' TO THE TRUE POINT OF BEGINNING.

CONTAINS 1979.298 ACRES MORE OR LESS.

BASIS OF BEARINGS: EAST LINE OF THE SE1/4 OF SECTION 9, T7N, R67W BEARS N00°16'01"W AS SHOWN HEREON (GPS OBSERVATION).

CONTIGUITY = 27,765'
PERIMETER = 132,573'
RATIO 1:4.8



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-52R: A Resolution Approving the First Amendment of the 2021 BHS Solar Annexation	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management is asking that the Severance Town Council review, discuss, and take action on Resolution 2022-52R. Actions that may be taken: 1. Move to approve Resolution 2022-52R 2. Take no action		<u>Resolution Annexation</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
On November 8, 2022 the Town Council passed Ordinance No. 2022-26, removing 80 acres of certain real property owned by Terry Ramsey and Jennifer Berg-Ramsey, who are one of the Owners to the 2021 Annexation Agreement, from the approximately 2,067 acres of land to be annexed into the Town pursuant to the 2021 BHS Solar Annexation pursuant to Ordinance 2021-14. In adopting Ordinance No. 2022-26, the Town has, in effect, only annexed lands belonging to Berrado, SPABS, and Enerplus and, therefore, the Ramseys should not be a party to the 2021 Annexation Agreement moving forward, due to this the Town and Owners now wish to amend certain terms and conditions of the 2021 Annexation Agreement to reflect the removal of the Ramseys as an Owner and their real property from the 2021 BHS Solar Annexation Property.		
PUBLIC SUPPORT/CONCERN		
None at this time		
ANALYSIS AND RECOMMENDATION		
Community Development and Management recommend that the Severance Town Council review, discuss, and approve Resolution 2022-52R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2022-52R - 1st Amendment to 2021 BHS Solar Annexation Agreement		

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-52R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROVING AN AMENDMENT TO THE ANNEXATION
AGREEMENT FOR THE 2021 BHS SOLAR ANNEXATION**

WHEREAS, the Town of Severance (“Town”) and Berrado Holdings, LLC (“Berrado”), SPABS, LLC (“SPABS”), Enerplus Resources Corp. (“Enerplus”), Terry Ramsey and Jennifer Berg-Ramsey (“Ramseys”) (collectively, “Owners”), entered into that certain Annexation Agreement for the 2021 BHS Solar Annexation dated November 2, 2021 (the “2021 Annexation Agreement”); and

WHEREAS, on November 8, 2022 the Town Council passed Ordinance No. 2022-26, removing 80 acres of certain real property owned by Terry Ramsey and Jennifer Berg-Ramsey, who are one of the Owners to the 2021 Annexation Agreement, from the approximately 2,067 acres of land to be annexed into the Town pursuant to the 2021 BHS Solar Annexation pursuant to Ordinance 2021-14; and

WHEREAS, in adopting Ordinance No. 2022-26, the Town has, in effect, only annexed lands belonging to Berrado, SPABS, and Enerplus and, therefore, the Ramseys should not be a party to the 2021 Annexation Agreement moving forward; and

WHEREAS, the Town and Owners now wish to amend certain terms and conditions of the 2021 Annexation Agreement to reflect the removal of the Ramseys as an Owner and their real property from the 2021 BHS Solar Annexation Property.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:**

The First Amendment to Annexation Agreement for the 2021 BHS Solar Annexation between the Town of Severance and Berrado Holdings, LLC, SPABS, LLC, Enerplus Resources Corp., Terry Ramsey and Jennifer Berg-Ramsey is approved in substantially the same form as the copy attached hereto and made a part of this resolution. The Mayor is authorized to execute the First Amendment on behalf of the Town.

RESOLVED AND APPROVED this 8th day of November, 2022.

TOWN OF SEVERANCE

BY: _____
Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING Resolution 2022-53R: A Resolution for Eligibility of the 2022 BHS Solar Annexation	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management is asking that the Severance Town Council review, discuss, and take action on Resolution 2022-53R. Actions that may be taken: 1. Move to approve Resolution 2022-53R. 2. Take no action		<u>Resolution</u> <u>Annexation</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF SUMMARY		
The Town Council of the Town of Severance Colorado, has found a petition for the annexation of the hereinafter described parcel of land to be in substantial compliance with the requirements of C.R.S. § 31-12-107(a), by duly adopted Resolution No. 2022-42R. Additionally, the Town Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four successive weeks, and by registered mail to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed. Finally, the Town Council has completed a public hearing on November 8, 2022 to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and C.R.S. §§ 31-12-104; -105, to establish eligibility for annexation.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Community Development and Management recommend that the Severance Town Council review, discuss, and approve Resolution 2022-53R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Resolution 2022-53R - Findings re Eligibility (2022 BHS Solar Annexation) 2. 2022 BHS Solar Public Notice		

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-53R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, MAKING CERTAIN FINDINGS OF FACT REGARDING THE
PROPOSED ANNEXATION OF CERTAIN REAL PROPERTY LOCATED IN WELD
COUNTY, COLORADO**

WHEREAS, the Town Council of the Town of Severance Colorado, has found a petition for the annexation of the hereinafter described parcel of land to be in substantial compliance with the requirements of C.R.S. § 31-12-107(a), by duly adopted Resolution No. 2022-42R; and

WHEREAS, the Town Clerk has provided notice of public hearing on the proposed annexation by publication once per week for four successive weeks, and by registered mail to the Clerk of the Board of County Commissioners, the County Attorney, the school district and to any special district having territory in the area to be annexed; and

WHEREAS, the Town Council has completed a public hearing on November 8, 2022 to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and C.R.S. §§ 31-12-104; -105, to establish eligibility for annexation.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE COLORADO:**

Section 1. The Town Council hereby finds and concludes with regard to the annexation of the territory described in **Exhibit A**, attached hereto and incorporated herein, that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the existing boundaries of the Town and, thus, because of such contiguity, a community of interest exists between the territory proposed to be annexed and the Town; the territory proposed to be annexed is urban or will be urbanized in the near future; and that the territory proposed to be annexed is integrated or is capable of being integrated with the Town.

Section 2. The Town Council further finds and determines that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; that the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a municipal boundary more than three miles; that the Town has a plan for said three mile area; and that in establishing the boundaries of the area to be annexed the entire width of any street or alley is included within the area to be annexed.

Section 3. An election is not required, and no additional terms or conditions are to be imposed upon the area to be annexed.

Section 4. Based on the foregoing finding and conclusions, the Town Council finds that the proposed annexation complies with C.R.S. §§ 31-12-104; -105, and that the subject property is eligible for annexation to the Town of Severance.

RESOLVED AND APPROVED this 8th day of November, 2022.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

Exhibit A

2022 BHS SOLAR ANNEXATION

LEGAL DESCRIPTION

2022 BHS SOLAR ANNEXATION BOUNDARY (TOTAL)

(1) 2022 BHS SOLAR ANNEXATION BOUNDARY 1

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

(2) 2022 BHS SOLAR ANNEXATION BOUNDARY 2A AND 2B

2022 BHS SOLAR ANNEXATION BOUNDARY 2A

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

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.

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-DpESRiaIWI915_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.

The Public Hearing 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_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.**

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.

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
Ordinance 2022-27: 2022 BHS Solar Annexation	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 and take Action. Actions that may be taken: 1. Move to Approve Ordinance 2022-27 for the 2022 BHS Solar Annexation. 2. Take No Action		<u>Ordinance</u> <u>Annexation</u> <u>Action Requested</u> <u>Attorney Approved</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.		
PUBLIC SUPPORT/CONCERN		
None at this time. Please see packet for all received referral comments on the Annexation & Zoning.		
ANALYSIS AND RECOMMENDATION		
The Community Development Department and Management asks that the Town Council review, discuss, and approve Ordinance 2022- 27 for the 2022 BHS Solar Annexation.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Letter of Intent (Applicant Submitted) 2. Annexation Petition (Submitted by Applicant, reviewed by Town staff) 3. BHS Solar 2022 Annexation Agreement (Generated By Town Legal) 4. Annexation Map (Submitted by Applicant, reviewed by Town Staff) 5. Legal Description (Submitted By Applicant, reviewed by Town Staff) 6. Town Review Form (Generated by Town Staff) 7. Combined Referral Responses 8. Ordinance 2022-27 - 2022 BHS Solar Annexation		

LETTER OF INTENT

June 7, 2022

Town of Severance
3 South Timber Ridge Parkway
Severance, CO 80550

Attention: Abdul Barzak, Town Planner
Cc: Nick Wharton, Town Administrator

Dear Mr. Barzak,

We, BHS Solar, LLC (BHS Solar), a wholly owned indirect subsidiary of Hanwha Energy USA Holding Corporation, d.b.a. 174 Power Global (174PG), appreciate partnering with the Town of Severance (Town) in developing the BHS Solar Project (Project).

The annexation into the Town's municipal boundary of most of the Project area was submitted under the 2021 BHS Solar Annexation application, which was previously unanimously approved by both the Planning Commission and Town Council (November 2, 2021). This 2022 BHS Solar Annexation application petitions the annexation of certain additional real property owned by SPABS LLC (Parcel #055526000002, approximately 159 acres) and Terry Ramsey and Jennifer Berg-Ramsey (Parcel #070502100001, approximately 20 acres). A map of the 2021 BHS Solar Annexation and 2022 BHS Solar Annexation areas is shown on Figure 1. The approximate 20 acres of Terry Ramsey and Jennifer Berg-Ramsey are included to relocate the Project transmission interconnection further from Black Hollow Reservoir recreation uses and residences.

The proposed zoning district is Rural Residential – Agricultural Zoning District, which allows photovoltaic solar through the Site Plan process. The proposed zoning district is consistent with the Comprehensive Plan.

The application includes a Site Plan for the Project that utilizes portions of the 2021 BHS Solar Annexation and 2022 BHS Solar Annexation areas. In ongoing siting efforts and consultation with the Town, Weld County, Colorado Parks and Wildlife, Platte River Power Authority, the U.S. Fish and Wildlife Service, and various landowners and neighbors, the Project team has identified the optimal locations for the Project's photovoltaic solar panels, access points, substation, and battery energy storage system as well as Platte River Power Authority's switchyard and transmission interconnection. The optimal design addresses the Town's questions raised through pre-application meetings, a neighborhood meeting on May 25, 2021, a virtual public meeting on May 27, 2021, and ongoing neighbor outreach. We have addressed land use, infrastructure, and environmental issues that have been identified to date. To proactively provide additional information, our application includes companion studies and plans to inform the review process. Please advise us as soon as possible whether the application is complete or if more information will be required to fulfill the application requirements.

Notable features of the proposal include:

- The Project offers direct and indirect economic benefits for up to 40 years including Town property tax revenue, permit fees, school and fire district payments, landowner payments, a local construction and operations workforce, and local construction purchases of supplies and services, ranging from lodging and food to equipment.

- The Project will be environmentally and socially responsible – avoiding sensitive areas, free from air and water pollution, setback from residential areas, and not resulting in hazardous waste.
- The Project's renewable energy will help strengthen the diverse energy supply portfolio and leadership in Weld County. Platte River relies on Weld County's natural gas industry for combustion energy generation and supports businesses and job creation in the county.
- The Project supports Town and regional interest in deploying more renewable energy and helps achieve Colorado's energy goals.
- The cost of solar power is now seen as cost-neutral or cheaper than other forms of power generation. The scale of the Project allows for additional cost savings that amount to more than half the cost of systems typically used in residential homes and businesses.
- The Battery Energy Storage System is a unique reliability asset to the region, supporting both peak loads (during periods of high demand) and backup power (during unexpected outages).
- The Project supports private landowners' stewardship of their property and supplements their income while allowing them to continue their current land uses.
- The Project would improve regional air quality by decreasing the overall emissions of Platte River.
- Unlike all other future land uses anticipated in the Comprehensive Plan, the Project brings significant benefits without requiring municipal water.

We look forward to continuing our work with the Town's leadership, stakeholders, neighbors, and the Severance community to bring this important Project to fruition.

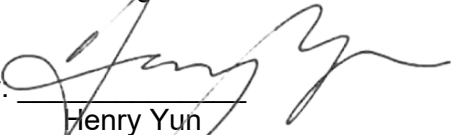
Respectfully,

BHS Solar, LLC

By: Hanwha Energy USA Holdings Corporation

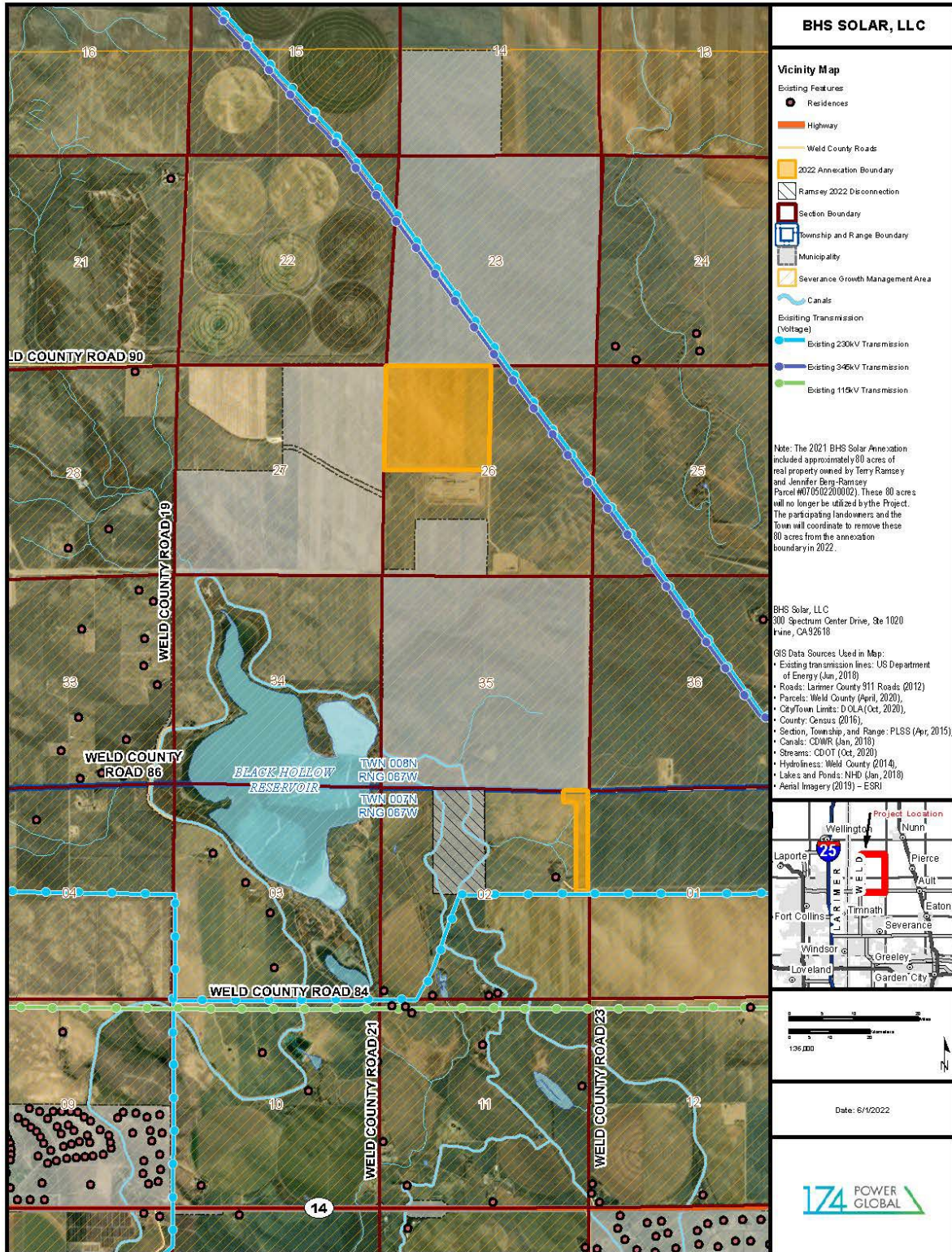
Its: Manager

By:


Henry Yun

Its: President

Figure 1: Project Area and Vicinity Map



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.

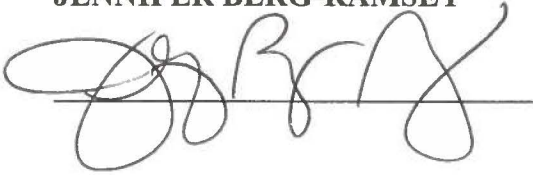
[Remainder of page intentionally left blank—Signature page to follow]

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)

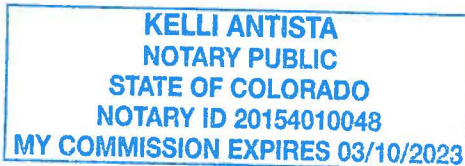


Exhibit A
Legal Description of Territory to be Annexed

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'

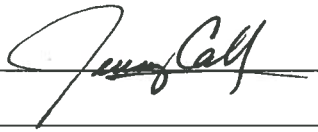
RATIO = 1:2.0

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)

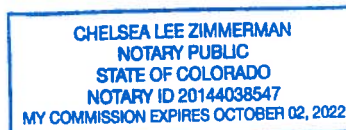
The foregoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 6 day of June, 2022, by Jeremy Call.

Witness my hand and official seal



Notary Public
Commission

Expires: October 2, 2022



**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- 12-113(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

Title: Manager

[illegible]

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]

By: _____
Name: Jennifer Berg-Ramsey
Title: Manager

The foregoing Annexation Agreement was signed and sworn to before me by Jennifer Berg-Ramsey, this ____ day of _____, 20 ____.

(Notary Public Official Signature)

(Commission Expiration)

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**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**.

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TOGETHER WITH

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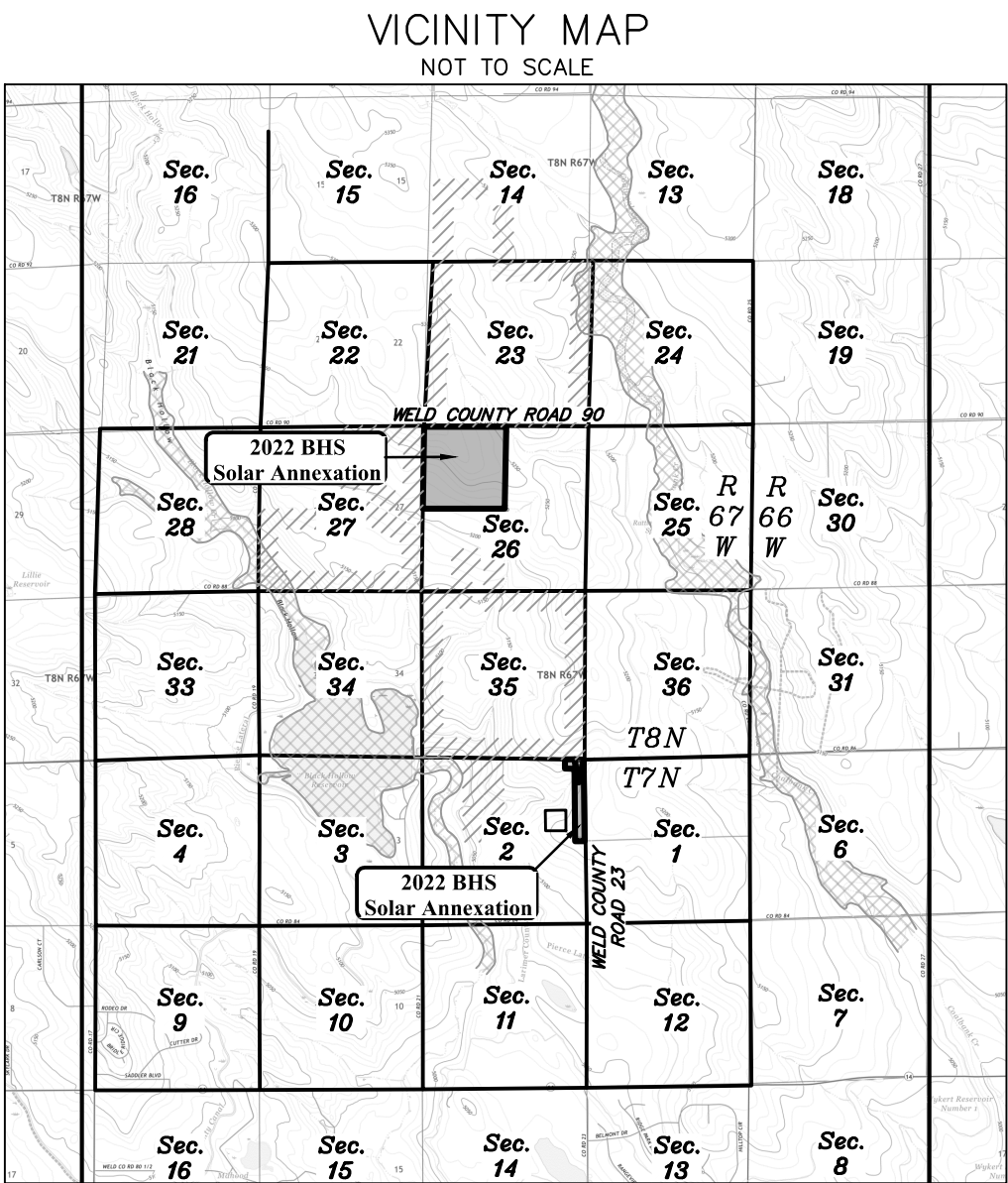
THENCE S89°55'28"E 2641.07' ALONG THE SOUTH RIGHT-OF-WAY OF COUNTY ROAD 90 PARALLEL AND 30' SOUTH OF THE NORTH LINE OF THE NW1/4 OF SAID SECTION 26 TO A POINT ON THE EAST LINE OF THE NW1/4 OF SAID SECTION 26; THENCE S00°56'44"W 2624.09' ALONG THE EAST LINE OF THE NW1/4 OF SAID SECTION 26 TO THE C 1/4 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.

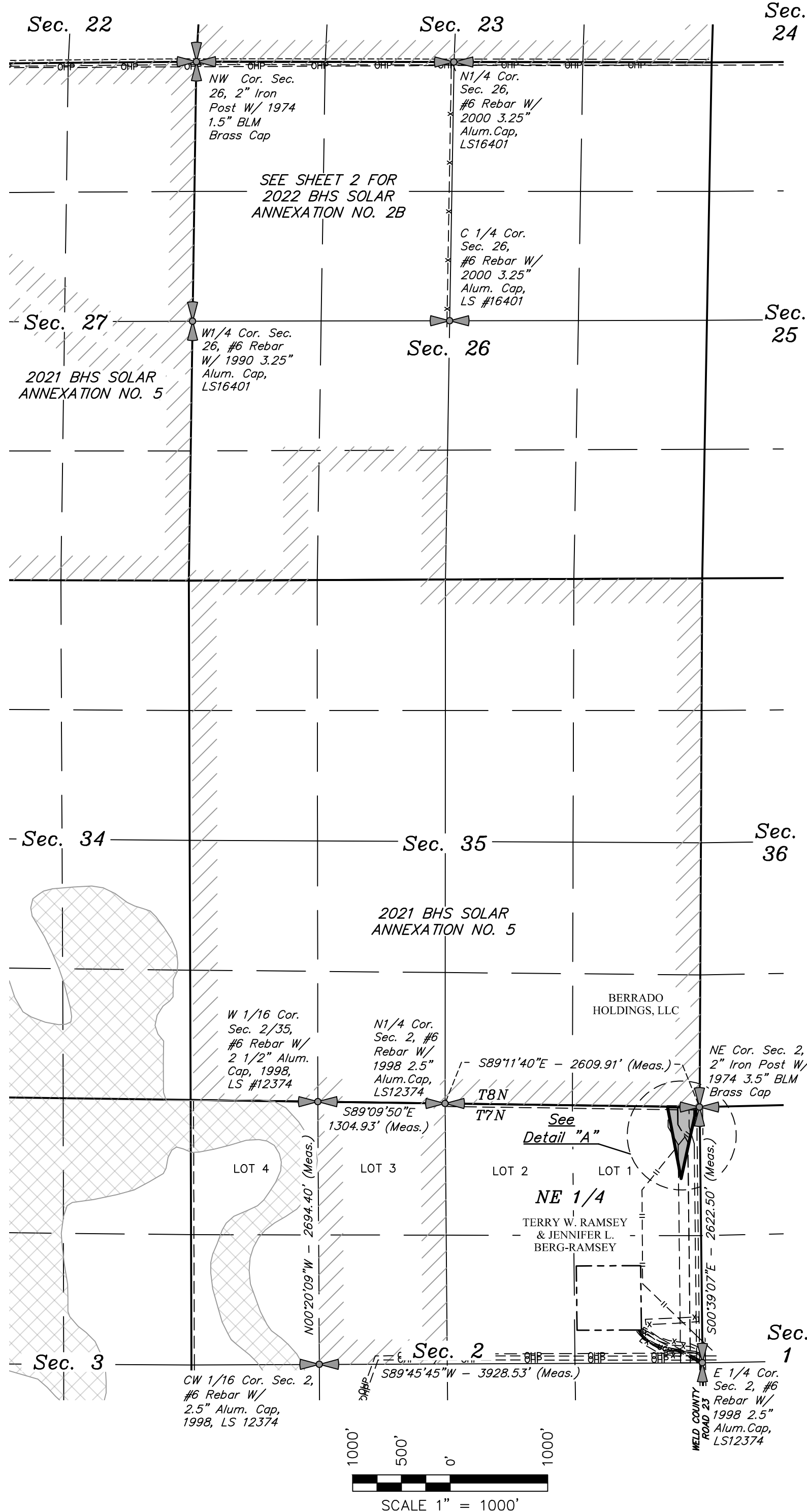
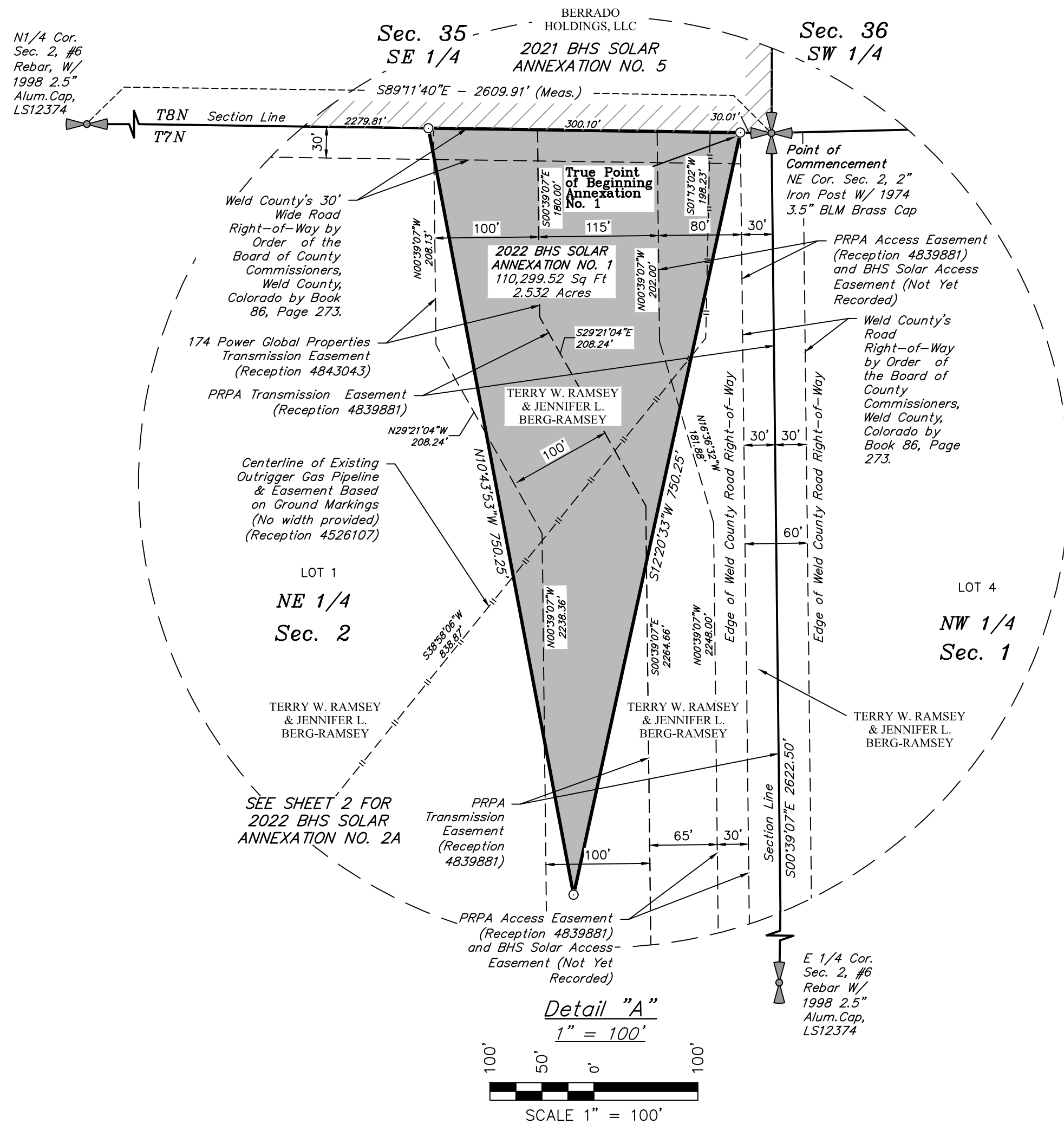
BASIS OF BEARINGS: WEST LINE OF THE NW1/4 OF SECTION 26, T8N, R67W BEARS S00°50'14"W.

2022 BHS SOLAR ANNEXATION BOUNDARIES 2A AND 2B TOGETHER CONTAIN 176.781 ACRES MORE OR LESS.



2022 BHS SOLAR ANNEXATION MAP NO. 1

TO THE TOWN OF SEVERANCE
A PORTION OF LOT 1, SECTION 2, T7N, R67W, 6TH P.M.,
2.532 ACRES ±



TOWN COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THE "2022 BHS SOLAR 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 ACKNOWLEDGE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON."

MAYOR

TOWN ENGINEER'S REVIEW

REVIEWED THIS _____ DAY OF _____, 20____

TOWN ENGINEER

TOWN PLANNING REVIEW

REVIEWED THIS _____ DAY OF _____, 20____

TOWN PLANNER

PLANNING COMMISSION APPROVAL

REVIEWED THIS _____ DAY OF _____, 20____

CHAIRMAN,
SEVERANCE PLANNING COMMISSION

PROPERTY OWNER'S CERTIFICATE — TERRY W. RAMSEY AND JENNIFER L. BERG-RAMSEY

PORTION OF THE E1/2NE1/4 SECTION 2, T7N, R67W

THE UNDERSIGNED, BEING MORE THAN 50% OF THE LANDOWNER(S) OWNING MORE THAN 50% OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE LAID OUT AND ANNEXED UNDER THE NAME OF 2022, BHS SOLAR ANNEXATION.

FOR AND ON BEHALF TERRY W. RAMSEY AND JENNIFER L. BERG-RAMSEY

BY _____
TERRY W. RAMSEY, REPRESENTATIVE

STATE OF COLORADO } SS
COUNTY OF }

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

2022 BHS SOLAR ANNEXATION BOUNDARY 1

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 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 AND THE SOUTH BOUNDARY LINE OF LOT 1 OF SAID SECTION 2 BEARS S89°11'40"E 300.10' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 AND THE SOUTH BOUNDARY LINE OF THE 2021 BHS SOLAR ANNEXATION NO. 5 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.

CONTIGUOUS LENGTH TO THE EXISTING TOWN BOUNDARY = 300.10'

TOTAL PERIMETER OF ANNEXATION BOUNDARY = 1800.60'

ONE-SIXTH (1/6) OF TOTAL ANNEXATION BOUNDARY PERIMETER = 300.10'

SURVEYOR'S CERTIFICATE

I, LOREN K. SHANKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF AND THAT NO LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA AS SHOWN HEREON IS CONTIGUOUS WITH THE EXISTING BOUNDARIES OF THE TOWN OF SEVERANCE, COLORADO. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLIES WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

LOREN K. SHANKS, COLORADO REGISTRATION NO. 28285
FOR AND ON BEHALF OF UTAH ENGINEERING AND LAND SURVEYING, LLC.

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAY WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____ 2022 AT _____ O'CLOCK _____ M.

CLERK

SPECIAL DISTRICTS

Subject property lies within the following special districts:

1. Aims Community College
2. High Plains Library District
3. Clearview Library District
4. Northern Colorado Water Conservancy District
5. Weld RE-4 School District
6. Weld RE-9 School District
7. Weld County Government Office
8. West Greeley Conservation District
9. Ault-Pierce Fire Protection District
10. Nunn Volunteer Fire Department District
11. Windsor-Severance Fire Protection District
12. Windsor-Severance Fire Protection District (Bond 2023)
13. Town of Severance

NOTE: 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. See ALTA plat prepared by this firm for existing easements.

LEGEND OF SYMBOLS & ABBREVIATIONS

- US PUBLIC LAND SURVEY SECTION CORNER
- US PUBLIC LAND SURVEY QUARTER AND CENTER SECTION CORNER
- DIMENSION CORNER ONLY

EXISTING TOWN OF SEVERANCE BOUNDARY

2022 BHS ANNEXATION BOUNDARY

FLOOD ZONE A

BASIS OF BEARINGS:
NORTH LINE OF THE NE1/4 OF SECTION 2, T7N, R67W BEARS N89°11'40"W AND THE WEST LINE OF THE NW1/4 OF SECTION 26, T8N, R67W BEARS S00°50'14"W AS SHOWN HEREON (GPS OBSERVATION)

2022 BHS SOLAR ANNEXATION MAP NO. 1

A PORTION OF LOT 1, SECTION 2, T7N, R67W, 6TH P.M.
TOWN OF SEVERANCE, WELD COUNTY, COLORADO

REVISIONS

PROPERTY ENGINEER/SURVEYOR:

UINAH
ENGINEERING & LAND SURVEYING

CIVIL AND STRUCTURAL
ENGINEERING AND
LAND SURVEYING SERVICES

Regional Office
3313 35th Avenue, Suite B
Evans, Co 80620 (970) 586-1544
Corporate Office
85 South 200 East,
Vernal, UT 84078 (435) 789-1017

PROPERTY OWNER/DEVELOPER:

BHS SOLAR, LLC

300 SPECTRUM CENTER DRIVE
SUITE 1020
IRVINE, CA 92618
(310) 422-6903

Annexation
Plat

SCALE: As Shown

DRAWN BY: L.K.

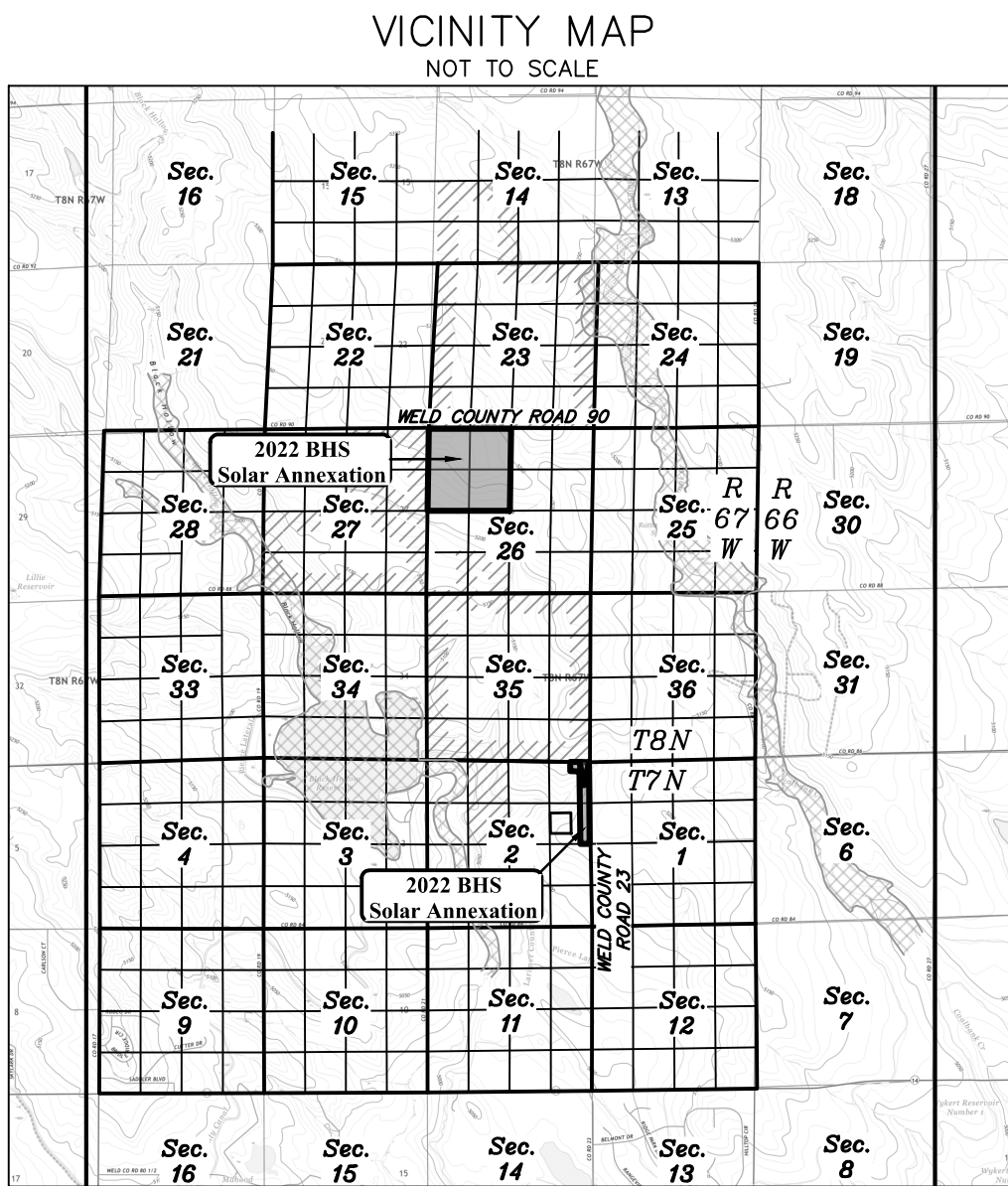
DATE DRAWN: 09-15-2022

PROJ. NO: 17401-21-0004 WD9

FILE: H - 2 4 7 6

SHEET

1 OF 2



2022 BHS SOLAR ANNEXATION BOUNDARY (TOTAL)

2022 BHS SOLAR ANNEXATION BOUNDARY 2A

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°14'00"W, THENCE N89°14'00"W 300.01' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 AND THE SOUTHERN BOUNDARY OF THE 2021 BHS SOLAR ANNEXATION NO. 5 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 NE 1/4 OF SAID SECTION 2 TO A POINT ON THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 2; THENCE S89°45'45"W 300.01' ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 2, THENCE N00°39'07"W 2235.51' PARALLEL AND 330' WEST OF THE EAST LINE OF THE NE 1/4 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 AND THE SOUTHERN BOUNDARY OF THE 2021 BHS SOLAR ANNEXATION NO. 5; THENCE S89°11'40"W 300.00' ALONG THE NORTH LINE OF LOT 1 OF SAID SECTION 2 AND THE SOUTHERN BOUNDARY OF THE 2021 BHS SOLAR ANNEXATION NO. 5 TO A POINT ON THE WEST BOUNDARY LINE OF THE 2022 BHS SOLAR ANNEXATION NO. 1; THENCE ALONG THE BOUNDARY LINE OF THE 2022 BHS SOLAR ANNEXATION NO. 1 THE FOLLOWING TWO (2) COURSES: (1) S10°43'53"E 750.25'; THENCE (2) N12°20'33"E 750.25' TO A POINT ON THE NORTH LINE OF LOT 1 OF SAID SECTION 2 AND THE SOUTHERN BOUNDARY OF THE 2021 BHS SOLAR ANNEXATION NO. 5 AND THE **TRUE POINT OF BEGINNING**.

CONTAINS 17.617 ACRES MORE OR LESS.

BASIS OF BEARINGS: NORTH LINE OF THE NE 1/4 OF SECTION 2, T7N, R67W BEARS N89°11'40"W.

CONTIGUOUS LENGTH TO THE EXISTING TOWN BOUNDARY = 1800.50'

TOTAL PERIMETER OF ANNEXATION BOUNDARY = 7652.07'

ONE-SIXTH (1/6) OF TOTAL ANNEXATION BOUNDARY PERIMETER = 1275.35'

TOGETHER WITH

2022 BHS SOLAR ANNEXATION BOUNDARY 2B

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 300.00' ALONG THE WEST LINE OF THE NW 1/4 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 NW 1/4 OF SAID SECTION 26 AND THE SOUTHERN BOUNDARY OF THE 2021 BHS SOLAR ANNEXATION NO. 5 TO A POINT ON THE EAST LINE OF THE NW 1/4 OF SAID SECTION 26; THENCE S00°50'14"W 2624.09' ALONG THE EAST LINE OF THE NW 1/4 OF SAID SECTION 26 TO THE C 1/4 CORNER OF SAID SECTION 26; THENCE S89°54'45"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 AND A POINT ON THE EASTERN BOUNDARY LINE OF THE 2021 BHS SOLAR ANNEXATION NO. 5; THENCE N00°50'14"E 2631.66' ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 26 AND THE EASTERN BOUNDARY LINE OF THE 2021 BHS SOLAR ANNEXATION NO. 5 TO THE **TRUE POINT OF BEGINNING**.

CONTAINS 159.164 ACRES MORE OR LESS.

BASIS OF BEARINGS: WEST LINE OF THE NW 1/4 OF SECTION 26, T8N, R67W BEARS S00°50'14"W.

CONTIGUOUS LENGTH TO THE EXISTING TOWN BOUNDARY = 5272.73'

TOTAL PERIMETER OF ANNEXATION BOUNDARY = 10533.05'

ONE-SIXTH (1/6) OF TOTAL ANNEXATION BOUNDARY PERIMETER = 1,755.51'

2022 BHS SOLAR ANNEXATION BOUNDARIES 2A AND 2B TOGETHER CONTAIN 176.781 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE

I, LOREN K. SHANKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY PERSONAL SUPERVISION, AND THAT THIS PLAT IS AN ACCURATE REPRESENTATION THEREOF, AND THAT NO LESS THAN ONE-SIXTH (1/6) OF THE PERIMETER OF THE AREA AS SHOWN HEREON IS CONTIGUOUS WITH THE EXISTING BOUNDARIES OF THE TOWN OF SEVERANCE, COLORADO. I FURTHER CERTIFY THAT THE SURVEY AND THIS PLAT COMPLY WITH ALL APPLICABLE RULES, REGULATIONS AND LAWS OF THE STATE OF COLORADO, STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS, AND WELD COUNTY.

LOREN K. SHANKS, COLORADO REGISTRATION NO. 28285
FOR AND ON BEHALF OF UTAH ENGINEERING AND LAND SURVEYING, LLC.

SPECIAL DISTRICTS

Subject property lies within the following special districts:

1. Aims Community College
2. High Plains Library District
3. Clearview Library District
4. Northern Colorado Water Conservancy District
5. Weld RE-4 School District
6. Weld RE-9 School District
7. Weld County Government Office
8. West Greeley Conservation District
9. Ault-Pierce Fire Protection District
10. Nunn Volunteer Fire Department District
11. Windsor-Severance Fire Protection District (Bond 2023)
12. Windsor-Severance Fire Protection District (Bond 2023)
13. Town of Severance

NOTE: 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. See ALTA plot prepared by this firm for existing easements.

2022 BHS SOLAR ANNEXATION MAP NO. 2

TO THE TOWN OF SEVERANCE
A PORTION OF THE E1/2 NE 1/4, SECTION 2, T7N, R67W, 6TH P.M.
AND A PORTION OF THE NW 1/4, SECTION 26, T8N, R67W, 6TH P.M.
176.781 ACRES ±

TOWN COUNCIL CERTIFICATE

THIS IS TO CERTIFY THAT THE "2022 BHS SOLAR 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 ACKNOWLEDGE SAID ANNEXATION UPON WHICH THIS CERTIFICATE IS ENDORSED FOR ALL PURPOSES INDICATED THEREON."

MAYOR _____

PROPERTY OWNER'S CERTIFICATE - TERRY W. RAMSEY AND JENNIFER L. BERG-RAMSEY

PORTION OF THE E1/2NE 1/4 SECTION 2, T7N, R67W

THE UNDERSIGNED, BEING MORE THAN 50% OF THE LANDOWNER(S) OWNING MORE THAN 50% OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE LAID OUT AND ANNEXED UNDER THE NAME OF 2022, BHS SOLAR ANNEXATION.

FOR AND ON BEHALF TERRY W. RAMSEY AND JENNIFER L. BERG-RAMSEY

BY _____
TERRY W. RAMSEY, REPRESENTATIVE

STATE OF COLORADO }
COUNTY OF } SS

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____

WITNESS MY HAND AND SEAL

NOTARY PUBLIC

PROPERTY OWNER'S CERTIFICATE - SPABS LLC

PORTION OF THE NW 1/4 SECTION 26, T8N, R67W

THE UNDERSIGNED, BEING MORE THAN 50% OF THE LANDOWNER(S) OWNING MORE THAN 50% OF THE LAND DESCRIBED HEREON, HAVE CAUSED SAID LAND TO BE LAID OUT AND ANNEXED UNDER THE NAME OF 2022, BHS SOLAR ANNEXATION.

FOR AND ON BEHALF OF SPABS LLC

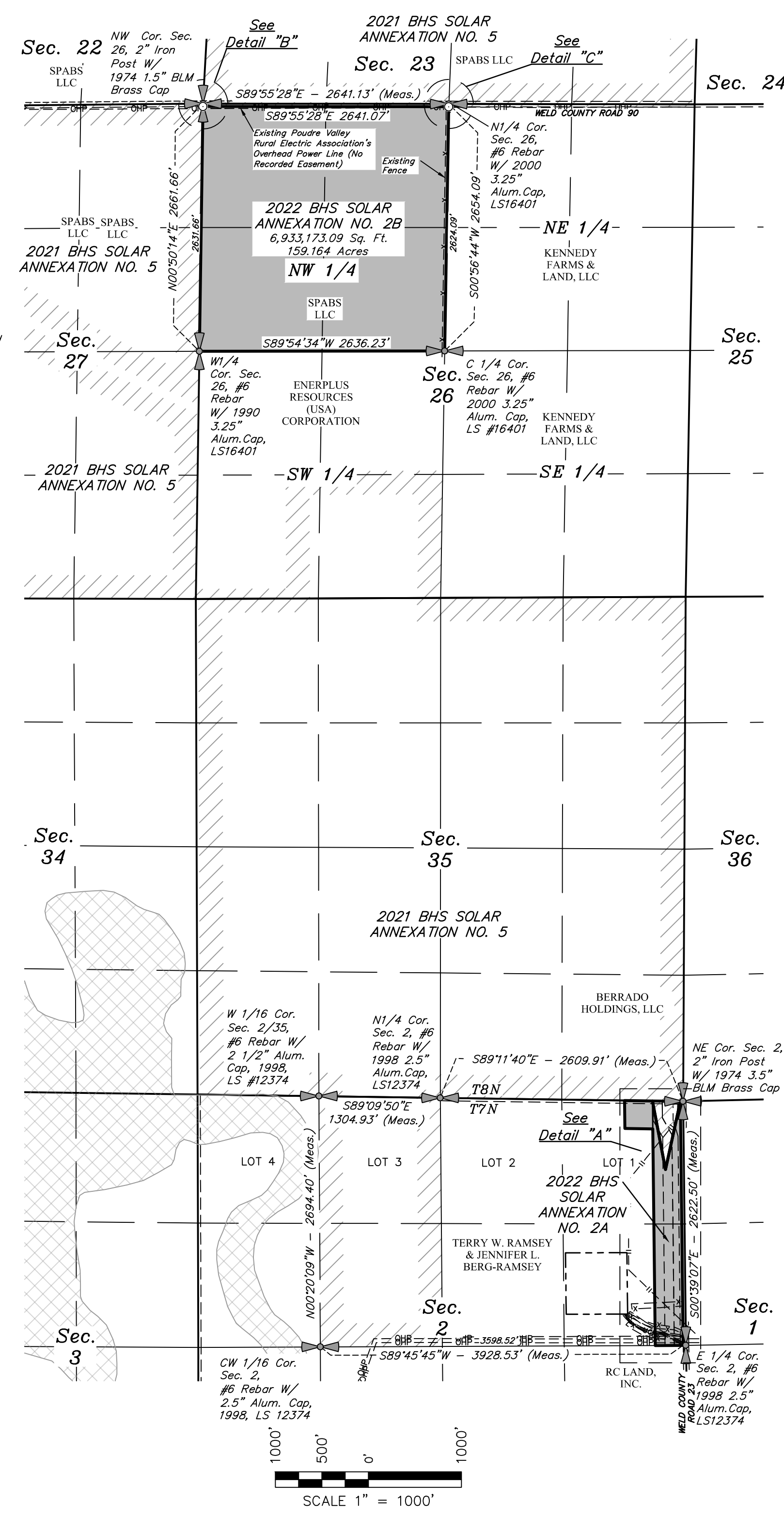
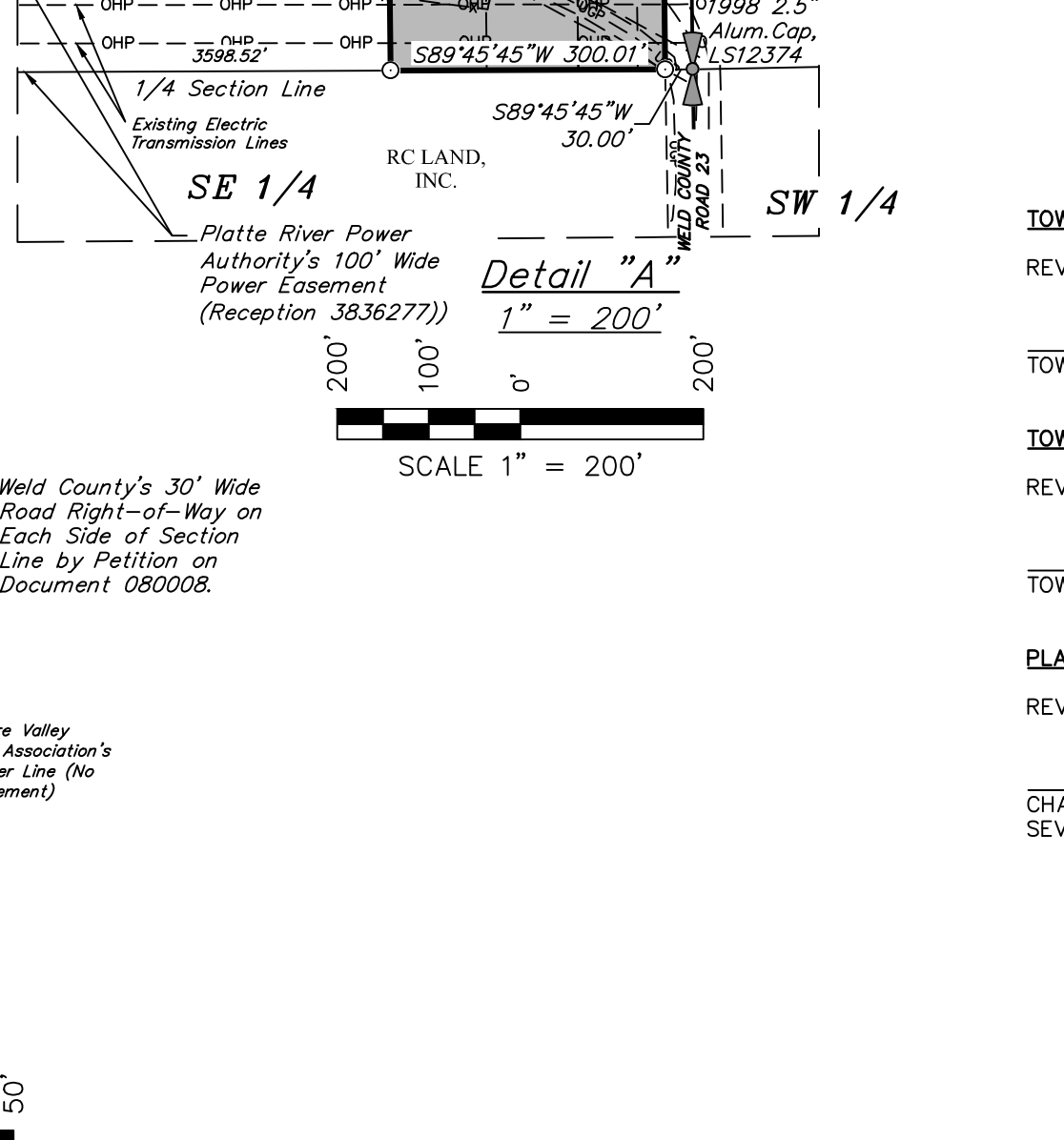
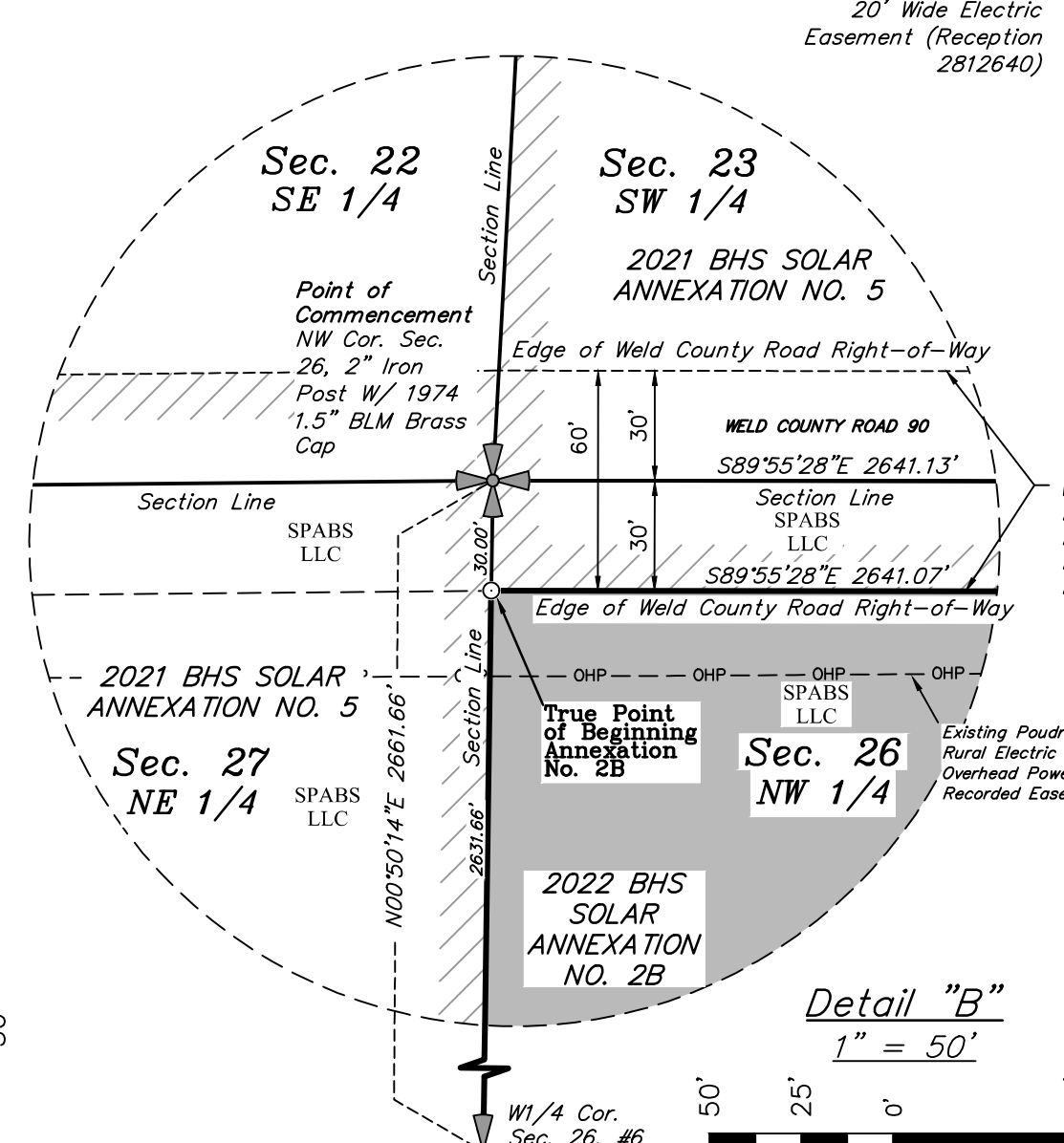
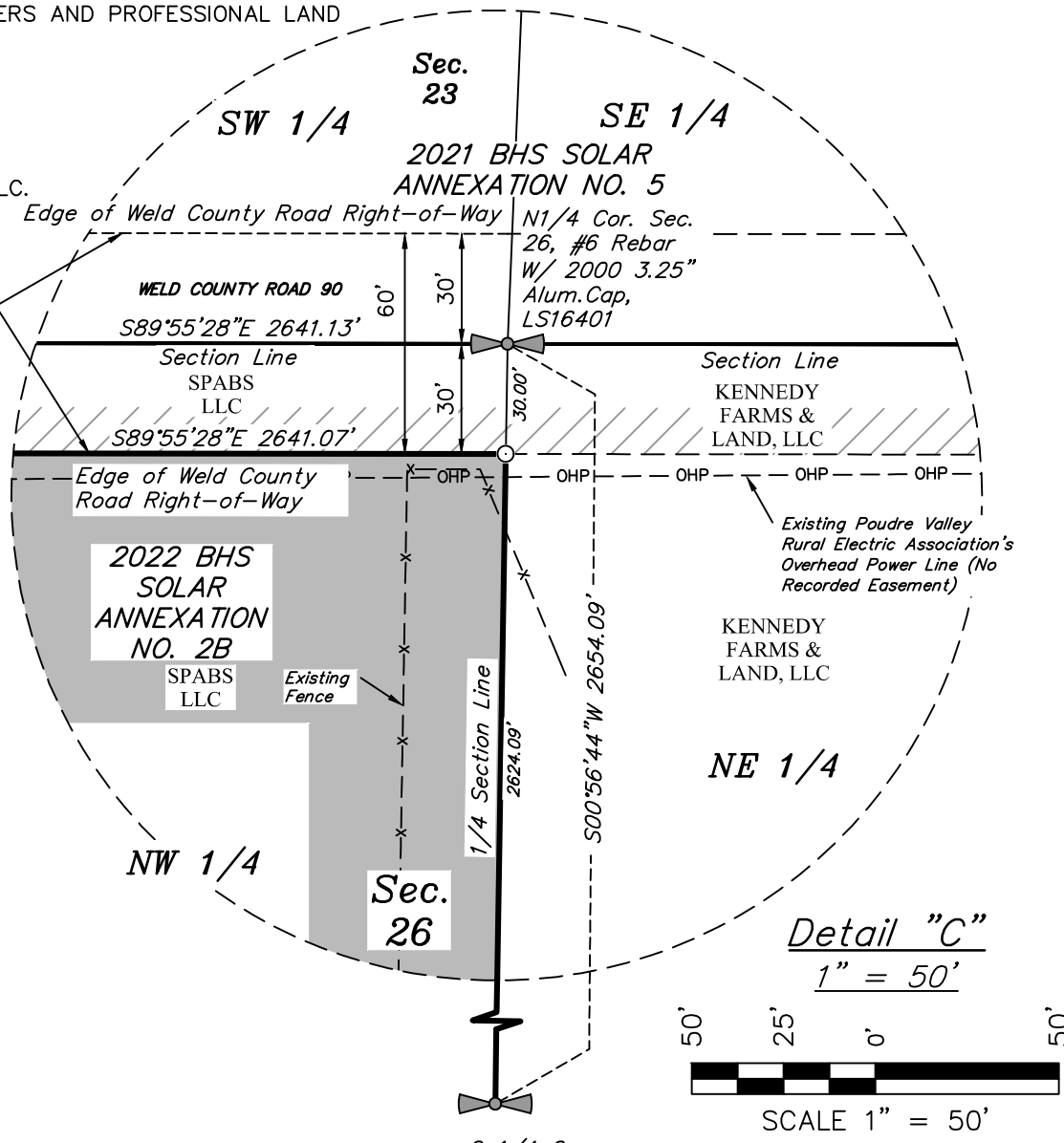
BY _____
SPABS LLC, REPRESENTATIVE

STATE OF COLORADO }
COUNTY OF } SS

THE FOREGOING CERTIFICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____.

MY COMMISSION EXPIRES _____
WITNESS MY HAND AND SEAL

NOTARY PUBLIC



TOWN ENGINEER'S REVIEW

REVIEWED THIS _____ DAY OF _____, 20____.

TOWN ENGINEER

TOWN PLANNING REVIEW

REVIEWED THIS _____ DAY OF _____, 20____.

TOWN PLANNER

PLANNING COMMISSION APPROVAL

REVIEWED THIS _____ DAY OF _____, 20____.

CHAIRMAN,
SEVERANCE PLANNING COMMISSION

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAY WAS FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2022 AT _____ O'CLOCK _____ M.

CLERK

LEGEND OF SYMBOLS & ABBREVIATIONS

- US PUBLIC LAND SURVEY SECTION CORNER
- US PUBLIC LAND SURVEY QUARTER AND CENTER SECTION CORNER
- DIMENSION CORNER ONLY

EXISTING TOWN OF SEVERANCE BOUNDARY

2022 BHS ANNEXATION BOUNDARY

FLOOD ZONE A

BASIS OF BEARINGS:
NORTH LINE OF THE NE 1/4 OF SECTION 2, T7N, R67W BEARS N89°11'40"W AND THE WEST LINE OF THE NW 1/4 OF SECTION 26, T8N, R67W BEARS S00°50'14"W AS SHOWN HEREON (GPS OBSERVATION)

2022 BHS SOLAR ANNEXATION MAP NO. 2

A PORTION OF LOT 1, SECTION 2, T7N, R67W, 6TH P.M.
AND A PORTION OF THE NW 1/4, SECTION 26, T8N, R67W, 6TH P.M.
TOWN OF SEVERANCE, WELD COUNTY, COLORADO

PROPERTY OWNER/SURVEYOR:

UINAH
ENGINEERING & LAND SURVEYING

CIVIL AND STRUCTURAL
ENGINEERING AND
LAND SURVEYING SERVICES

Regional Office
3313 35th Avenue, Suite B
Evan, CO 80620 (970) 516-1544
Corporate Office
85 South 200 East,
Vernal, UT 84078 (435) 789-1017

PROPERTY OWNER/DEVELOPER:

BHS SOLAR,
LLC

300 SPECTRUM CENTER DRIVE
SUITE 1020
IRVINE, CA 92618
(310) 422-6903

Annexation
Plat

SCALE: As Shown
DRAWN BY: L.K.
DATE DRAWN: 09-15-2022
PROJ. NO: 17401-21-0004 WD9

FILE: H - 2 4 7 6

SHEET

2 OF 2

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.



Town of Severance Review Comments (Annexation & Zoning Only)

Date: 6.9.22 - Submittal Date

Project Name/Contact: BHS Solar Site Annex – Zoning / Jeremy Call

Project Address: North of SH 14 East of WCR 19

Customer: 265 – Black Hollow Solar

Review Number: 1st Submittal

Project Coordinator: Abdul Barzak, Town Planner

Recipients:

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

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/Planning Comments) - Zoning Map to be separated from Annexation Map and revised (See Engineering/Legal/Planning Comments) - Legal Must approve Annexation Petition and Annexation Agreement	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	1. Annexation map has been revised and submitted to the Town 8/24/2022. See redlines for how each comment was addressed. 2. A separate zoning map has been prepared and submitted to the Town 8/24/2022. 3. The 2022 Annexation Petition has been signed by the participating landowners. The final draft of the 2022 Annexation Agreement has been approved by the participating landowners and Keith Martin; the landowners are holding off on signing until the Town Council approves.	

Town Engineering – Brad Curtis, PE, Northern Engineering

Notes	Maps have been finalized, Annexation Petition and Annexation Agreement have been reviewed and approved by Town Staff and Town Legal.	
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Item 1	Map Clean Up	Resolved?
Notes	Remove color from drawings.	☒ YES
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	☐ NO
Notes	Map has been finalized	☐ SEE ATTACHED
Item 2	Map Clean Up	Resolved?
Notes	Adjust format to be landscape versus portrait.	☒ YES
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	☐ NO
Notes	Map has been finalized	☐ SEE ATTACHED
Item 3	See Civil and Legal Redlines	Resolved?
Notes	Incorporate updates and recommendations from Engineering and Attorney regarding certification blocks and necessary notes and callouts	☒ YES
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	☐ NO
Notes	Map has been finalized	☐ SEE ATTACHED
Item 4	Map Clean Up	Resolved?
Notes	Differentiate linework on all sheets to clearly show existing Severance Town boundaries, annexed property boundaries, and contiguous property boundaries with dimensions.	☒ YES
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	☐ NO
Notes	Map has been finalized	☐ SEE ATTACHED
Item 5	Map Clean Up	Resolved?
Notes	Use subtle hatching and gray linework to fade back section line details or other elements.	☒ YES
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	☐ NO
Notes	Map has been finalized	☐ SEE ATTACHED
Item 6	Map Clean Up	Resolved?
Notes	Identify existing on-site features or easement areas, as appropriate.	☒ YES
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	☐ NO
		☐ SEE ATTACHED

Notes	Map has been finalized	
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Town Attorney – Keith Martin, Attorney, Hayashi & Macsalka, LLC

Item 1	2022 BHS Solar Annexation Map	Resolved?
Notes	Remove all depictions of and references to "portion of 2021 BHS Solar Annexation No. 5 to be removed" from all sheets	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	
Notes	Map has been finalized	
Item 2	2022 BHS Solar Annexation Map	Resolved?
Notes	Remove all references to "Zoning" from map title and "Parcel Zoning Table" from all sheets	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	
Notes	Map has been finalized	
Item 3	2022 BHS Solar Annexation Map	Resolved?
Notes	See annotated map with comments.	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	
Notes	Map has been finalized	
Item 4	2022 BHS Solar Annexation Zoning Map	Resolved?
Notes	Will need a separate map prepared and submitted that complies with zoning map submittal requirements set forth in SMC Sec. 16.3.80(c)(2)(e).	☒ YES ☐ NO ☐ SEE ATTACHED
Applicant Response	Map has been revised and resubmitted to the Town on 8/24/2022.	
Notes	Map has been finalized	

Neighborhood Meeting Notes – October 10th, 2022

Item 1	No Attendees
Notes	Town Staff held a Neighborhood meeting on October 10 th , 2022, here at Town Hall, the applicant was present to receive feedback and provide responses. However, that night no attendees came to the Neighborhood meeting, Town Staff also did not receive any calls or letters from residents.

Planning Commission Notes – October 19th, 2022

Item 1	Clarifications
Notes	Commissioners asked for clarifications on the applicants presentation and stated that most comments would be in regards to the future submittal of the Site Specific Development Plan.
Staff Comments	No Comments
Item 6	Recommendation
Notes	The Planning Commission forwarded a recommendation of approval for both the proposed 2022 BHS Solar Annexation and Zoning 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

From: [Hice-Idler - CDOT, Gloria](#)
To: [Abdul Barzak](#)
Cc: [Timothy Bilobran - CDOT](#); [Allyson Young - CDOT](#); [Heather Perkins - CDOT](#)
Subject: BHS Solar/Town of Severance/Various
Date: Tuesday, June 14, 2022 8:17:37 AM
Attachments: [image001.png](#)

CDOT has no comment regarding the annexation and zoning. The applicant will be responsible for obtaining an utility permit whenever crossing any state highway and an access permit if a driveway is needed from a state highway onto private property.

Gloria Hice-Idler
Rocksol Consulting



10601 W. 10th Street, Greeley, CO 80634

 | www.codot.gov | www.cotrip.org



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

June 20, 2022

Abdul Barzak
Assistant Town Planner
Town of Severance
PO Box 339
Severance, CO 80546

Re: Dreiling Annexation & Zoning

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



TOWN OF PIERCE
144 Main, PO Box 57
Pierce, CO 80650
Phone: 970-834-2851
Fax: 970-834-2755

July 7, 2022

Abdul Barzak/Town of Severance Planner
BHS Solar/ Erin Bibeau
Julie Capp/ Logan Simpson

I am responding on behalf of the Town of Pierce regarding an annexation and site plan application for the BHS Solar Project submitted to the Town of Severance on June 9, 2022. The Town of Pierce received an email regarding this project on June 24, 2022.

The primary concern with this project is the planned use of CR90 from CR29 east to US85 as "Route B" of the construction haul routes identified in Figure 2 of the traffic plan. The Planning Commission requests that the designation of the Route be changed to Route D. The Town of Pierce is scheduled to complete a paving project on that section of CR 90 this fall, which coincides with the anticipated start of construction of the NHS Solar Project for the 3rd quarter of 2022. Increased truck traffic on this road could unnecessarily delay the paving and cause unforeseen damage to the newly paved road. This section of CR 90 is also directly adjacent to the Weld RE-9 Elementary School in Pierce. Increased traffic may impact the drop-off/pick-up of children at that school. The CR 90 concerns are directly tied to other concerns previously expressed to the Town of Severance by former Town of Pierce Mayor Nansi Crom. Those concerns include a lack of transparency concerning details of the project and the short notice in which to review plans and submit responses.

I received the email on June 24, 2022 with a deadline of responding by July 10, 2022, which left only 8 business days to respond. A special Planning Commission meeting had to be called to review the project. The package reviewed included a letter to Mr. Ring of the Weld RE-9 School District dated April 6, 2022. The email stated that a package was submitted to the Town on Thursday, June 9, 2022. This was never received.

The Town of Pierce should be identified and respected as a stakeholder of this project as the northeastern edge of the proposed annexation is approximately 3.05 miles from the Town limits of Pierce.

The Town of Pierce was never formally approached about the possibility of annexation opportunities or the significant revenue from a project of this size. Again, these concerns were expressed by the former Mayor at a public hearing of the first annexation last year.

As it was impossible to read hundreds of pages of documentation provided in 8 business days, the Town of Pierce requests immediate notification of scheduled public hearings for this project. Please notify me of any other communications regarding this project.

Regards,

Kristina Duran

Kristina Duran
Town Clerk
Town of Pierce

August 4, 2022

Kristina Duran, Town Clerk
Town of Pierce
144 Main Street
PO Box 57
Pierce, CO 80650

Dear Ms. Duran,

BHS Solar, LLC (BHS Solar) appreciates the comments you provided in your July 7, 2022, letter to Abdul Barzak, Town Planner for the Town of Severance, the "Pierce Comments", regarding the BHS Solar Project (Project) annexation and site plan application.

On July 28, 2022, Town of Pierce Mayor Julie Lukela and Pierce Planning Chair Martha Harold held an online meeting with Doug Carter and Taylor Henderson who represented BHS Solar regarding the Pierce Comments and clarified the following items:

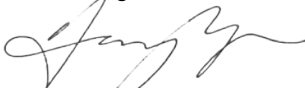
1. The Project will not start construction until sometime in 2023, likely in the second or third quarter and consequently will not impact Pierce's CR 90 paving project scheduled to be completed by the end of 2022.
2. Pierce and BHS Solar will reasonably work together to establish traffic control procedures (the "School Traffic Safety Procedures") that will be enacted during drop off and pick up times at Highland Elementary School (Weld RE-9 Elementary School) that may include flagman operations and other control procedures for the safety of the community. The School Traffic Safety Procedures will be a condition precedent to the Town of Severance issuing a building permit to BHS Solar.
3. Pierce and BHS Solar will enter into a Road Maintenance Agreement similar to the attached Weld County Road Maintenance agreement, whereby BHS Solar will perform road repairs as required by the agreement. The Road Maintenance Agreement will be a condition precedent to the Town of Severance issuing a building permit to BHS Solar.
4. It is the Town of Pierce and BHS Solar's intent to sign the School Traffic Safety Procedures and the Road Maintenance Agreement by the end of 2022.

Lastly, BHS Solar regrets past miscommunications, especially annexation opportunities, and will endeavor to improve the timing and methods of communication. Pierce is a key stakeholder and BHS Solar welcomes additional comments from Pierce. BHS Solar appreciates coordinating with you to resolve concerns about the Project.

Respectfully,

BHS Solar, LLC

By: Hanwha Energy USA Holdings Corporation
Its: Manager



Henry Yun
CEO and President

From: [Abdul Barzak](#)
To: [REDACTED]; ebibeu@logansimpson.com; JCapp@LOGANSIMPSON.COM
Cc: [Pierce Planning](#)
Subject: RE: Response to Annexation Plan Application for BHS Solar
Date: Wednesday, July 13, 2022 7:45:00 AM
Attachments: [image003.png](#)

Good morning,

Thank you for providing comment. Public outreach is a pivotal part of the review process and Town staff takes your comment seriously. Town staff will continue to review and reach out with any questions. Your comments will be forwarded to the applicant. Additionally, your comment will be presented to both the Planning Commission and Town Council.

I did want to provide some clarity and apologize for any confusion relating to this project. The Applicant of the BHS Solar Annexation/Zoning/Site Plan submitted the application to the Town of Severance on June 9, 2022. Town staff then sent out referrals to all stakeholders including the Town of Pierce on June 10, 2022 and did ask for any and all comments to be received by July 10, 2022. I do apologize as I understand July 10th is a Sunday, that is a misstep on my behalf. The referral notice was sent out by the Town as a courtesy intended to allow for a review period prior to public hearings as this proposed project has not been scheduled for public hearings at this time. Once the project is scheduled for public hearings the Town will notify per the Municipal Code as well as following all state statute requirements regarding annexation. I do apologize for any miscommunication as I have been made aware that the applicant also sent out letters (email) as a courtesy to keep all stakeholders aware of the project on June 24th, I believe this is where the miscommunication lies.

Noted is the concern of the proposed use of CR90 and CR29 as stated in the TIS. Town Staff will continue to review the project and TIS. I have also asked the applicant to respond directly to your comments and will pass those along as they are received. As mentioned above Town staff will present your letter to both the Planning Commission and Town Council. Please feel free to reach out with any questions. My direct line is 970-692-1556

Thank you,



Abdul Barzak

Town Planner
Direct Line: 970-692-1556
Office: 970-686-1218

TOWN PRIDE through Leadership, Service and Collaboration.

Confidentiality Notice: This electronic transmission and any attached documents or other writings are intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential or otherwise protected from disclosure. If you have received this communication in error, please immediately notify sender by return e-mail and destroy the communication. Any disclosure, copying, distribution or the taking of any action concerning the contents of this communication or any attachments by anyone other than the named recipient is strictly prohibited.

From: tduran [REDACTED]
Sent: Friday, July 8, 2022 10:21 AM
To: ebibeau@logansimpson.com; JCapp@LOGANSIMPSON.COM; Abdul Barzak
<abarzak@townofseverance.org>
Cc: Pierce Planning [REDACTED]
Subject: Response to Annexation Plan Application for BHS Solar

If you have any questions, please feel free to contact me. Thank you.

Kristina Duran
Kristina Duran, CMC
Town Clerk
Town of Pierce



From: [Pierce Planning](#)
To: [Abdul Barzak](#); bcurtis@northernengineering.com
Cc: [Doug Carter](#); [tduran](#); [Pierce Mayor](#); [Mike Lester](#)
Subject: Annexation Plan for Black Hollow Solar Project and CR 90
Date: Thursday, September 22, 2022 11:52:48 AM

Abdul -

I wanted to reach out to you on behalf of the Town of Pierce Planning Commission concerning the Black Hollow Solar Project and planned use of CR 90 as a haul route.

In previous communications and discussions with Doug Carter, the Town of Pierce has expressed its concerns about the use of CR90 as a haul route for the project. Mr. Carter recommended a "road maintenance agreement" to cover those concerns. I recently met with Brad Curtis, who is Pierce's Town Engineer, but as you know, extremely familiar with the project, to discuss the CR90 concerns and a potential agreement.

The purpose of this email is to pull everyone "into the loop" concerning the proposed agreement, but more importantly to recommend that Brad Curtis and the Town of Severance's Transportation Engineer for the project (I believe it is JR Engineering) and Doug Carter, representing the Project Owner, take over these discussions and if required, draft an agreement between the respective parties. The key concerns to be addressed are:

- Potential damage to the newly paved CR 90
- Overweight/Oversized loads prohibited on CR 90 because of bridge issues
- Traffic control around Highland Elementary School
- Eliminate CR 31 as a haul route

Please forward this email to the Town of Severance's Transportation Engineer and anyone else you feel should be apprised of this matter.

I look forward to Brad keeping the Pierce Planning Commission and Town apprised of the discussions and potential agreement.

Doug has been extremely helpful in communicating the upcoming events of the project for the Town of Severance.

Please reach out if you have any further questions or concerns.

Regards,

Martha J. Harold

Chair, Town of Pierce Planning



From: [Sandi Friedrichsen](#)
To: [Abdul Barzak](#)
Subject: RE: BHS Solar Annexation/Zoning/Site Plan (Town of Severance Planning Referral)
Date: Wednesday, July 13, 2022 11:38:11 AM
Attachments: [image003.png](#)
[image004.png](#)

1. We will need some designated fire lanes around the groups of arrays. In the submitted plans, it appears that they are huge groupings with no way to get into the center of the arrays if there were to be a fire or an emergency.
2. Gates will be required to have Knox Box key switches or padlocks depending on the type of gate
3. A sign at the entrances with address, and contact information on it will be required...looking much like the Oil and Gas site signs
4. As far as the annexation portion of this review, Chief Kazian is handling that and I believe that he has been in contact with the appropriate people in regard to that. Please let me know if this isn't the case and I will get the information to you that is needed, (ie inclusion paperwork etc...)
5. Will there be any batteries on-site or is all of the energy being sent off-site?
6. Any building will need to have fire extinguishers, signage for any hazmat, and any other signage that would be required based on what the building is being used for.
7. We would like to see some lighting by any of the buildings and entrances as well.
8. Vegetation will need to be kept to a minimum around the arrays to reduce the potential of fires
9. Any changes to layouts or additions of buildings or items will need to be reviewed by the fire dist prior to being done
10. Any buildings over 5,000 sf are required to be fire sprinklered
11. Locations of emergency shut-off switches must be visibly marked

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, June 10, 2022 9:41 AM
To: Nicholas Wharton <nwharton@townofseverance.org>; Lindsay Radcliff Coombes <lcoombes@townofseverance.org>

From: [Sandi Friedrichsen](#)
To: [Abdul Barzak](#)
Subject: BHS Annexation- Chief Kazian Response
Date: Tuesday, October 4, 2022 11:59:24 AM
Attachments: [image001.png](#)

Here is the response from Chief Kazian on the BHS annexation materials that you just sent us. Please let me know if you need any other information from us or have any questions. I do not have any additional comments on the annexation at this time.

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. ****

Windsor Severance Fire Rescue has an IGA with the Town of Severance that stipulates all property located in the town limits will be annexed into Windsor Severance Fire Protection District (WSFPD). This project currently involves 2 other Fire Districts. It is WSFR's expectation that this project is contingent on making an application for inclusion into WSFPD immediately upon getting favorable approval from the Severance Town Board. This will allow us to be in compliance with our IGA as well as give us a better ability as to who should be providing the site plan reviews and fire code application. Having a project with multiple jurisdictions is not preferred and creates challenges for the fire agencies and the property owners/operators.

WSFR Board will be ready to consider an application for inclusion at whatever time this project warrants and can assist in any procedural needs if requested.

Kris Kazian
Fire Chief
Windsor Severance Fire Rescue
100 7th Street – Windsor, CO 80550



www.wsfr.us

Sandra Friedrichsen
Fire Marshal
Windsor Severance Fire Rescue
Comments on the BHS Solar, LLC Annexation and Site Plan Application

1. We will need some designated fire lanes around the groups of arrays. In the submitted plans, it appears that they are huge groupings with no way to get into the center of the arrays if there were to be a fire or an emergency.
BHS Solar Response: The final engineering and design for the solar arrays is in progress and will not be complete until the Project is fully permitted. BHS Solar will work with the Windsor Severance Fire District to ensure adequate fire lanes are provided.
2. Gates will be required to have Knox Box key switches or padlocks, depending on the type of gate.
BHS Solar Response: Knox Box key switches or padlocks will be installed at gates.
3. A sign at the entrances with address and contact information on it will be required, looking much like the Oil and Gas site signs.
BHS Solar Response: Appropriate signs for the Project will be installed at entrances.
4. As far as the annexation portion of this review, Chief Kazian is handling that and I believe that he has been in contact with the appropriate people in regard to that. Please let me know if this isn't the case and I will get the information to you that is needed, (i.e., inclusion paperwork etc.).
BHS Solar Response: BHS Solar will continue to coordinate with Chief Kazian regarding annexation of the Project into the Town of Severance. Thank you for your offer of assistance.
5. Will there be any batteries on-site or is all of the energy being sent off-site?
BHS Solar Response: The Project will include Battery Energy Storage System (BESS) facilities.
6. Any building will need to have fire extinguishers, signage for any hazmat, and any other signage that would be required based on what the building is being used for.
BHS Solar Response: Fire extinguishers, hazmat and other appropriate signage will be installed in the small onsite Operations and Maintenance (O&M) building.
7. We would like to see some lighting by any of the buildings and entrances as well.
BHS Solar Response: Downward shielded motion activated security lighting will be installed at the O&M building and entrances.
8. Vegetation will need to be kept to a minimum around the arrays to reduce the potential of fires.
BHS Solar Response: Low growth vegetation will be allowed to re-establish under the solar arrays. Weeds will be controlled per the Property Management Plan for the Project.
9. Any changes to layouts or additions of buildings or items will need to be reviewed by the Fire District prior to being done.
BHS Solar Response: Any changes or improvements to the approved and permitted Construction Plan will be made available to the Fire District for review.
10. Any buildings over 5,000 sf are required to be fire sprinklered.
BHS Solar Response: No buildings larger than 5,000 square feet are planned for the Project.
11. Locations of emergency shut-off switches must be visibly marked.
BHS Solar Response: Emergency shut-off switches will be visibly marked and communicated to the Fire District.

From: [Michael McCullar](#)
To: [Abdul Barzak](#)
Subject: Re: BHS Solar Annexation & Zoning (REVISED) (Town of Severance Planning Referral)
Date: Wednesday, September 28, 2022 8:06:26 AM
Attachments: [image003.png](#)
[image005.png](#)

no comments

Michael McCullar, Chief Operating Officer
Weld RE4 School District
[REDACTED]
180 North 8th Street
Windsor, CO 80550
www.weldre4.org

On Tue, Sep 27, 2022 at 7:16 PM Abdul Barzak <abarzak@townofseverance.org> wrote:

Hello,

Please review BHS Solar Annexation & Zoning (REVISED) at the link below. The applicant at this time is only looking to Annex and Zone the property and will be submitting for a Site Plan at a later date if approved. At the link below please see the REVISED Annexation Map and Zoning Map.

☐ [STAKEHOLDER - BHS Solar Annexation & Zoning](#)

Please reply to this email by **October 21st**. **PLEASE NOTE: If no response is received, such lack of response shall be considered a “no comment” response.** All comments that are received will be forwarded to the applicant and/or the applicant’s representative. Your attention to this review is appreciated.

Please feel free to email or call if you have any questions

Thank you,

From: [Ethan Cozzens](#)
To: [Abdul Barzak](#)
Cc: [Dale Trowbridge](#)
Subject: RE: BHS Solar Annexation & Zoning (REVISED) (Town of Severance Planning Referral)
Date: Wednesday, September 28, 2022 3:44:08 PM
Attachments: [image001.png](#)
[image003.png](#)

Hello Abdul,

No impact on our structures. No need for further review.

Thank you,

Ethan Cozzens

General Manager

The New Cache La Poudre Irrigating Company

33040 Railroad Ave.

P.O. Box 104

Lucerne, CO 80646



From: Abdul Barzak <abarzak@townofseverance.org>
Sent: Tuesday, September 27, 2022 7:17 PM
To: Nicholas Wharton <nwharton@townofseverance.org>; Lindsay Radcliff Coombes <lcoombes@townofseverance.org>
Cc: [REDACTED]

[REDACTED]

Abdul Barzak

From: Jared Rauch <jaredr@nwcwd.org>
Sent: Friday, September 30, 2022 2:39 PM
To: Abdul Barzak
Cc: Nicholas Wharton; Lindsay Radcliff Coombes
Subject: RE: BHS Solar Impact Report

Hi Abdul,

Thanks for sending this over. We don't have any updated comments at this time.
Please reach out if you need anything else.

Thanks,

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: Tuesday, September 20, 2022 9:52 AM
To: Jared Rauch <jaredr@nwcwd.org>
Cc: Nicholas Wharton <nwharton@townofseverance.org>; Lindsay Radcliff Coombes <lcoombes@townofseverance.org>
Subject: BHS Solar Impact Report

Good Morning,

I wanted to reach out as Town Staff prepares an Impact Report for the 2022 BHS Solar Annexation. At the request of the applicant the annexation and zoning has been separated from the Site Plan process. The applicant will look to take the 2022 BHS Solar Annexation and Zoning only before Town Council to begin the process with a Substantial Compliance hearing on September 27, 2022. This will put the Annexation and Zoning only before the Planning Commission on October 19, 2022 and before Town Council for approval on November 8, 2022. Similar to last year's process the Town will not record the annexation with the county until the Site Plan process has gone through a separate set of public hearings with the Town that have yet to be scheduled.



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office

6060 Broadway

Denver, CO 80216

P 303.291.7227

September 13, 2022

Mr. Abdul Barzak

Town Planner at the Town of Severance

3 South Timber Ridge Parkway

Severance, CO 80550

abarzak@townofseverance.org

RE: CPW's Comments on the 2022 Black Hollow Solar Site Plan Application (T8N, R67W, S35)

Dear Mr. Barzak,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Black Hollow Solar Project (Project) located within the Town of Severance (Town). It is our understanding that this Project's Site Plan (developed by 174 Power Global and Logan Simpson = Applicants) consists of an approximately 1,362-acre (roughly 250 megawatts) solar facility across 2,163 acres located north to east of Black Hollow Reservoir. This Project will include photovoltaic solar arrays, an electric collection system, a new substation and switchyard, a short segment of transmission line, a Battery Energy Storage System, and other appurtenant equipment that will begin construction Q2 2023 with a Q4 2024 commercial operation date. We recognize renewable energy development is important to meeting the State's greenhouse gas reduction goals and improves our climate resiliency.

CPW appreciates that the Applicants have consulted with CPW over the last two years. This consultation can lead to a responsibly-developed project that works toward achieving State of Colorado solar goals¹, while protecting sensitive wildlife species, habitats, and time frames. Our discussions have focused on specific ways to avoid, minimize and mitigate the impacts on the wildlife species in the vicinity of this Project, specifically to develop strategies to minimize impacts to raptors, big game winter habitat and movement corridors, and black-tailed prairie dog colonies in the area. CPW also appreciates that the Applicants modified the original design to allow for four wildlife movement corridors at least 300 feet wide, and the substation is located farther away (east) from Black Hollow Reservoir.

The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species

¹ <https://energyoffice.colorado.gov/climate-energy/ghg-pollution-reduction-roadmap>



in Colorado, and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this project. CPW encourages developers to afford the highest level of protection to Colorado's High Priority Habitats (HPHs). HPHs are defined as sensitive wildlife habitats where CPW has sound spatial data² and scientifically-backed best management practice recommendations to help developers with the siting process to minimize any impacts.

This 1,362-acre solar facility is located within the following CPW-mapped HPHs:

- Mule Deer Severe Winter Range (350.86 Project acres; 25.76%) and Pronghorn Winter Concentration Area (938.52 Project acres; 68.91%) polygons (as shown in Appendix A).

We recommend the following for the Applicant's consideration to reduce impacts to wildlife:

- CPW recommends that construction activity occurs between May 1 and November 30, avoiding the big game severe winter range dates of December 1 to April 30.
 - If construction must take place during the winter range time frame, we recommend that construction activities take place between the hours of 7 a.m. and 5 p.m. to reduce disturbance to wintering big game.
- CPW is aware that the Project area will include security fencing. For specific wildlife exclusion fencing specifications, CPW recommends that any installed fencing should be eight feet in height, have round-capped posts (e.g., so wildlife aren't impaled), smooth top wire to the fence (e.g., no top barbed wire) (or if two top strands are needed, ensure they are at least six inches apart). The bottom wire can be barbed but should be four inches or less from the ground.
- CPW recommends that other non-security fencing is kept to a minimum. Where such fencing is required, please use wildlife-friendly fencing specifications as described in CPW's document entitled "Fencing with Wildlife in Mind".
- CPW recommends that the solar facility is checked weekly (or escape structures are installed inside the fenced area) to allow deer and pronghorn to escape if one becomes trapped within the facility.
- CPW requests that security lighting is kept to a minimum and ideally motion sensor lights are installed. It is important to avoid lighting the riparian corridors along the sides of the project.
- If construction is slated from March 15 to July 15, please complete pre-construction nesting surveys for songbirds, Burrowing Owls, and ground- or tree-nesting raptors³ within the Project area or in the immediate vicinity (e.g., their buffers may extend into the Project area).
- Install bird diverters on the new collector lines constructed east of Black Hollow Reservoir.

CPW appreciates the opportunity to review this project and provide comments and recommendations to avoid and minimize impacts to wildlife resources. If the timing or scope

² <https://www.arcgis.com/home/item.html?id=190573c5aba643a0bc058e6f7f0510b7>

³ <https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/Raptor-Buffer-Guidelines.pdf>

of this project changes and/or if you have any questions, please contact Brandon Marette (Northeast Region Energy Liaison) at 303-291-7327 or brandon.marette@state.co.us.

Sincerely,

Mark Leslie

Mark Leslie
Northeast Regional Manager

cc:

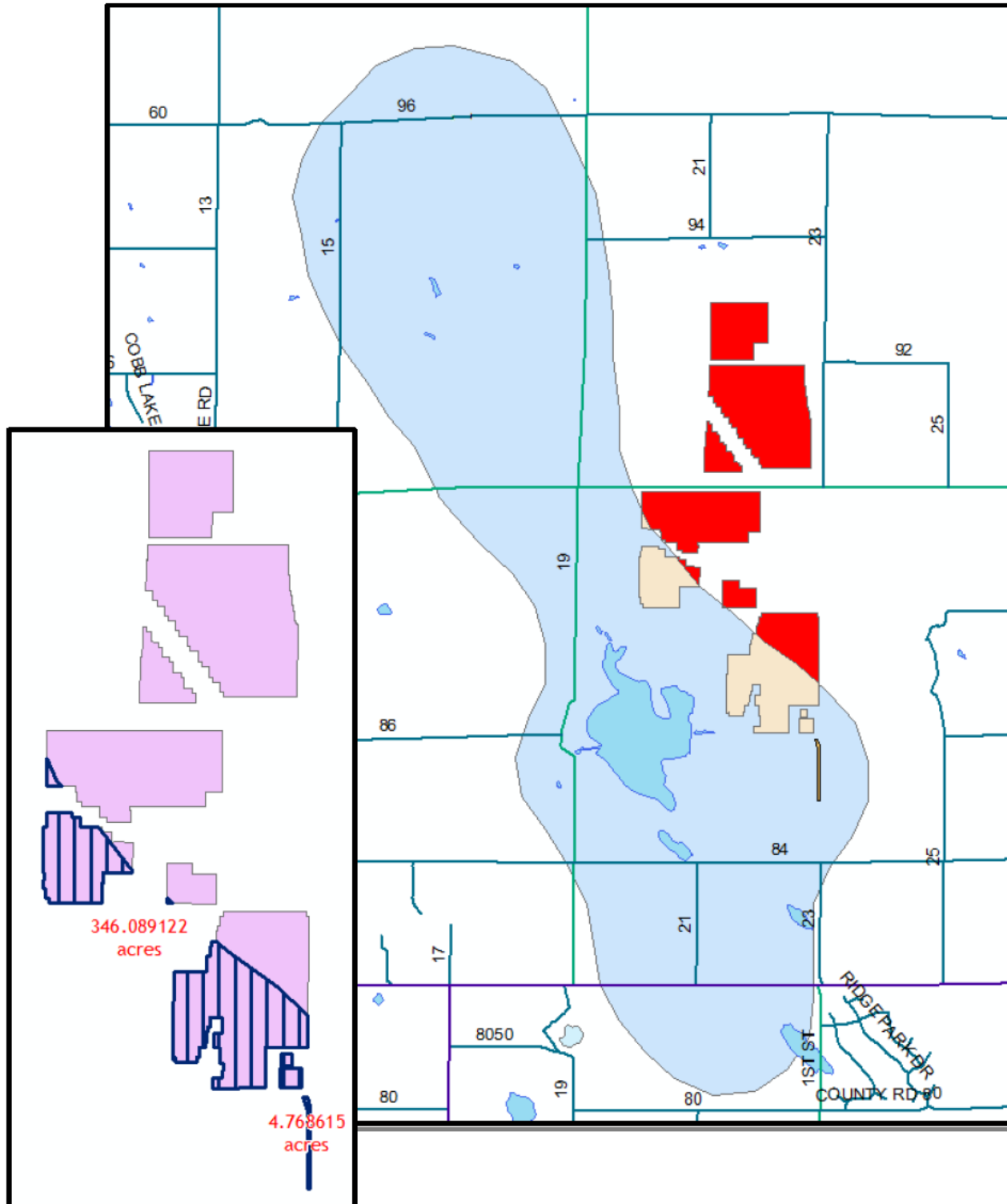
- Town of Severance
 - Abdul Barzak (Town Planner)
- 174 Power Global
 - Stephanie Lauer (Environmental Permitting Manager)
 - Ben Sturgeon (Director, Project Development)
- Logan Simpson
 - Jeremy Call (Principal)
 - Julie Capp (Senior Wildlife Biologist & Environmental Planner)

Attachment:

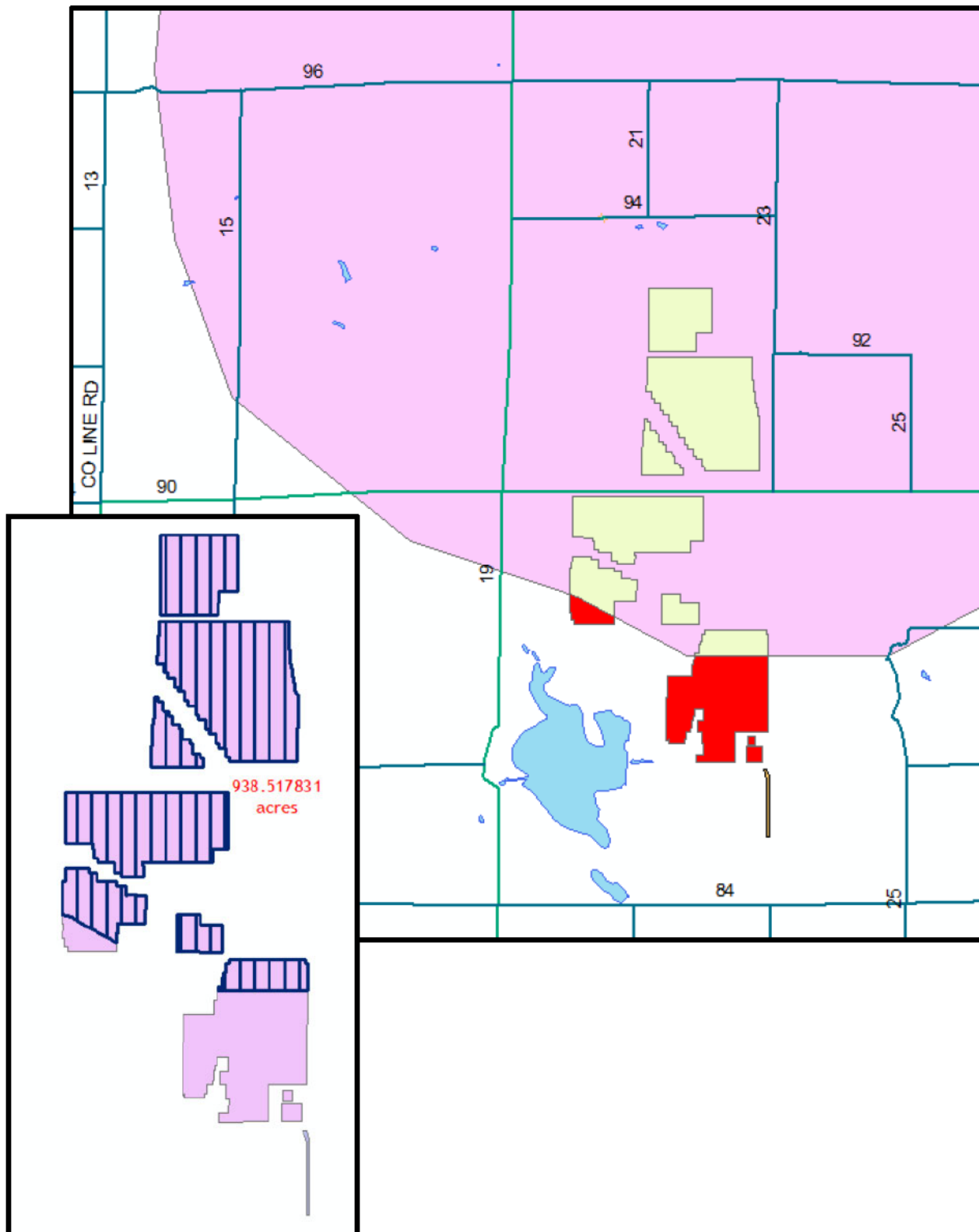
- Appendix A - HPH maps for mule deer and pronghorn winter concentration areas.

Appendix A

Mule Deer Winter Concentration Area (purple-hatched polygon) encompasses 25.76% of the Project Area (red polygons)



Pronghorn Winter Concentration Areas (blue-hatched polygon) encompasses 68.91% of the Project Area (red polygons)



November 12, 2021

Mr. Abdul Barzak
Town Planner at Town of Severance
3 South Timber Ridge Parkway
Severance, CO 80550
abarzak@townofseverance.org

RE: CPW Letter Dated 10/14/2021 on 2021 BHS Solar Annexation

Dear Mr. Barzak

I am Wayne Howard, Manager for Berrado Holdings, LLC, one of the owners of land involved in the above referenced Solar project. I would like to address some major concerns that I have with the referral letter presented to you from the Colorado Parks and Wildlife (CPW) dated 10/14/2021. We have chosen to lease a portion of our agricultural land for this environmentally dynamic project that will help generate electricity to support over 43,000 homes in Weld and Larimer counties.

We are living in important times, and our visions for the future and the decisions we make today will shape and affect our society and culture for generations to come. Environmentalists, scientists, and many in our government are telling us that we must move toward more sustainable and renewable forms of energy to reduce carbon emissions and global gases. I do believe that the development of unique forms of clean energy is wise direction in which to move. We need to reduce our energy costs, when it is both economically feasible and sustainable, while reducing and stretching our carbon energy resources for future generations. Yes, I support this project that will produce environmentally clean and sustainable energy for not only our community and our county, but it will benefit our state for decades to come.

This project will benefit many more than just the few landowners represented by this project. It will provide financial returns in multiple areas including, money earned through new jobs created, reduced energy costs for consumers, as well as tax revenue generated that will benefit both the local school and volunteer fire districts. These financial benefits will be multiplied through our economy and communities dozens of times over every year. Simply put, we cannot afford to not move forward with this important project!

My family has been involved in farming and ranching in Weld County since 1870. Agriculture has always recognized and understood that farmers and ranchers contribute to the support and sustenance of the state's wildlife by protecting habitats and allowing wildlife to graze and feed freely upon their private lands, often in conjunction with other state or federal lands. The CPW letter would appear to infer, by their mere suggestion or request, that they believe they have equal fee ownership in these properties. They also suggest conservation easements or land exchanges on a 1:1 basis for any land that is developed in this project which increases the cost to develop our land by millions of dollars. These suggestions or requirements were not vetted in a

public process and are economically unfeasible, and obviously hints of a of taking without compensation to the landowners by attempting to withhold their property rights with unreasonable requests. Our property and adjacent agricultural lands do have small numbers of mule deer (6-10) and antelope (2-12) that travel back and forth across adjacent lands, some even onto state lands intermittently. I have been on our property for multiple days over the years and have seen no activity for days at a time. At other times, animals can be seen in small groups during day for several hours. Their grazing use overall is seen as minimal in relation to the overall production and not even close to requiring a 1:1 exchange for the usage that they will lose. The CWP referral letter is very revealing as it gives a glimpse of the CPW's long arm and tentacles stretching beyond their statutory authority of SB181 by controlling or manipulation of the constitutional property rights of fee title landowners. What initially started with noble and righteous goals to protect wildlife, has now grown into government bureaucracy. The CPW letter is presented in the form of suggestions and a stated desire to work with the town of Severance. However, it is obvious that they want to pressure Severance into making the CPW requests into actual requirements for approval of the project. Some government agencies do not understand financial responsibility, feasibility, affordability, or profitability. It appears for some, very easy to make financial requirements for others if that requirement has no impact on their own budget. Simply put, no worthy and good project can succeed if uneconomical and unreasonable requirements, regulations and restrictions are placed upon it.

I would like to thank the Town of Severance for your willingness to consider this project and the various benefits it will bring, including tax revenue to your town, the community, the county and even the state. This is a very good project that will provide economical sustainable energy for decades to come. It will allow for continued economic growth in the area, while allowing agricultural property owners to convert their land to a Higher and Better Use.

Sincerely,

Wayne Howard
Berrado Holdings, LLC

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-27**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, ANNEXING THE PROPERTY KNOWN AS THE 2022 BHS SOLAR
ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO; AND APPROVING
THE ASSOCIATED ANNEXATION AGREEMENT**

WHEREAS, the Town Council previously adopted Resolution 2022-42R, finding substantial compliance and initiating annexation proceedings for the 2022 BHS Solar Annexation, as described therein and as described below; and

WHEREAS, the Town Council previously adopted Resolution 2022-53R, setting forth findings of fact and determinations regarding the eligibility of the 2022 BHS Solar Annexation for annexation; and

WHEREAS, SPABS LLC and Terry Ramsey and Jennifer Berg-Ramsey, who submitted the petition relating to the 2022 BHS Solar Annexation, and the Town wish to agree to certain terms pertaining to the 2022 BHS Solar 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 2022 BHS Solar 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 2022-42R and Resolution 2022-53R; 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 2022 BHS Solar 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 SPABS LLC and Terry Ramsey and Jennifer Berg-Ramsey and the Town of Severance regarding the 2022 BHS Solar 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)

2022 BHS SOLAR ANNEXATION BOUNDARY (TOTAL)

(1) 2022 BHS SOLAR ANNEXATION BOUNDARY 1

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

(2) 2022 BHS SOLAR ANNEXATION BOUNDARY 2A AND 2B

2022 BHS SOLAR ANNEXATION BOUNDARY 2A

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

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.

EXHIBIT B

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

The foregoing Annexation Agreement was signed and sworn to before me by Andrew R. Klein, as Manager of ARK Squared LLC, a Colorado limited liability company, Manager of SPABS LLC, a Colorado limited liability company, this ____ day of _____, 20____.

(Notary Public Official Signature)

(Title of office)

(Commission Expiration)

[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]

By: _____
Name: Jennifer Berg-Ramsey
Title: Manager

By: _____

Name: Jennifer Berg-Ramsey

Title: Manager

[illegible]

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.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Ordinance 2022-28: 2022 BHS Solar Zoning	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management asks that the Severance Town Council review and discuss 2022 BHS Solar Zoning and Take Action. Actions that may be taken: 1. Move to Approve Ordinance 2022-28 for the 2022 BHS Solar Zoning. 2. Take No Action		<u>Ordinance</u> <u>Zoning</u> <u>Action Requested</u> <u>Attorney Approved</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. The applicant is requesting to zone all 179.313 acres as Rural Residential Agriculture.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Community Development and Management asks that the Town Council review, discuss, and approve Ordinance 2022-28 for the 2022 BHS Solar Zoning.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Zoning Map (Submitted by Applicant, reviewed by Town Staff) 2. Ordinance 2022-28- 2022 BHS Solar Initial Zoning Ratification		

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 30.00' THENCE S89°55'28"E 2641.07' 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.

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.

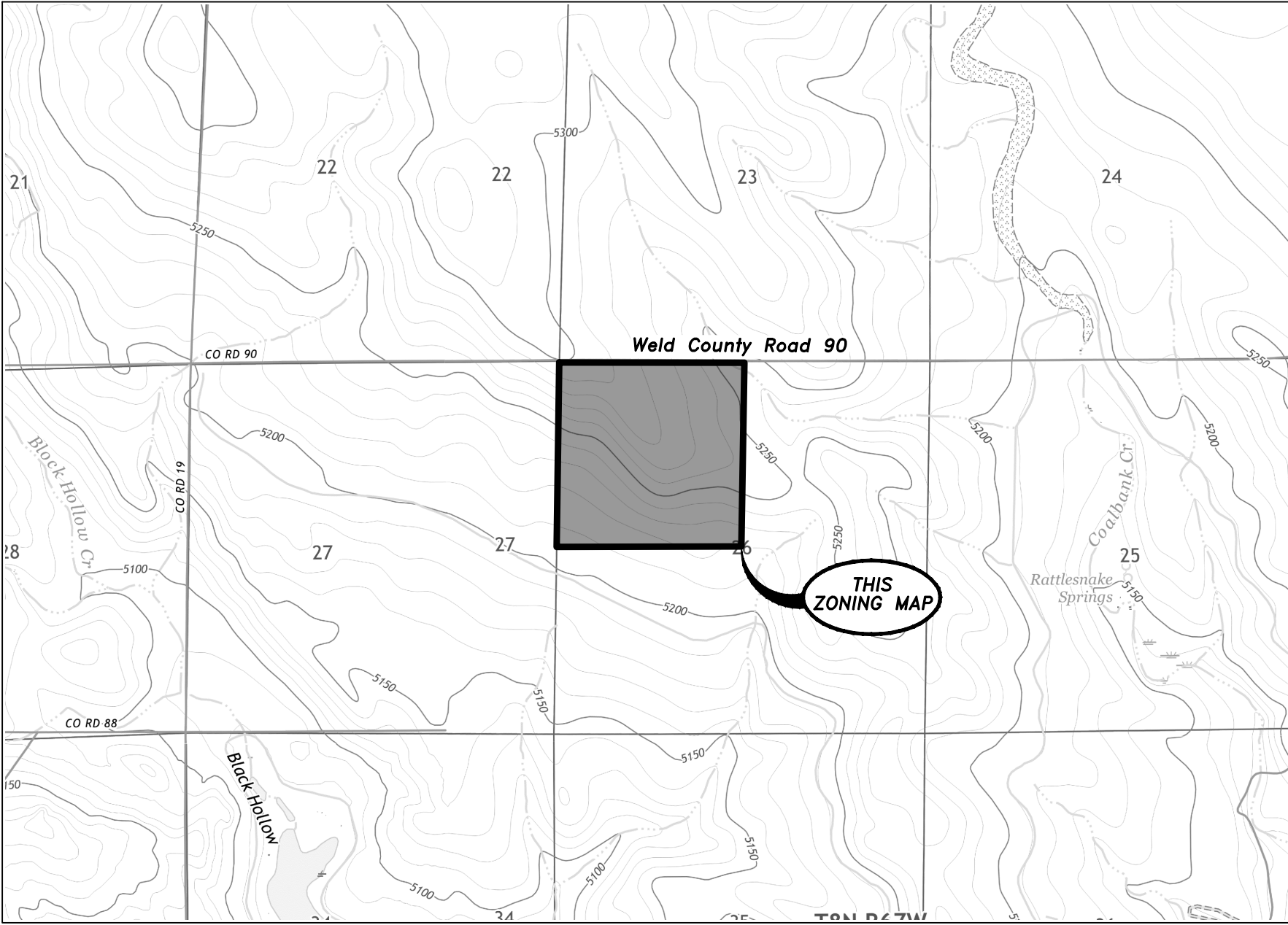
LOREN K. SHANKS, PLS NO. 28285
FOR AND ON BEHALF OF UINTAH ENGINEERING AND LAND SURVEYING
3313 35th STREET, STE B, EVANS, CO 80620
970-506-1544

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

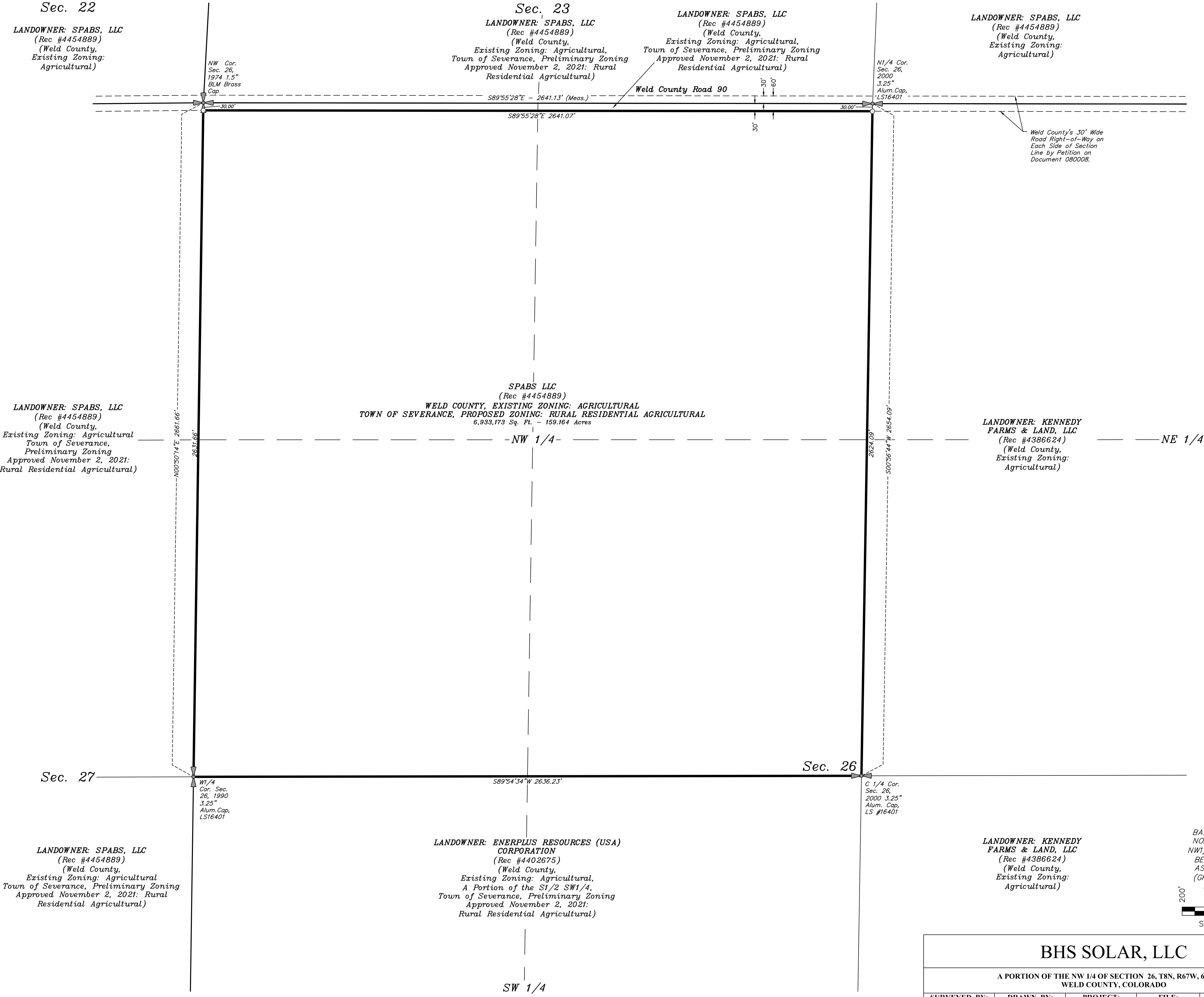
VICINITY MAP:

1" = 2000'



BHS SOLAR ZONING AMENDMENT MAP

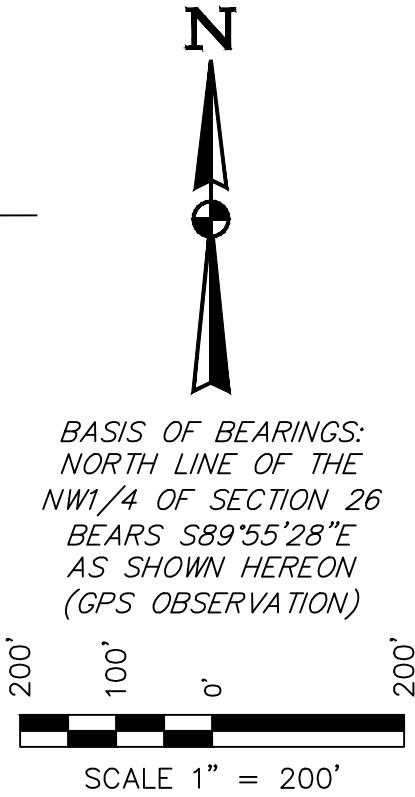
A TRACT OF LAND LOCATED IN A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 8 NORTH, RANGE 67 WEST, 6TH P.M., WELD COUNTY, COLORADO



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				



UINTAH
ENGINEERING & LAND SURVEYING

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 ROAD 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 FILED IN MY OFFICE ON THIS ____ DAY OF ____, 2022 AT ____ O'CLOCK ____ M.

FEE:

CLERK

SURVEYOR'S CERTIFICATION:

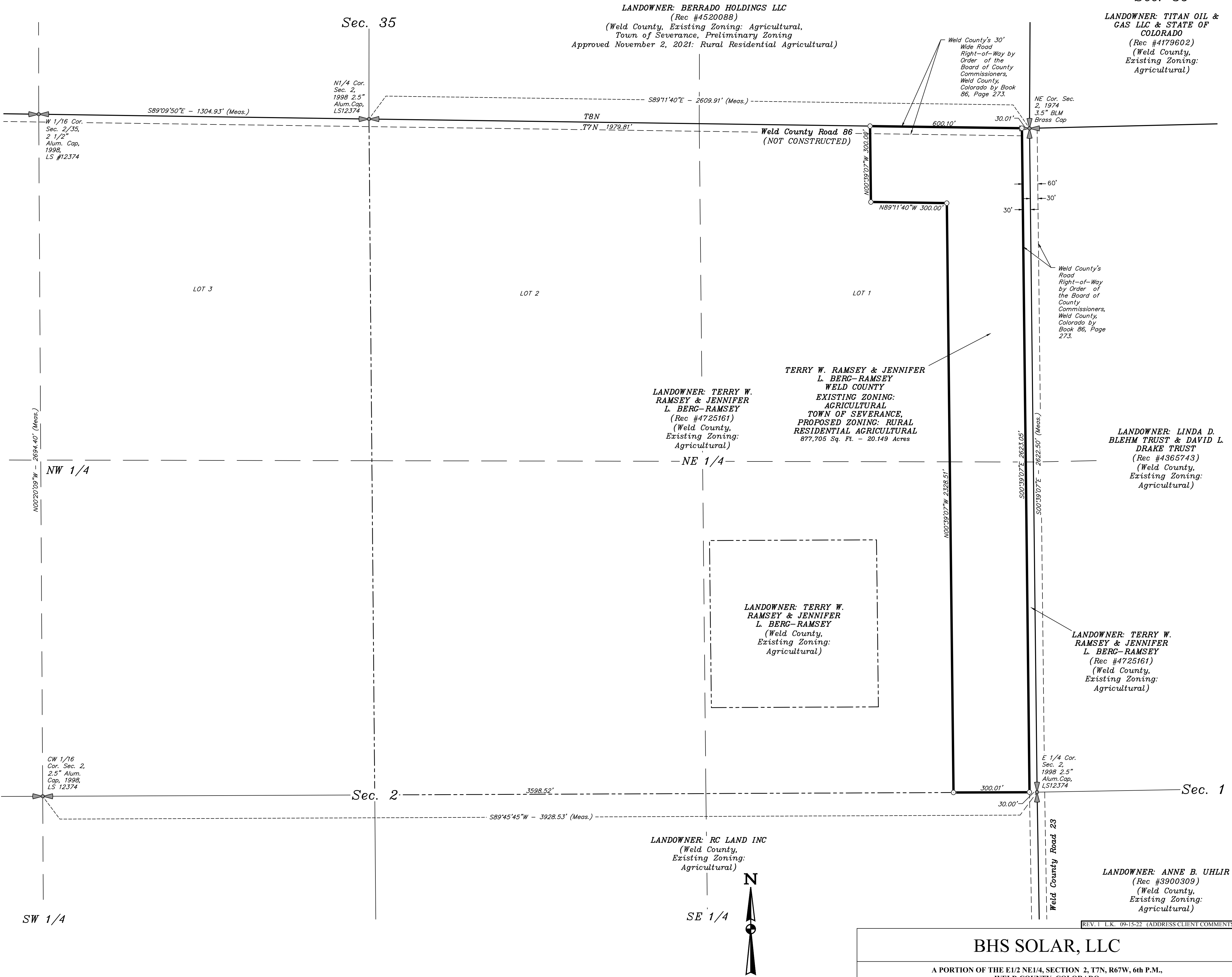
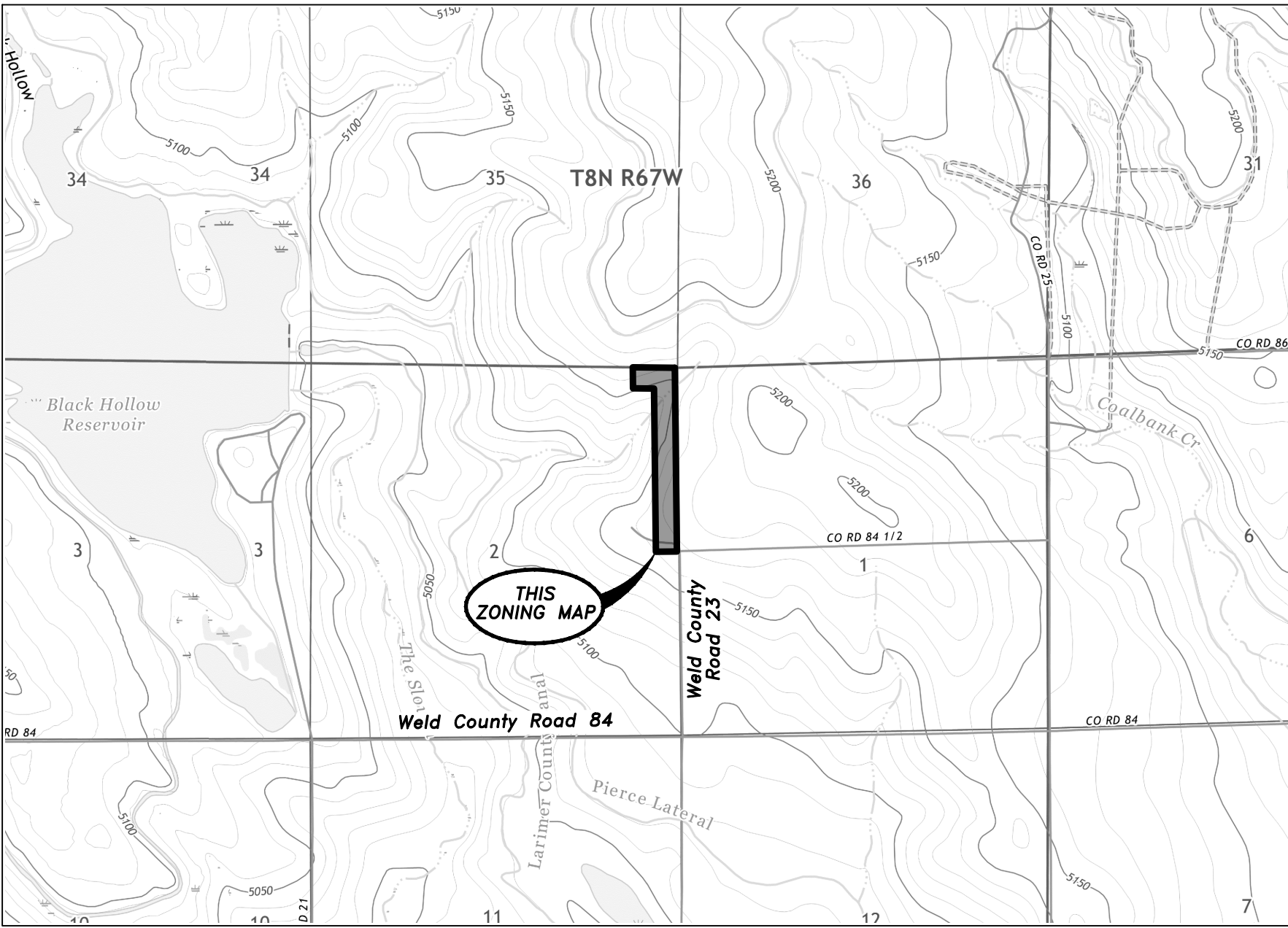
I, LOREN K. SHANKS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THIS ZONING AMENDMENT MAP SHOWN HEREON IS A CORRECT DELINEATION OF THE ABOVE-DESCRIBED PARCEL OF LAND. I FURTHER CERTIFY THAT THIS ZONING AMENDMENT MAP (AND LEGAL DESCRIPTION(S)) WERE PREPARED UNDER 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:	DRAWN BY:	PROJECT:	FILE:	SCALE:	SHEET:
O.R., M.M. 11-24-2020	L.K. 08-24-2022	17401-20-0004	H-2476	1" = 200'	1 OF 1

UELS, LLC

Corporate Office * 85 South 200 East
Vernal, UT 84078 * (435) 789-1017

ZONING AMENDMENT MAP

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-28**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, RATIFYING AND APPROVING THE PLANNING COMMISSION'S
APPROVAL OF AN APPLICATION ZONING CERTAIN LAND, FULLY DESCRIBED
HEREIN, TO TOWN OF SEVERANCE TOWN CORE AND SUBURBAN PERIMETER
ZONING DISTRICTS**

WHEREAS, SPABS LLC and Terry Ramsey and Jennifer Berg-Ramsey, who are the owners of certain real property legally described in **Exhibit A** ("Property"), attached hereto and incorporated herein, which is approximately 179.31 acres in size, have submitted an application proposing to zone the Property to Rural Residential Agricultural zone district (the "Application"); and

WHEREAS, on October 19, 2022, the Severance Planning Commission conducted a public hearing on the Application; and

WHEREAS, following the conclusion of the duly noticed public hearing conducted on October 19, 2022, the Planning Commission approved the Application; and

WHEREAS, after considering and reviewing the Planning Commission's decision, the testimony, evidence and argument presented at the Planning Commission public hearing, and the applicable requirements and standards set forth in Section 16.3.80(d) of the Severance Municipal Code, the Town Council desires to ratify and approve the Planning Commission's decision to approve the Application.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:**

Section 1. The Town Council hereby ratifies and approves the decision of the Planning Commission to zone the Property to Rural Residential Agricultural. Accordingly, the Property legally described in Exhibit A, which is attached hereto and incorporated herein, and which consists of approximately 179.31 acres, more or less, shall be zoned Town of Severance Rural Residential Agricultural Zone District.

Section 2. The Town Council certifies a change in the Zoning Map zoning the property described herein to Town of Severance Rural Residential Agricultural Zone District.

Section 3. The Town Council directs that a certified copy of this Ordinance be filed with the Town Clerk and further, that the Town Clerk index, file and make the Ordinance available to the public.

Section 4. 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 5. 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.

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)

2022 BHS SOLAR ANNEXATION BOUNDARY (TOTAL)

(1) 2022 BHS SOLAR ANNEXATION BOUNDARY 1

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

(2) 2022 BHS SOLAR ANNEXATION BOUNDARY 2A AND 2B

2022 BHS SOLAR ANNEXATION BOUNDARY 2A

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

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.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Ordinance 2022-29: Parking Requirements (LUAC)	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Severance Town Council review, discuss, and take action on Ordinance 2022-29 for the Parking Requirements within the Land Use Code. Actions that may be taken. 1. Move to approve Ordinance 2022-29 2. Take no action		<u>Ordinance</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
On June 1st, 2022 and August 3rd, 2022, the Land Use Advisory Committee (LUAC) reviewed, discussed, and directed Town staff with recommendations for Parking Requirements within the Land Use Code. On August 17th, 2022, the Planning Commission reviewed, discussed, and then directed Town staff with recommendations for Parking Requirements within the Land Use Code . On October 11th, 2022 Town Council reviewed, discussed, and provided direction to Town Staff. Tonight before the Town Council is proposed Code Language for adoption.		
PUBLIC SUPPORT/CONCERN		
Residents have expressed the desire to increase parking requirements to Town staff.		
ANALYSIS AND RECOMMENDATION		
Community Development and Management recommend that the Town Council to review, discuss, and approve Ordinance 2022-29 on the Parking Requirements within the Land Use Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Memo - Council Review and Action on Parking Code (11.08.22) 2. Parking Code - final redlines (11.08.22 Council Approval) 3. Ordinance 2022-29-Parking Requirements 4. Parking Code - final clean (11.08.22 Council Approval)		

MEMORANDUM

To: Mayor and Town Council - Town of Severance

From: Josh Olhava, AICP, PCCP, Sr. Community Planner and Sr. Project Manager
Mark Christensen, AICP, Community Planner

Date: November 8, 2022

Re: Council Code Review and Action – Parking Code Language

Overview

Over the past few months, Ayres has worked closely with Town staff, the Land Use Advisory Committee (LUAC), the Planning Commission (PC), and Council to prepare revised Parking code language for Council review and action. This memorandum provides a summary of the changes made since Council last reviewed the language on October 11, 2022.

The following updates were made to the Parking code language based on final review by the project team and input received from Council during the October 11th meeting review.

- Text formatting – all numbers within the text are written out, followed by a numeral in parenthesis
- Table formatting – general table clean-up and formatting for improved legibility
- Terminology updates – changing the term ‘handicap’ to ‘accessible’ throughout

Process

The following provides a summary of the steps completed, where we are in the process and the remaining steps.

- Step 1. Council and PC provided guidance and direction on specific code topic areas.
- Step 2. The project team, led by Ayres, conducted a detailed code comparison between ‘like’ communities in the region, including seven (7) jurisdictions: Evans, Firestone, Frederick, Johnstown, Timnath, Wellington and Windsor. Best practices and professional guidance unique to Severance were incorporated in the final comparison tables.
- Step 3. LUAC completed an initial review of the comparison tables and staff analysis. Following discussion, the LUAC provided guidance to the project team to update and incorporate for final review by LUAC.
- Step 4. LUAC completed their final review of the comparison tables and recommendations. LUAC provided a formal recommendation to the PC.
- Step 5. PC review of comparison tables, staff’s analysis and LUAC recommendations. Following discussion, the PC forwarded a formal recommendation on the code language to Council.
- Step 6. The project team prepared formal code language based on the recommendations provided and best practices for review by Council.
- Step 7. Council review of draft code language.
- Step 8. The project team will make final updates for final review and action by Council.
- Step 9. Integration of revised code language with other sections.
- Step 10. Final review and adoption of revised code language.

Attachments

- Parking Code – final redline update version (4 pages)
- Parking Code – final clean version (4 pages)

Chapter 16 – Land Use Code

Parking

Parking.

(a) Design standards. The following design standards shall apply to all required off-street parking areas:

1. Any off-street parking area shall be designed so that vehicles may exist without backing onto a public street unless no other practical alternative is available.
2. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way. Additionally, any vehicular overhang that encroaches or extends onto any pedestrian access shall be designed to ensure a minimum five-foot (5') ~~5'~~ pedestrian access is maintained.
3. Any off-street parking area with greater than twenty (20) spaces shall provide internal landscaping islands. All parking lot landscaping shall be in addition to other required site landscaping. Landscaping islands shall be placed at both ends of each row of parking. The required amount of internal landscaping islands shall be as follows:
 - (a) No more than ten (10) parking spaces in a row shall be permitted without a landscaped island;
 - (b) Landscape islands shall be the size of one standard parking space;
 - (c) Landscape islands shall contain a minimum of one (1) deciduous shade tree and three (3) shrubs ~~at a minimum~~. An additional shade tree and additional shrubs shall be required for each two hundred (200) square feet of landscaped islands;
 - (d) Landscape island area shall be in addition to an internal pedestrian accessway as required in Section 16.9.40 (a) 4 ~~Below this section~~; and
 - (e) Parking lots with greater than one hundred (100) spaces shall be broken into smaller parking blocks that meet the standards above.
4. Any off-street parking area with more than one drive aisle shall provide and maintain internal pedestrian accessways. No parking space shall be more than ten (10) spaces or one hundred feet (100') ~~feet~~, whichever is closer, from an internal pedestrian accessway.
5. All off-street parking areas shall maintain an eight-foot (8') perimeter buffer. ~~The 8'~~ This perimeter buffer shall be in addition to other required site landscaping. The buffer shall be designed to provide a visual break throughout the calendar year with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices. The buffer area shall include, at a minimum:
 - (a) two (2) deciduous shade trees for each fifty (50) linear feet; plus
 - (b) three (3) shrubs for each ten (10) linear feet of buffer.
6. The following parking design standards shall apply to the Town Core and Development Node zone districts:
 - (a) Parking shall not be placed in locations that interrupt the storefront continuity along sidewalks
 - (b) Parking shall be placed behind buildings on the ground level or completely above or below the first floor of a building to the maximum extent possible. Any parking that is not able to be placed behind buildings or completely above or below the first floor of the building shall be completely screened with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices;
 - (c) Parking shall be accessed from the rear of the property on parcels with alleys or rear access easements. If parking is to be accessed from the front property line, parking access shall be consolidated to the maximum extent possible;

- (d) For parcels without rear or side access, driveways serving on-site parking should be avoided on Harmony Road. When necessary, such driveways should be minimized in width and provide adequate visibility for pedestrians.
- (b) 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). Shared parking shall only be utilized when approved by the ~~Town Council~~ Town in a site plan or development agreement.
- (c) 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. On-street parking shall only be counted towards minimum parking standards as specified in Table 01.
- (d) Parking requirements. For uses not included in the ~~above~~ following list, the review process shall determine the appropriate parking requirements.

Table 01 - Parking Requirements

Use	Parking Spaces Required All Other Zones	Town Core and Multi-Use Development Nodes (-) denotes no change	
		Parking Spaces Required	On-Street Parking Credit
Single-family residence, attached and detached	2 spaces per dwelling unit	-	No
Townhome	2 spaces per dwelling unit	-	25% of the available on street parking directly adjacent to the proposed development
Multi-family residence			
1 bedroom or studio	1.5 spaces	1 space	25% of the available on street parking directly adjacent to the proposed development
2 bedrooms	1.75 <u>2.0</u> spaces	<u>1.75</u> spaces	
3 bedrooms	2.0 spaces	1.75 spaces	
4+ bedrooms	3.0 spaces	2 spaces	
Guest parking	1 space for every 5 units	1 space for every 5 units	
Public assembly facilities, provided for seated audiences (<i>places of worship, theaters, auditoriums, and similar such uses</i>)	1 space for every 3 seats	-	-
Elementary schools (<i>if the school includes an auditorium, the auditorium requirement shall govern if it is greater</i>)	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, computed at	-	-

	any given time; plus 1 space per company vehicle		
Retail stores, customer service establishments, shopping centers and other similar uses	1 space for every 200 square feet	1 space for every 300 square feet	50% of the available on street parking directly adjacent to the proposed development
Office	1 space for every 250 square feet	-	-
Eating and drinking establishments	1 space for every 150 square feet or 1 space for every 3 seats, whichever is greater; plus 1 space for every 1 employee, computed on the maximum service capacity	1 space for every 200 square feet or 1 space for every 4 seats, whichever is greater; plus 1 space per every 2 employees, computed on the maximum service capacity	50% of the available on street parking directly adjacent to the proposed development
Lodging	1 space for every room to be rented; plus 1 space for every 2 employees, computed on the maximum service capacity	-	-

~~For uses not included in the above list, the review process shall determine the appropriate parking requirements.~~

- (e) ~~Handicap~~ Accessible parking ~~spaces~~ requirements.

Table 02 – Accessible Parking Requirements

Total Parking Spaces in the Lot Required (per Table 01 above)	Minimum Number of Required Number of Handicap Accessible Parking Spaces
1—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	2% of total
1,000 and over	20; plus 1 space for every 100 spaces over 1,000

For every eight (8) ~~handicap~~ accessible parking spaces, there must be at least one (1) van-accessible space. In no event shall there be fewer than one (1) van-accessible spaces.

- (1) ~~Handicap~~ Accessible parking spaces shall be required for all retail, office, business, industrial and institutional uses and multi-family units, and similar uses.
- (2) ~~Handicap~~ Accessible parking spaces shall be designated ~~as being for the handicapped~~ with painted symbols and standard identification signs, as required by ADA requirements.

- (3) ~~Handicap~~ Accessible parking spaces shall be located as close as possible to the nearest accessible building entrance.
- (6) ~~Handicap~~ Accessible parking space dimensions. If these dimensions differ from the ADA Design Guidelines, the ADA Design Guidelines shall govern.
 - a. Parking spaces must be at least eight (8) feet in width by eighteen (18) feet in depth, with a five (5)-foot-wide access aisle.
 - b. Van-accessible spaces must be at least eight (8) feet in width by eighteen (18) feet in depth, with an eight (8)-foot-wide access aisle.
 - c. Accessible Parking-parking spaces ~~for the physically handicapped~~ that are parallel to an ~~an handicap~~ accessible pedestrian walkway may have the same dimensions as those for standard vehicles.
- (f) Parking space dimensions. Parking stalls for automobiles shall meet the following standards.
 - (1) ~~Standard spaces.~~ All dimensions represent the minimum requirement for any required parking space and typical dimensions for spaces not designated as Accessible Parking Spaces.

Table 03 – Minimum Parking Dimensions

Parking Angle (A)	Stall Width (B)	Stall Depth to Curb (C)	Aisle (typical) Width (D)	Curb Length (E)
45°	9'	19.8'	13'	12.7'
60°	9'	21'	18'	10.4'
90°	9'	19'	23'	9'
0° (parallel)	9'	9'	12'	22'

- (2) Compact spaces. Up to forty percent (40%) of required parking spaces may be reduced to eight (8) feet in width by sixteen (16) feet in depth to allow for compact vehicles, provided ~~signs~~ signage and a plan for management of the spaces are provided as part of the review process.

New Code Definitions:

Adjacent On-Street Parking means on-street parking that is located directly next to a proposed development. At least 50% of the length of the proposed space must be within the dimensions of the proposed development to be eligible as an adjacent on-street space.

Company Vehicle means a vehicle that is used solely for the purposes of the business. It is assumed that the vehicle will be parked at the proposed development during off-hours of the business. Company vehicles do not include semi-trucks or other large vehicles used for transportation of freight.

Maximum Service Capacity means the maximum number of patrons that may visit a restaurant or similar establishment at any given time. This number may be set by the fire department or other public safety entities,

Pedestrian Accessway means a facility used for on-foot travel by patrons. This includes, but is not limited to, sidewalks and crosswalks. Said facilities may or may not be in the right-of-way.

Shared Parking means parking areas or spaces that are utilized by two (2) or more businesses in the immediate vicinity.

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-29**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO,
REPEALING AND RE-ENACTING SECTION 16.9.40 AND AMENDING SECTION 16.7.10 OF
CHAPTER 16 OF THE SEVERANCE MUNICIPAL CODE PERTAINING TO PARKING**

WHEREAS, the Town Council has determined that the Town's current regulations regarding parking, which set forth in Section 16.9.40 of the Severance Land Use Code (Chapter 16 of the Severance Municipal Code) are outdated and inadequate; and

WHEREAS, the Town desires to repeal Section 16.9.40 and enact a new Section 16.9.40, and to amend Section 16.7.10 of the Severance Land Use Code, to address these existing deficiencies, and the Town finds that enacting comprehensive regulations relating to parking will increase the effectiveness of the Land Use Code with regard to its underlying goals, and that enacting a new Section 16.9.40 of the Land Use Code and adding definitions regarding parking within the Town to preserve the integrity of the Land Use Code and the character of the Town promotes the public health, safety, and general welfare.

WHEREAS, this ordinance is enacted pursuant to the Town of Severance's home rule authority under Article XX, § 6 of the Constitution of the State of Colorado, 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. Section 16.9.40 "Parking," of Chapter 16, "Land Use Code," of the Severance Municipal Code is repealed in its entirety and re-enacted to read as follows:

Sec. 16.9.40 Parking.

Parking.

(a) Design standards. The following design standards shall apply to all required off-street parking areas:

1. Any off-street parking area shall be designed so that vehicles may exist without backing onto a public street unless no other practical alternative is available.
2. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way. Additionally, any vehicular overhang that encroaches or extends onto any pedestrian access shall be designed to ensure a minimum five-foot (5') pedestrian access is maintained.
3. Any off-street parking area with greater than twenty (20) spaces shall provide internal landscaping islands. All parking lot landscaping shall be in addition to other required site landscaping. Landscaping islands shall be placed at both ends of each row of parking. The required amount of internal landscaping islands shall be as follows:

- (a) No more than ten (10) parking spaces in a row shall be permitted without a landscaped island;

-
- (b) Landscape islands shall be the size of one standard parking space;
 - (c) Landscape islands shall contain a minimum of one (1) deciduous shade tree and three (3) shrubs. An additional shade tree and additional shrubs shall be required for each two hundred (200) square feet of landscaped islands;
 - (d) Landscape island area shall be in addition to an internal pedestrian accessway as required in this section; and
 - (e) Parking lots with greater than one hundred (100) spaces shall be broken into smaller parking blocks that meet the standards above.
- 4. Any off-street parking area with more than one drive aisle shall provide and maintain internal pedestrian accessways. No parking space shall be more than ten (10) spaces or 100 feet, whichever is closer, from an internal pedestrian accessway.
 - 5. All off-street parking areas shall maintain an eight-foot (8') perimeter buffer. This perimeter buffer shall be in addition to other required site landscaping. The buffer shall be designed to provide a visual break throughout the calendar year with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices. The buffer area shall include, at a minimum:
 - (a) two (2) deciduous shade trees for each fifty (50) linear feet; plus
 - (b) three (3) shrubs for each ten (10) linear feet of buffer.
 - 6. The following parking design standards shall apply to the Town Core and Development Node zone districts:
 - (a) Parking shall not be placed in locations that interrupt the storefront continuity along sidewalks
 - (b) Parking shall be placed behind buildings on the ground level or completely above or below the first floor of a building to the maximum extent possible. Any parking that is not able to be placed behind buildings or completely above or below the first floor of the building shall be completely screened with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices;
 - (c) Parking shall be accessed from the rear of the property on parcels with alleys or rear access easements. If parking is to be accessed from the front property line, parking access shall be consolidated to the maximum extent possible;
 - (d) For parcels without rear or side access, driveways serving on-site parking should be avoided on Harmony Road. When necessary, such driveways should be minimized in width and provide adequate visibility for pedestrians.
 - (b) 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). Shared parking shall only be utilized when approved by the Town in a site plan or development agreement.
 - (c) 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. On-street parking shall only be counted towards minimum parking standards as specified in Table 01.

- (d) Parking requirements. For uses not included in the following list, the review process shall determine the appropriate parking requirements.

Table 01 - Parking Requirements

Use	Parking Spaces Required All Other Zones	Town Core and Multi-Use Development Nodes (-) denotes no change	
		Parking Spaces Required	On-Street Parking Credit
Single-family residence, attached and detached	2 spaces per dwelling unit	-	No
Townhome	2 spaces per dwelling unit	-	25% of the available on street parking directly adjacent to the proposed development
Multi-family residence			25% of the available on street parking directly adjacent to the proposed development
1 bedroom or studio	1.5 spaces	1 space	
2 bedrooms	2.0 spaces	1.75 spaces	
3 bedrooms	2.0 spaces	1.75 spaces	
4+ bedrooms	3.0 spaces	2 spaces	
Guest parking	1 space for every 5 units	1 space for every 5 units	
Public assembly facilities, provided for seated audiences (<i>places of worship, theaters, auditoriums, and similar uses</i>)	1 space for every 3 seats	-	-
Elementary schools (<i>if the school includes an auditorium, the auditorium requirement shall govern if it is greater</i>)	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, computed at any	-	-

	given time; plus 1 space per company vehicle		
Retail stores, customer service establishments, shopping centers and other similar uses	1 space for every 200 square feet	1 space for every 300 square feet	50% of the available on street parking directly adjacent to the proposed development
Office	1 space for every 250 square feet	-	-
Eating and drinking establishments	1 space for every 150 square feet or 1 space for every 3 seats, whichever is greater; plus 1 space for every 1 employee, computed on the maximum service capacity	1 space for every 200 square feet or 1 space for every 4 seats, whichever is greater; plus 1 space per every 2 employees, computed on the maximum service capacity	50% of the available on street parking directly adjacent to the proposed development
Lodging	1 space for every room to be rented; plus 1 space for every 2 employees, computed on the maximum service capacity	-	-

(e) Accessible parking requirements.

Table 02 – Accessible Parking Requirements

Total Parking Spaces Required (per Table 01 above)	Minimum Number of Required Accessible Parking Spaces
1—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	2% of total
1,000 and over	20; plus 1 space for every 100 spaces over 1,000

For every eight (8) accessible parking spaces, there must be at least one (1) van-accessible space. In no event shall there be fewer than one (1) van-accessible spaces.

- (1) Accessible parking spaces shall be required for all retail, office, business, industrial and institutional uses and multi-family units, and similar uses.
- (2) Accessible parking spaces shall be designated with painted symbols and standard identification signs, as required by ADA requirements.

- (3) Accessible parking spaces shall be located as close as possible to the nearest accessible building entrance.
- (6) Accessible parking space dimensions. If these dimensions differ from the ADA Design Guidelines, the ADA Design Guidelines shall govern.
 - a. Parking spaces must be at least eight (8) feet in width by eighteen (18) feet in depth, with a five (5)-foot-wide access aisle.
 - b. Van-accessible spaces must be at least eight (8) feet in width by eighteen (18) feet in depth, with an eight (8)-foot-wide access aisle.
 - c. Accessible parking spaces that are parallel to an accessible pedestrian walkway may have the same dimensions as those for standard vehicles.
- (f) Parking space dimensions. Parking stalls for automobiles shall meet the following standards.
 - (1) All dimensions represent the minimum requirement for any required parking space and typical dimensions for spaces not designated as Accessible Parking Spaces.

Table 03 – Minimum Parking Dimensions

Parking Angle (A)	Stall Width (B)	Stall Depth to Curb (C)	Aisle (typical) Width (D)	Curb Length (E)
45°	9'	19.8'	13'	12.7'
60°	9'	21'	18'	10.4'
90°	9'	19'	23'	9'
0° (parallel)	9'	9'	12'	22'

- (2) Compact spaces. Up to forty percent (40%) of required parking spaces may be reduced to eight (8) feet in width by sixteen (16) feet in depth to allow for compact vehicles, provided signage and a plan for management of the spaces are provided as part of the review process.

Definitions:

Adjacent On-Street Parking means on-street parking that is located directly next to a proposed development. At least 50% of the length of the proposed space must be within the dimensions of the proposed development to be eligible as an adjacent on-street space.

Company Vehicle means a vehicle that is used solely for the purposes of the business. It is assumed that the vehicle will be parked at the proposed development during off-hours of the business. Company vehicles do not include semi-trucks or other large vehicles used for transportation of freight.

Maximum Service Capacity means the maximum number of patrons that may visit a

restaurant or similar establishment at any given time. This number may be set by the fire department or other public safety entities,

Pedestrian Accessway means a facility used for on-foot travel by patrons. This includes, but is not limited to, sidewalks and crosswalks. Said facilities may or may not be in the right-of-way.

Shared Parking means parking areas or spaces that are utilized by two (2) or more businesses in the immediate vicinity.

Section 2. Section 16.7.10, “Definitions,” of Chapter 16, “Land Use Code,” of the Severance Municipal Code is hereby amended by the addition of the following definitions, to be inserted alphabetically and to read as follows:

Adjacent On-Street Parking means on-street parking that is located directly next to a proposed development. At least 50% of the length of the proposed space must be within the dimensions of the proposed development to be eligible as an adjacent on-street space.

Company Vehicle means a vehicle that is used solely for the purposes of the business. It is assumed that the vehicle will be parked at the proposed development during off-hours of the business. Company vehicles do not include semitrucks or other large vehicles used for transportation of freight.

Maximum Service Capacity means the maximum number of patrons that may visit a restaurant or similar establishment at any given time, as set by the fire department or other public safety entities.

Pedestrian Accessway means a facility used for on-foot travel by patrons, including without limitation, sidewalks, crosswalks, pathways, whether or not located in the right-of-way.

Shared Parking means parking that is utilized by two (2) or more businesses in the vicinity.

Section 3. 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 4. 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 5. This ordinance is deemed necessary for the immediate protection of the health, welfare and safety of the community.

Section 6. 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:

Hayashi & Macsalka, LLC, Town Attorney

Chapter 16 – Land Use Code

Parking

Parking.

- (a) Design standards. The following design standards shall apply to all required off-street parking areas:
1. Any off-street parking area shall be designed so that vehicles may exist without backing onto a public street unless no other practical alternative is available.
 2. Off-street parking areas shall be designed so that parked vehicles do not encroach upon or extend onto public rights-of-way. Additionally, any vehicular overhang that encroaches or extends onto any pedestrian access shall be designed to ensure a minimum five-foot (5') pedestrian access is maintained.
 3. Any off-street parking area with greater than twenty (20) spaces shall provide internal landscaping islands. All parking lot landscaping shall be in addition to other required site landscaping. Landscaping islands shall be placed at both ends of each row of parking. The required amount of internal landscaping islands shall be as follows:
 - (a) No more than ten (10) parking spaces in a row shall be permitted without a landscaped island;
 - (b) Landscape islands shall be the size of one standard parking space;
 - (c) Landscape islands shall contain a minimum of one (1) deciduous shade tree and three (3) shrubs. An additional shade tree and additional shrubs shall be required for each two hundred (200) square feet of landscaped islands;
 - (d) Landscape island area shall be in addition to an internal pedestrian accessway as required in this section; and
 - (e) Parking lots with greater than one hundred (100) spaces shall be broken into smaller parking blocks that meet the standards above.
 4. Any off-street parking area with more than one drive aisle shall provide and maintain internal pedestrian accessways. No parking space shall be more than ten (10) spaces or 100 feet, whichever is closer, from an internal pedestrian accessway.
 5. All off-street parking areas shall maintain an eight-foot (8') perimeter buffer. This perimeter buffer shall be in addition to other required site landscaping. The buffer shall be designed to provide a visual break throughout the calendar year with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices. The buffer area shall include, at a minimum:
 - (a) two (2) deciduous shade trees for each fifty (50) linear feet; plus
 - (b) three (3) shrubs for each ten (10) linear feet of buffer.
 6. The following parking design standards shall apply to the Town Core and Development Node zone districts:
 - (a) Parking shall not be placed in locations that interrupt the storefront continuity along sidewalks
 - (b) Parking shall be placed behind buildings on the ground level or completely above or below the first floor of a building to the maximum extent possible. Any parking that is not able to be placed behind buildings or completely above or below the first floor of the building shall be completely screened with a combination of year-round landscaping, landscape screen walls, and/or earthen berms, or similar devices;
 - (c) Parking shall be accessed from the rear of the property on parcels with alleys or rear access easements. If parking is to be accessed from the front property line, parking access shall be consolidated to the maximum extent possible;

- (d) For parcels without rear or side access, driveways serving on-site parking should be avoided on Harmony Road. When necessary, such driveways should be minimized in width and provide adequate visibility for pedestrians.
- (b) 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). Shared parking shall only be utilized when approved by the Town in a site plan or development agreement.
- (c) 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. On-street parking shall only be counted towards minimum parking standards as specified in Table 01.
- (d) Parking requirements. For uses not included in the following list, the review process shall determine the appropriate parking requirements.

Table 01 - Parking Requirements

Use	Parking Spaces Required All Other Zones	Town Core and Multi-Use Development Nodes (-) denotes no change	
		Parking Spaces Required	On-Street Parking Credit
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Townhome	2 spaces per dwelling unit	-	25% of the available on street parking directly adjacent to the proposed development
Multi-family residence			
1 bedroom or studio	1.5 spaces	1 space	25% of the available on street parking directly adjacent to the proposed development
2 bedrooms	2.0 spaces	1.75 spaces	
3 bedrooms	2.0 spaces	1.75 spaces	
4+ bedrooms	3.0 spaces	2 spaces	
Guest parking	1 space for every 5 units	1 space for every 5 units	
Public assembly facilities, provided for seated audiences (<i>places of worship, theaters, auditoriums, and similar uses</i>)	1 space for every 3 seats	-	-
Elementary schools (<i>if the school includes an auditorium, the auditorium requirement shall govern if it is greater</i>)	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, computed at any	-	-

	given time; plus 1 space per company vehicle		
Retail stores, customer service establishments, shopping centers and other similar uses	1 space for every 200 square feet	1 space for every 300 square feet	50% of the available on street parking directly adjacent to the proposed development
Office	1 space for every 250 square feet	-	-
Eating and drinking establishments	1 space for every 150 square feet or 1 space for every 3 seats, whichever is greater; plus 1 space for every 1 employee, computed on the maximum service capacity	1 space for every 200 square feet or 1 space for every 4 seats, whichever is greater; plus 1 space per every 2 employees, computed on the maximum service capacity	50% of the available on street parking directly adjacent to the proposed development
Lodging	1 space for every room to be rented; plus 1 space for every 2 employees, computed on the maximum service capacity	-	-

(e) Accessible parking requirements.

Table 02 – Accessible Parking Requirements

Total Parking Spaces Required (per Table 01 above)	Minimum Number of Required Accessible Parking Spaces
1—25	1
26—50	2
51—75	3
76—100	4
101—150	5
151—200	6
201—300	7
301—400	8
401—500	9
501—1,000	2% of total
1,000 and over	20; plus 1 space for every 100 spaces over 1,000

For every eight (8) accessible parking spaces, there must be at least one (1) van-accessible space. In no event shall there be fewer than one (1) van-accessible spaces.

- (1) Accessible parking spaces shall be required for all retail, office, business, industrial and institutional uses and multi-family units, and similar uses.
- (2) Accessible parking spaces shall be designated with painted symbols and standard identification signs, as required by ADA requirements.

- (3) Accessible parking spaces shall be located as close as possible to the nearest accessible building entrance.
- (6) Accessible parking space dimensions. If these dimensions differ from the ADA Design Guidelines, the ADA Design Guidelines shall govern.
 - a. Parking spaces must be at least eight (8) feet in width by eighteen (18) feet in depth, with a five (5)-foot-wide access aisle.
 - b. Van-accessible spaces must be at least eight (8) feet in width by eighteen (18) feet in depth, with an eight (8)-foot-wide access aisle.
 - c. Accessible parking spaces that are parallel to an accessible pedestrian walkway may have the same dimensions as those for standard vehicles.
- (f) Parking space dimensions. Parking stalls for automobiles shall meet the following standards.
 - (1) All dimensions represent the minimum requirement for any required parking space and typical dimensions for spaces not designated as Accessible Parking Spaces.

Table 03 – Minimum Parking Dimensions

Parking Angle (A)	Stall Width (B)	Stall Depth to Curb (C)	Aisle (typical) Width (D)	Curb Length (E)
45°	9'	19.8'	13'	12.7'
60°	9'	21'	18'	10.4'
90°	9'	19'	23'	9'
0° (parallel)	9'	9'	12'	22'

- (2) Compact spaces. Up to forty percent (40%) of required parking spaces may be reduced to eight (8) feet in width by sixteen (16) feet in depth to allow for compact vehicles, provided signage and a plan for management of the spaces are provided as part of the review process.

New Code Definitions:

Adjacent On-Street Parking means on-street parking that is located directly next to a proposed development. At least 50% of the length of the proposed space must be within the dimensions of the proposed development to be eligible as an adjacent on-street space.

Company Vehicle means a vehicle that is used solely for the purposes of the business. It is assumed that the vehicle will be parked at the proposed development during off-hours of the business. Company vehicles do not include semi-trucks or other large vehicles used for transportation of freight.

Maximum Service Capacity means the maximum number of patrons that may visit a restaurant or similar establishment at any given time. This number may be set by the fire department or other public safety entities,

Pedestrian Accessway means a facility used for on-foot travel by patrons. This includes, but is not limited to, sidewalks and crosswalks. Said facilities may or may not be in the right-of-way.

Shared Parking means parking areas or spaces that are utilized by two (2) or more businesses in the immediate vicinity.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Ordinance 2022-30: Lighting Requirements (LUAC)	Abdul Barzak, Town Planner	Abdul Barzak, Town Planner
ACTION REQUESTED		
Community Development and Management ask that the Severance Town Council review, discuss, and take action on Ordinance 2022-30 for the Lighting Requirements within the Land Use Code. Actions that may be taken. 1. Move to approve Ordinance 2022-30 2. Take no action		<u>Ordinance</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
On June 1st, 2022 and August 3rd, 2022, the Land Use Advisory Committee (LUAC) reviewed, discussed, and directed Town staff with recommendations for Lighting Requirements within the Land Use Code. On August 17th, 2022, the Planning Commission reviewed, discussed, and then directed Town staff with recommendations for Lighting Requirements within the Land Use Code . On October 11th, 2022 Town Council reviewed, discussed, and provided direction to Town Staff. Tonight before the Town Council is proposed Code Language for adoption.		
PUBLIC SUPPORT/CONCERN		
Residents have expressed the desire to revise lighting requirements to Town staff.		
ANALYSIS AND RECOMMENDATION		
Community Development and Management recommend that the Town Council to review, discuss, and approve Ordinance 2022-30 on the Lighting Requirements within the Land Use Code.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Memo - Council Review and Action on Lighting Code (11.08.22) 2. Lighting Code - final redlines (11.08.22 Council Approval) 3. Ordinance 2022-30-Lighting Requirements 4. Lighting Code - final clean (11.08.22 Council Approval)		

MEMORANDUM

To: Mayor and Town Council - Town of Severance

From: Josh Olhava, AICP, PCCP, Sr. Community Planner and Sr. Project Manager
Mark Christensen, AICP, Community Planner

Date: November 8, 2022

Re: Council Code Review and Action – Lighting Code Language

Overview

Over the past few months, Ayres has worked closely with Town staff, the Land Use Advisory Committee (LUAC), the Planning Commission (PC), and Council to prepare revised Lighting code language for Council review and action that incorporates elements of the 'Dark Sky Ordinance'. This memorandum provides a summary of the changes made since Council last reviewed the language on October 11, 2022.

The following updates were made to the Parking code language based on final review by the project team and input received from Council during the October 11th meeting review.

- Text formatting – numbers within the text are written out, followed by a numeral in parenthesis
- Table formatting – general table clean-up and formatting for improved legibility
- General – certain section or approval references updated for clarity; and new fixture examples

Process

The following provides a summary of the steps completed, where we are in the process and the remaining steps.

- Step 1. Council and PC provided guidance and direction on specific code topic areas.
- Step 2. The project team, led by Ayres, conducted a detailed code comparison between 'like' communities in the region, including seven (7) jurisdictions: Evans, Firestone, Frederick, Johnstown, Timnath, Wellington and Windsor. Best practices and professional guidance unique to Severance were incorporated in the final comparison tables.
- Step 3. LUAC completed an initial review of the comparison tables and staff analysis. Following discussion, the LUAC provided guidance to the project team to update and incorporate for final review by LUAC.
- Step 4. LUAC completed their final review of the comparison tables and recommendations. LUAC provided a formal recommendation to the PC.
- Step 5. PC review of comparison tables, staff's analysis and LUAC recommendations. Following discussion, the PC forwarded a formal recommendation on the code language to Council.
- Step 6. The project team prepared formal code language based on the recommendations provided and best practices for review by Council.
- Step 7. Council review of draft code language.
- Step 8. The project team will make final updates for final review and action by Council.
- Step 9. Integration of revised code language with other sections.
- Step 10. Final review and adoption of revised code language.

Attachments

- Lighting Code – final redline update version (5 pages)
- Lighting Code – final clean version (5 pages)

Chapter 16 – Land Use Code

Lighting

Intent.

The intent of this article is to:

- 1) Provide adequate light for safety and security;
- 2) Promote efficient and cost-effective lighting to conserve energy;
- 3) Reduce light pollution, light trespass, glare and offensive light sources;
- 4) Prevent inappropriate, poorly designed, or poorly installed outdoor lighting;
- 5) Encourage quality lighting design that is functional, aesthetically pleasing, and complementary to the architectural style of buildings; and
- 6) Require light fixture shielding, establish maximum uniformity ratios and establish maximum light levels within and ~~on~~ along property lines.

Evaluation of exterior lighting.

Exterior lighting shall be evaluated ~~in~~ as part of the development review process to ensure that the functional and security needs of the project are met in a way that does not adversely affect adjacent properties or neighborhoods. The degree to which exterior night lighting affects a property owner or neighborhood will be examined considering the light source, level of illumination, hours of illumination and need for illumination in relation to the effects of the lighting on the adjacent property owners and the neighborhood. All development projects requiring a site plan or building permit application shall provide a photometric plan to illustrate conformance with ~~Article 16~~ this section.

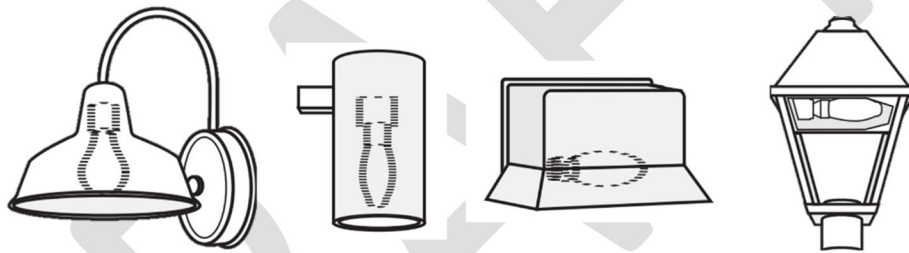
- 1) Lighting Plans Required: A lighting plan shall be submitted with any site plan application or building permit application, whichever occurs first, in which outdoor lighting is proposed or required except for a single family detached dwelling unit on an individual lot. The lighting plan shall meet all requirements specified in the Lighting Plan Requirements form as maintained by the Community Development Department.
- 2) Final Inspection and Certification: Prior to a building permit final inspection or the issuance of a certificate of occupancy, the applicant shall provide certification that the outdoor lighting as installed complies with the approved illumination plan and the requirements of this section unless waived or amended by the Town Manager in writing. The certification shall be submitted in a format prescribed by the Town Manager. The certification affidavit shall be completed by the owner, applicant, or their designee acknowledging the on-site lighting was installed and will be maintained subject to the approved lighting plan.

Design standards for exterior lighting.

- 1) LED Light Source Required: Light-Emitting Diode (LED) Light sources shall be required for all site plan and building permit applications. Outdoor lighting shall be L.E.D “Dark Sky” compliant, per the International Dark Sky Association requirements for reducing light pollution and minimizing glare.
- 2) Use of High-Pressure Sodium Lamps: Use of High-Pressure Sodium Lamps is prohibited.
- 3) Architectural Lighting of Building Facades: The lighting of a building facade for architectural, aesthetic, or decorative purposes is permitted subject to the following restrictions:
 - a. All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.

- b. Building facade lighting shall be fully shielded and mounted as flush to a wall as possible.
 - c. Building facade lighting shall not extend beyond the ~~pinnacle height~~ highest point of any structure.
 - d. Building facade lighting that is measurable at the ground level shall be included in the maximum allowable light levels.
- 4) Unshielded lighting:
- a. Unshielded lighting that emits greater than twenty (20) footcandles but less than twenty-five (25) footcandles at any given location on a site is permitted if the fixture is activated by a motion sensor for security purposes only. All security lighting shall be aimed and located in such a manner as to prevent glare and light trespass. The light shall only ~~go~~ turn on when activated and shall go ~~turn~~ off within five minutes of activation. Motion sensor activated lighting shall not be triggered by any movement or activity located off the property on which the light is located.
 - b. All lamps and bulbs located in residential zones shall be within a fully shielded fixture or must be within a light fixture where the bulb or lamp are obscured from view by a material that diffuses the light, (i.e., frosted or milk-colored materials), except as otherwise permitted in this section. See Figure 01 of this section.

Figure 01 – Fully Shielded Light Fixture Examples



- 5) Signs: All exterior signs shall be required to meet the standards for this section. In addition, all exterior signs are also subject to the requirements set forth in the sign code.
- 6) Standards for Lights Adjacent to Residential Zoning Districts, Residential Uses, or Public Rights of Way: Any light fixture located within ten feet of a property line of a residential zoning district, an existing residential use, or within ten feet of a public right-of-way, except as permitted in this article of this section shall be:
 - a. Oriented away from the property line, residential zone, residential use, and/or right-of-way; and
 - b. Shielded on the side closest to the property line, residential zone, residential use, or public right-of-way.
- 7) Canopy and Awning Lighting: Lighting fixtures mounted under canopies and awnings shall be aimed downward and installed such that the bottom of the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy. A full cutoff light fixture may project below the underside of a canopy. All light emitted by an under-canopy fixture shall be substantially confined to the ground surface directly beneath the perimeter of the canopy. No lighting, except that permitted by the sign ordinance, shall be permitted on the top or sides of a canopy.
- 8) Flagpoles: A flagpole meeting the requirements of the Land Use Code may be illuminated by one upward aimed fully shielded spotlight light fixture which shall not exceed three thousand five hundred lumens. The light fixture shall be placed as close to the base of the flagpole as reasonably possible.

- 9) Strings of Lights: No person shall use a string of lights on property with nonresidential uses except as approved by the Town Manager.
- Strings of lights may only be used if they are approved by the Town Manager or as part of an outdoor lighting plan or landscape plan. The plan must comply with all standards of this Article. The purpose of such lighting is intended to create pleasing pedestrian spaces, such as outdoor dining or patio areas, utilizing low lighting levels.
 - Strings of lights permitted under this subsection shall be displayed in compliance with the following standards:
 - The string of lights contains only low wattage bulbs that are approved ~~through the Community Development Department~~ by the Town;
 - The string of lights shall be located within a pedestrian way, plaza, patio, outdoor dining area, or the primary entry into a building;
 - The string of lights is not placed in any required landscape setback adjacent to a street; and
 - The string of lights shall be maintained and not obstruct pedestrian pathways or be detrimental to the health, safety, and welfare of the Town.
- 10) Parking Lot Lights and Trees: Parking lot light fixtures and poles shall be located such that trees located within the parking lot do not obscure the operation of the light fixture.
- 11) Full Cutoff Fixtures: Full cutoff fixtures shall be installed and maintained in a horizontal position as designed.
- 12) Color Temperature: All exterior lighting shall not exceed a correlated color temperature (CCT) of three thousand five hundred degrees Kelvin (3,500K).

Sec. xx.xx.xx. Light levels.

Maximum light levels at any point ~~on~~ along a property line shall not exceed 0.1 footcandles within or adjacent to a residential zone or 0.2 footcandles within or adjacent to a nonresidential zone. Maximum light levels shall not exceed the thresholds established in Table ~~XX-01~~ below.

Table 01 – Lighting Level Requirements

Lighting Level Standards	Zone District	
	Rural Residential (RR) and Suburban Perimeter (SP)	Development Node (DN) and Town Core (TC)
Maximum Allowable Light Levels - Measured in Footcandles (fc)		
Building Entries	5.0 fc	5.0 fc
Parking Areas	3.0 fc	5.0 fc
Loading Areas	20.0 fc	20.0 fc
Pedestrian Walkways	1.0 fc	1.0 fc
Common Open Space Areas or Outdoor Storage Areas	2.0 fc	2.0 fc
Maximum Uniformity Ratio (Maximum to Minimum)	N/A	10:1
Maximum Lumen Rating (LM) for a Full Cutoff Luminaire Shielded from View of Adjacent Streets and Properties		
Building Entries and Stairways	1,800 LM	1,800 LM
Parking and Loading Areas	8,500 LM	14,000 LM 23,500 LM – 35' pole, as permitted

Pedestrian Walkways	4,000 LM	8,500 LM
Common Open Space Areas	4,000 LM	8,500 LM
Maximum Rating – Partially Shielded Fixture	900 LM	1,250 LM
Maximum Rating – Unshielded Light Fixture	900 LM	900 LM
Controls	Motion sensors are required for all unshielded fixtures that emit greater than 20.0 fc at any given location on a site	- Except for use as security lighting, all building and site lighting shall be extinguished one (1) hour after close of business and remain off until one (1) hour before business resumes - Motion sensors required for all unshielded fixtures that emit greater than 20.0 fc at any given location on a site
Dimming	Lighting in all zone districts shall be equipped with dimming capabilities	
Maximum Allowable Pole Height (<i>includes Base, Pole, and Luminaire</i>)	16' max. 20' max. streetlights at residential entries allowed	25' max., unless a greater height not to exceed 35' is approved by the Town - Wall mount lighting shall not exceed the height of the building
Bollard Lighting	47" bollard-type lighting	32"-47" bollard-type lighting

Light style and prohibited lights.

- 1) Light style. The style of lights shall be consistent with the style and character of architecture proposed on the site. Light fixtures that illuminate signage shall be compatible with the architecture of the building on which they are placed.
- 2) Prohibited light types. No person shall install any of the following types of outdoor lighting fixtures:
 - a. Mercury vapor lamps;
 - b. Blinking, flashing, moving, revolving, flickering, changing intensity, and chase lighting, except lighting for temporary seasonal displays, lighting for public safety or required for air traffic safety;
 - c. Any light fixture that may be confused with or construed as a traffic control device;
 - d. Any upward oriented lighting except as otherwise provided for in this article;
 - e. Searchlights, beacons, and laser source light fixtures;
 - f. Exposed linear lamps that include, without limitation, Light Emitting Diode (L.E.D.), and fluorescent lighting, primarily intended as an architectural highlight to attract attention or used as a means of identification or advertisement except as permitted by sign criteria of the land use code;
 - g. Any lamp or bulb, except for seasonal displays and landscape ornamental lighting, which is visible beyond the property line on which it is located; and
 - h. Any lamp or bulb with a correlated color temperature (CCT) that exceeds three thousand five hundred degrees Kelvin ([3,500K](#)) unless otherwise stated by this article.

Exemptions.

- 1) Exceptions: The standards of this section shall not apply to the following types of exterior lighting:

-
- a. Ornamental Lighting: Low voltage (twelve volts or less), low wattage ornamental landscape lighting fixtures, and solar operated light fixtures having self-contained rechargeable batteries.
 - b. Strings of Light: Strings of lights located on properties in all residential zoning districts or on properties that are used exclusively for residential uses shall be exempt from the requirements of this chapter.
 - c. Aviation Lighting: Lighting used exclusively for aviation purposes. All heliport lighting, except lighting associated with emergency facilities, shall be turned off when the heliport is not in use.
 - d. Right-of-Way Lighting: Public lighting that is located within the right-of-way.
 - e. Seasonal Lighting Displays: Lighting commonly associated with outdoor displays celebrating holidays and seasons.
 - f. Because of their limited hours of operation and unique requirements for nighttime visibility, ball diamonds, playing fields, tennis courts and other similar outdoor recreational uses, both public and private, shall be exempt from the general provisions of this Article unless otherwise restricted by the Town ~~Council~~. However, exterior lighting for such uses shall be extinguished no later than 11:00 p.m.

Resources.

Recommended references include the Illuminating Engineering Society of North America publications RP-8-00, RP-20-98 and RP-33-99.

New Code Definitions:

Building Façade Lighting means the lighting of a building facade for architectural, aesthetic, or decorative purposes.

Footcandles means one (1) lumen per square foot of site area. Primary measurement of illumination in the Town of Severance.

Fully Shielded Fixture means a fixture with a solid barrier (cap) at the top of the fixture in which the lamp (bulb) is located. The fixture is angled so the lamp is not visible below the barrier (i.e., no light visible below the horizontal angle).

Light Trespass means light that illuminates surfaces or that is visible beyond the property line of any lot.

Lumen means the unit of light measurement. Used in the Town of Severance for lighting that does not illuminate a surface (i.e., light that is projected upwards towards the sky).

Maximum Uniformity Ratio means the ratio of maximum-to-minimum illumination levels. This is calculated by dividing the maximum light level by the minimum light level.

Unshielded Lighting means lighting that does not have a barrier preventing horizontal or vertical light trespass. Such lighting shall only be used in the Town of Severance for security purposes or as otherwise specified in code.

**TOWN OF SEVERANCE
ORDINANCE NO. 2022-30**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, REPEALING AND RE-ENACTING ARTICLE 16 OF CHAPTER 16 OF
THE SEVERANCE MUNICIPAL CODE PERTAINING TO LIGHTING**

WHEREAS, the Town Council has determined that the Town's current regulations regarding lighting set forth in Article 16 of the Severance Land Use Code (Chapter 16 of the Severance Municipal Code) are outdated and inadequate; and

WHEREAS, the Town desires to repeal Article 16 and enact a new Article 16 of the Severance Land Use Code to address these existing deficiencies, and the Town finds that enacting comprehensive regulations relating to lighting will increase the effectiveness of the Land Use Code with regard to its underlying goals, and that enacting a new Article 16 of the Land Use Code regarding lighting within the Town to preserve the integrity of the Land Use Code and the character of the Town promotes the public health, safety, and general welfare.

WHEREAS, this ordinance is enacted pursuant to the Town of Severance's home rule authority under Article XX, § 6 of the Constitution of the State of Colorado, 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. Article 16, "Lighting," of Chapter 16, "Land Use Code," of the Severance Municipal Code is repealed in its entirety and re-enacted to read as follows:

ARTICLE 16- LIGHTING

Definitions:

Building Façade Lighting means the lighting of a building facade for architectural, aesthetic, or decorative purposes.

Footcandles means one (1) lumen per square foot of site area. Primary measurement of illumination in the Town of Severance.

Fully Shielded Fixture means a fixture with a solid barrier (cap) at the top of the fixture in which the lamp (bulb) is located. The fixture is angled so the lamp is not visible below the barrier (i.e., no light visible below the horizontal angle).

Light Trespass means light that illuminates surfaces or that is visible beyond the property line of any lot.

Lumen means the unit of light measurement. Used in the Town of Severance for lighting that does not illuminate a surface (i.e., light that is projected upwards towards the sky).

Maximum Uniformity Ratio means the ratio of maximum-to-minimum illumination

levels. This is calculated by dividing the maximum light level by the minimum light level.

Unshielded Lighting means lighting that does not have a barrier preventing horizontal or vertical light trespass. Such lighting shall only be used in the Town of Severance for security purposes or as otherwise specified in code.

Intent.

The intent of this article is to:

- 1) Provide adequate light for safety and security;
- 2) Promote efficient and cost-effective lighting to conserve energy;
- 3) Reduce light pollution, light trespass, glare, and offensive light sources;
- 4) Prevent inappropriate, poorly designed, or poorly installed outdoor lighting;
- 5) Encourage quality lighting design that is functional, aesthetically pleasing, and complementary to the architectural style of buildings; and
- 6) Require light fixture shielding, establish maximum uniformity ratios, and establish maximum light levels within and along property lines.

Evaluation of exterior lighting.

Exterior lighting shall be evaluated as part of the development review process to ensure that the functional and security needs of the project are met in a way that does not adversely affect adjacent properties or neighborhoods. The degree to which exterior night lighting affects a property owner or neighborhood will be examined considering the light source, level of illumination, hours of illumination and need for illumination in relation to the effects of the lighting on the adjacent property owners and the neighborhood. All development projects requiring a site plan or building permit application shall provide a photometric plan to illustrate conformance with this section.

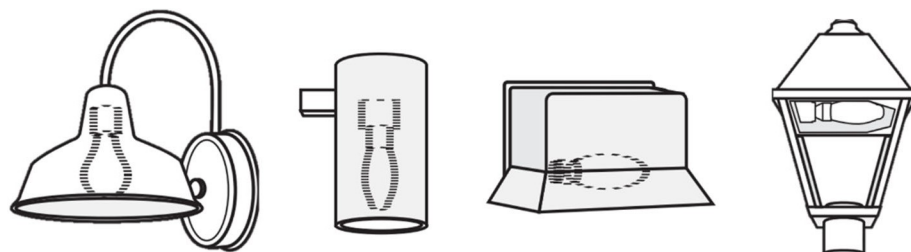
- 1) **Lighting Plans Required:** A lighting plan shall be submitted with any site plan application or building permit application, whichever occurs first, in which outdoor lighting is proposed or required except for a single- family detached dwelling unit on an individual lot. The lighting plan shall meet all requirements specified in the Lighting Plan Requirements form as maintained by the Community Development Department.
- 2) **Final Inspection and Certification:** Prior to a building permit final inspection or the issuance of a certificate of occupancy, the applicant shall provide certification that the outdoor lighting as installed complies with the approved illumination plan and the requirements of this section unless waived or amended by the Town Manager in writing. The certification shall be submitted in a format prescribed by the Town Manager. The certification affidavit shall be completed by the owner, applicant, or their designee acknowledging the on-site lighting was installed and will be maintained

subject to the approved lighting plan.

Design standards for exterior lighting.

- 1) LED Light Source Required: Light-Emitting Diode (LED) Light sources shall be required for all site plan and building permit applications. Outdoor lighting shall be L.E.D “Dark Sky” compliant, per the International Dark Sky Association requirements for reducing light pollution and minimizing glare.
- 2) Use of High-Pressure Sodium Lamps: Use of High-Pressure Sodium Lamps is prohibited.
- 3) Architectural Lighting of Building Facades: The lighting of a building facade for architectural, aesthetic, or decorative purposes is permitted subject to the following restrictions:
 - a. All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.
 - b. Building facade lighting shall be fully shielded and mounted as flush to a wall as possible.
 - c. Building facade lighting shall not extend beyond the highest point of any structure.
 - d. Building facade lighting that is measurable at the ground level shall be included in the maximum allowable light levels.
- 4) Unshielded lighting:
 - a. Unshielded lighting that emits greater than twenty (20) footcandles but less than twenty-five (25) footcandles at any given location on a site is permitted if the fixture is activated by a motion sensor for security purposes only. All security lighting shall be aimed and located in such a manner as to prevent glare and light trespass. The light shall only turn on when activated and shall turn off within five minutes of activation. Motion sensor activated lighting shall not be triggered by any movement or activity located off the property on which the light is located.
 - b. All lamps and bulbs located in residential zones shall be within a fully shielded fixture or must be within a light fixture where the bulb or lamp are obscured from view by a material that diffuses the light, (i.e., frosted or milk-colored materials), except as otherwise permitted in this section. See Figure 01 of this section.

Figure 01 – Fully Shielded Light Fixture Examples



- 5) Signs: All exterior signs shall be required to meet the standards for this section. In addition, all exterior signs are also subject to the requirements set forth in the sign code.
- 6) Standards for Lights Adjacent to Residential Zoning Districts, Residential Uses, or Public Rights of Way: Any light fixture located within ten feet of a property line of a residential zoning district, an existing residential use, or within ten feet of a public right-of-way, except as permitted in this article of this section shall be:
 - a. Oriented away from the property line, residential zone, residential use, and/or right-of-way; and
 - b. Shielded on the side closest to the property line, residential zone, residential use, or public right- of-way.
- 7) Canopy and Awning Lighting: Lighting fixtures mounted under canopies and awnings shall be aimed downward and installed such that the bottom of the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy. A full cutoff light fixture may project below the underside of a canopy. All light emitted by an under-canopy fixture shall be substantially confined to the ground surface directly beneath the perimeter of the canopy. No lighting, except that permitted by the sign ordinance, shall be permitted on the top or sides of a canopy.
- 8) Flagpoles: A flagpole meeting the requirements of the Land Use Code may be illuminated by one upward aimed fully shielded spotlight light fixture which shall not exceed three thousand five hundred lumens. The light fixture shall be placed as close to the base of the flagpole as reasonably possible.
 - a. Strings of Lights: No person shall use a string of lights on property with nonresidential uses except as approved by the Town Manager.
 - b. Strings of lights may only be used if they are approved by the Town Manager or as part of an outdoor lighting plan or landscape plan. The plan must comply with all standards of this Article. The purpose of such lighting is intended to create pleasing pedestrian spaces, such as outdoor dining or patio areas, utilizing low lighting levels.
 - c. Strings of lights permitted under this subsection shall be

displayed in compliance with the following standards:

- i. The string of lights contains only low wattage bulbs that are approved by the Town;
 - ii. The string of lights shall be located within a pedestrian way, plaza, patio, outdoor dining area, or the primary entry into a building;
 - iii. The string of lights is not placed in any required landscape setback adjacent to a street; and
 - iv. The string of lights shall be maintained and not obstruct pedestrian pathways or be detrimental to the health, safety, and welfare of the Town.
- 9) Parking Lot Lights and Trees: Parking lot light fixtures and poles shall be located such that trees located within the parking lot do not obscure the operation of the light fixture.
- 10) Full Cutoff Fixtures: Full cutoff fixtures shall be installed and maintained in a horizontal position as designed.
- 11) Color Temperature: All exterior lighting shall not exceed a correlated color temperature (CCT) of three thousand five hundred degrees Kelvin (3,500K).

Lighting levels.

Maximum light levels at any point along a property line shall not exceed 0.1 footcandles within or adjacent to a residential zone or 0.2 footcandles within or adjacent to a nonresidential zone. Maximum light levels shall not exceed the thresholds established in Table 01 below.

Table 01 – Lighting Level Requirements

Lighting Level Standards	Zone District	
	Rural Residential (RR) and Suburban Perimeter (SP)	Development Node (DN) and Town Core (TC)
Maximum Allowable Light Levels - Measured in Footcandles (fc)		
Building Entries	5.0 fc	5.0 fc
Parking Areas	3.0 fc	5.0 fc
Loading Areas	20.0 fc	20.0 fc
Pedestrian Walkways	1.0 fc	1.0 fc
Common Open Space Areas or Outdoor Storage Areas	2.0 fc	2.0 fc
Maximum Uniformity Ratio (Maximum to Minimum)	N/A	10:1
Maximum Lumen Rating (LM) for a Full Cutoff Luminaire Shielded from View of Adjacent Streets and Properties		
Building Entries and Stairways	1,800 LM	1,800 LM

Parking and Loading Areas	8,500 LM	14,000 LM 23,500 LM – 35' pole, as permitted
Pedestrian Walkways	4,000 LM	8,500 LM
Common Open Space Areas	4,000 LM	8,500 LM
Maximum Rating – Partially Shielded Fixture	900 LM	1,250 LM
Maximum Rating – Unshielded Light Fixture	900 LM	900 LM
Controls	• Motion sensors are required for all unshielded fixtures that emit greater than 20.0 fc at any given location on a site	• Except for use as security lighting, all building and site lighting shall be extinguished one (1) hour after close of business and remain off until one (1) hour before business resumes • Motion sensors required for all unshielded fixtures that emit greater than 20.0 fc at any given location on a site
Dimming	Lighting in all zone districts shall be equipped with dimming capabilities	
Maximum Allowable Pole Height (<i>includes Base, Pole, and Luminaire</i>)	• 16' max. • 20' max. streetlights at residential entries allowed	• 25' max., unless a greater height not to exceed 35' is approved by the Town • Wall mount lighting shall not exceed the height of the building
Bollard Lighting	47" bollard-type lighting	32"-47" bollard-type lighting

Light style and prohibited lights.

- 1) Light style. The style of lights shall be consistent with the style and character of architecture proposed on the site. Light fixtures that illuminate signage shall be compatible with the architecture of the building on which they are placed.
- 2) Prohibited light types. No person shall install any of the following types of outdoor lighting fixtures:
 - a. Mercury vapor lamps;
 - b. Blinking, flashing, moving, revolving, flickering, changing intensity, and chase lighting, except lighting for temporary seasonal displays, lighting for public safety or required for air traffic safety;
 - c. Any light fixture that may be confused with or construed as a traffic control device;
 - d. Any upward oriented lighting except as otherwise provided for in this article;
 - e. Searchlights, beacons, and laser source light fixtures;
 - f. Exposed linear lamps that include, without limitation, Light Emitting Diode (L.E.D.), and fluorescent lighting, primarily intended as an architectural highlight to attract attention or used as a means of identification or advertisement except as permitted by sign criteria of the land use code;

- g. Any lamp or bulb, except for seasonal displays and landscape ornamental lighting, which is visible beyond the property line on which it is located; and
- h. Any lamp or bulb with a correlated color temperature (CCT) that exceeds three thousand five hundred degrees Kelvin (3,500K) unless otherwise stated by this article.

Exemptions.

- 1) Exceptions: The standards of this section shall not apply to the following types of exterior lighting:
 - a. Ornamental Lighting: Low voltage (twelve volts or less), low wattage ornamental landscape lighting fixtures, and solar operated light fixtures having self-contained rechargeable batteries.
 - b. Strings of Light: Strings of lights located on properties in all residential zoning districts or on properties that are used exclusively for residential uses shall be exempt from the requirements of this chapter.
 - c. Aviation Lighting: Lighting used exclusively for aviation purposes. All heliport lighting, except lighting associated with emergency facilities, shall be turned off when the heliport is not in use.
 - d. Right-of-Way Lighting: Public lighting that is located within the right-of-way.
 - e. Seasonal Lighting Displays: Lighting commonly associated with outdoor displays celebrating holidays and seasons.
 - f. Because of their limited hours of operation and unique requirements for nighttime visibility, ball diamonds, playing fields, tennis courts and other similar outdoor recreational uses, both public and private, shall be exempt from the general provisions of this Article unless otherwise restricted by the Town. However, exterior lighting for such uses shall be extinguished no later than 11:00 p.m.

Resources.

Recommended references include the Illuminating Engineering Society of North America publications RP-8-00, RP- 20-98 and RP-33-99.

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:

Hayashi & Macsalka, LLC, Town Attorney

Chapter 16 – Land Use Code

Lighting

Intent.

The intent of this article is to:

- 1) Provide adequate light for safety and security;
- 2) Promote efficient and cost-effective lighting to conserve energy;
- 3) Reduce light pollution, light trespass, glare, and offensive light sources;
- 4) Prevent inappropriate, poorly designed, or poorly installed outdoor lighting;
- 5) Encourage quality lighting design that is functional, aesthetically pleasing, and complementary to the architectural style of buildings; and
- 6) Require light fixture shielding, establish maximum uniformity ratios, and establish maximum light levels within and along property lines.

Evaluation of exterior lighting.

Exterior lighting shall be evaluated as part of the development review process to ensure that the functional and security needs of the project are met in a way that does not adversely affect adjacent properties or neighborhoods. The degree to which exterior night lighting affects a property owner or neighborhood will be examined considering the light source, level of illumination, hours of illumination and need for illumination in relation to the effects of the lighting on the adjacent property owners and the neighborhood. All development projects requiring a site plan or building permit application shall provide a photometric plan to illustrate conformance with this section.

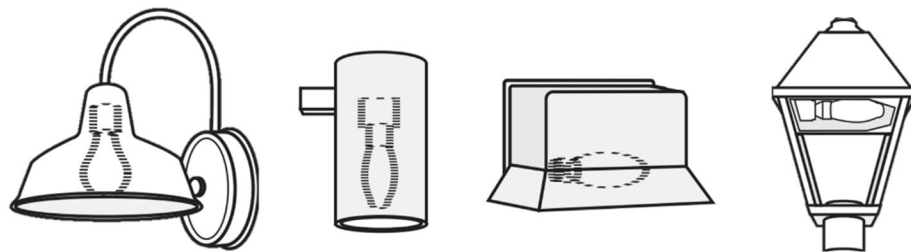
- 1) **Lighting Plans Required:** A lighting plan shall be submitted with any site plan application or building permit application, whichever occurs first, in which outdoor lighting is proposed or required except for a single-family detached dwelling unit on an individual lot. The lighting plan shall meet all requirements specified in the Lighting Plan Requirements form as maintained by the Community Development Department.
- 2) **Final Inspection and Certification:** Prior to a building permit final inspection or the issuance of a certificate of occupancy, the applicant shall provide certification that the outdoor lighting as installed complies with the approved illumination plan and the requirements of this section unless waived or amended by the Town Manager in writing. The certification shall be submitted in a format prescribed by the Town Manager. The certification affidavit shall be completed by the owner, applicant, or their designee acknowledging the on-site lighting was installed and will be maintained subject to the approved lighting plan.

Design standards for exterior lighting.

- 1) **LED Light Source Required:** Light-Emitting Diode (LED) Light sources shall be required for all site plan and building permit applications. Outdoor lighting shall be L.E.D “Dark Sky” compliant, per the International Dark Sky Association requirements for reducing light pollution and minimizing glare.
- 2) **Use of High-Pressure Sodium Lamps:** Use of High-Pressure Sodium Lamps is prohibited.
- 3) **Architectural Lighting of Building Facades:** The lighting of a building facade for architectural, aesthetic, or decorative purposes is permitted subject to the following restrictions:
 - a. All upward aimed light shall be fully shielded, fully confined from projecting into the sky by eaves, roofs, or overhangs, and mounted as flush to a wall as possible.
 - b. Building facade lighting shall be fully shielded and mounted as flush to a wall as possible.

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- c. Building facade lighting shall not extend beyond the highest point of any structure.
 - d. Building facade lighting that is measurable at the ground level shall be included in the maximum allowable light levels.
- 4) Unshielded lighting:
- a. Unshielded lighting that emits greater than twenty (20) footcandles but less than twenty-five (25) footcandles at any given location on a site is permitted if the fixture is activated by a motion sensor for security purposes only. All security lighting shall be aimed and located in such a manner as to prevent glare and light trespass. The light shall only turn on when activated and shall turn off within five minutes of activation. Motion sensor activated lighting shall not be triggered by any movement or activity located off the property on which the light is located.
 - b. All lamps and bulbs located in residential zones shall be within a fully shielded fixture or must be within a light fixture where the bulb or lamp are obscured from view by a material that diffuses the light, (i.e., frosted or milk-colored materials), except as otherwise permitted in this section. See Figure 01 of this section.

Figure 01 – Fully Shielded Light Fixture Examples



- 5) Signs: All exterior signs shall be required to meet the standards for this section. In addition, all exterior signs are also subject to the requirements set forth in the sign code.
- 6) Standards for Lights Adjacent to Residential Zoning Districts, Residential Uses, or Public Rights of Way: Any light fixture located within ten feet of a property line of a residential zoning district, an existing residential use, or within ten feet of a public right-of-way, except as permitted in this article of this section shall be:
 - a. Oriented away from the property line, residential zone, residential use, and/or right-of-way; and
 - b. Shielded on the side closest to the property line, residential zone, residential use, or public right-of-way.
- 7) Canopy and Awning Lighting: Lighting fixtures mounted under canopies and awnings shall be aimed downward and installed such that the bottom of the light fixture or its lens, whichever is lower, is recessed or mounted flush with the bottom surface of the canopy. A full cutoff light fixture may project below the underside of a canopy. All light emitted by an under-canopy fixture shall be substantially confined to the ground surface directly beneath the perimeter of the canopy. No lighting, except that permitted by the sign ordinance, shall be permitted on the top or sides of a canopy.
- 8) Flagpoles: A flagpole meeting the requirements of the Land Use Code may be illuminated by one upward aimed fully shielded spotlight light fixture which shall not exceed three thousand five hundred lumens. The light fixture shall be placed as close to the base of the flagpole as reasonably possible.
- 9) Strings of Lights: No person shall use a string of lights on property with nonresidential uses except as approved by the Town Manager.

- a. Strings of lights may only be used if they are approved by the Town Manager or as part of an outdoor lighting plan or landscape plan. The plan must comply with all standards of this Article. The purpose of such lighting is intended to create pleasing pedestrian spaces, such as outdoor dining or patio areas, utilizing low lighting levels.
 - b. Strings of lights permitted under this subsection shall be displayed in compliance with the following standards:
 - i. The string of lights contains only low wattage bulbs that are approved by the Town;
 - ii. The string of lights shall be located within a pedestrian way, plaza, patio, outdoor dining area, or the primary entry into a building;
 - iii. The string of lights is not placed in any required landscape setback adjacent to a street; and
 - iv. The string of lights shall be maintained and not obstruct pedestrian pathways or be detrimental to the health, safety, and welfare of the Town.
- 10) Parking Lot Lights and Trees: Parking lot light fixtures and poles shall be located such that trees located within the parking lot do not obscure the operation of the light fixture.
- 11) Full Cutoff Fixtures: Full cutoff fixtures shall be installed and maintained in a horizontal position as designed.
- 12) Color Temperature: All exterior lighting shall not exceed a correlated color temperature (CCT) of three thousand five hundred degrees Kelvin (3,500K).

Lighting levels.

Maximum light levels at any point along a property line shall not exceed 0.1 footcandles within or adjacent to a residential zone or 0.2 footcandles within or adjacent to a nonresidential zone. Maximum light levels shall not exceed the thresholds established in Table 01 below.

Table 01 – Lighting Level Requirements

Lighting Level Standards	Zone District	
	Rural Residential (RR) and Suburban Perimeter (SP)	Development Node (DN) and Town Core (TC)
Maximum Allowable Light Levels - Measured in Footcandles (fc)		
Building Entries	5.0 fc	5.0 fc
Parking Areas	3.0 fc	5.0 fc
Loading Areas	20.0 fc	20.0 fc
Pedestrian Walkways	1.0 fc	1.0 fc
Common Open Space Areas or Outdoor Storage Areas	2.0 fc	2.0 fc
Maximum Uniformity Ratio (Maximum to Minimum)	N/A	10:1
Maximum Lumen Rating (LM) for a Full Cutoff Luminaire Shielded from View of Adjacent Streets and Properties		
Building Entries and Stairways	1,800 LM	1,800 LM
Parking and Loading Areas	8,500 LM	14,000 LM 23,500 LM – 35' pole, as permitted
Pedestrian Walkways	4,000 LM	8,500 LM
Common Open Space Areas	4,000 LM	8,500 LM
Maximum Rating – Partially Shielded Fixture	900 LM	1,250 LM

Maximum Rating – Unshielded Light Fixture	900 LM	900 LM
Controls	• Motion sensors are required for all unshielded fixtures that emit greater than 20.0 fc at any given location on a site	• Except for use as security lighting, all building and site lighting shall be extinguished one (1) hour after close of business and remain off until one (1) hour before business resumes • Motion sensors required for all unshielded fixtures that emit greater than 20.0 fc at any given location on a site
Dimming	Lighting in all zone districts shall be equipped with dimming capabilities	
Maximum Allowable Pole Height (<i>includes Base, Pole, and Luminaire</i>)	• 16' max. • 20' max. streetlights at residential entries allowed	• 25' max., unless a greater height not to exceed 35' is approved by the Town • Wall mount lighting shall not exceed the height of the building
Bollard Lighting	47" bollard-type lighting	32"-47" bollard-type lighting

Light style and prohibited lights.

- 1) Light style. The style of lights shall be consistent with the style and character of architecture proposed on the site. Light fixtures that illuminate signage shall be compatible with the architecture of the building on which they are placed.
- 2) Prohibited light types. No person shall install any of the following types of outdoor lighting fixtures:
 - a. Mercury vapor lamps;
 - b. Blinking, flashing, moving, revolving, flickering, changing intensity, and chase lighting, except lighting for temporary seasonal displays, lighting for public safety or required for air traffic safety;
 - c. Any light fixture that may be confused with or construed as a traffic control device;
 - d. Any upward oriented lighting except as otherwise provided for in this article;
 - e. Searchlights, beacons, and laser source light fixtures;
 - f. Exposed linear lamps that include, without limitation, Light Emitting Diode (L.E.D.), and fluorescent lighting, primarily intended as an architectural highlight to attract attention or used as a means of identification or advertisement except as permitted by sign criteria of the land use code;
 - g. Any lamp or bulb, except for seasonal displays and landscape ornamental lighting, which is visible beyond the property line on which it is located; and
 - h. Any lamp or bulb with a correlated color temperature (CCT) that exceeds three thousand five hundred degrees Kelvin (3,500K) unless otherwise stated by this article.

Exemptions.

- 1) Exceptions: The standards of this section shall not apply to the following types of exterior lighting:
 - a. Ornamental Lighting: Low voltage (twelve volts or less), low wattage ornamental landscape lighting fixtures, and solar operated light fixtures having self-contained rechargeable batteries.
 - b. Strings of Light: Strings of lights located on properties in all residential zoning districts or on properties that are used exclusively for residential uses shall be exempt from the requirements of this chapter.

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- c. Aviation Lighting: Lighting used exclusively for aviation purposes. All heliport lighting, except lighting associated with emergency facilities, shall be turned off when the heliport is not in use.
 - d. Right-of-Way Lighting: Public lighting that is located within the right-of-way.
 - e. Seasonal Lighting Displays: Lighting commonly associated with outdoor displays celebrating holidays and seasons.
 - f. Because of their limited hours of operation and unique requirements for nighttime visibility, ball diamonds, playing fields, tennis courts and other similar outdoor recreational uses, both public and private, shall be exempt from the general provisions of this Article unless otherwise restricted by the Town. However, exterior lighting for such uses shall be extinguished no later than 11:00 p.m.

Resources.

Recommended references include the Illuminating Engineering Society of North America publications RP-8-00, RP-20-98 and RP-33-99.

New Code Definitions:

Building Façade Lighting means the lighting of a building facade for architectural, aesthetic, or decorative purposes.

Footcandles means one (1) lumen per square foot of site area. Primary measurement of illumination in the Town of Severance.

Fully Shielded Fixture means a fixture with a solid barrier (cap) at the top of the fixture in which the lamp (bulb) is located. The fixture is angled so the lamp is not visible below the barrier (i.e., no light visible below the horizontal angle).

Light Trespass means light that illuminates surfaces or that is visible beyond the property line of any lot.

Lumen means the unit of light measurement. Used in the Town of Severance for lighting that does not illuminate a surface (i.e., light that is projected upwards towards the sky).

Maximum Uniformity Ratio means the ratio of maximum-to-minimum illumination levels. This is calculated by dividing the maximum light level by the minimum light level.

Unshielded Lighting means lighting that does not have a barrier preventing horizontal or vertical light trespass. Such lighting shall only be used in the Town of Severance for security purposes or as otherwise specified in code.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-54R: A Resolution Ratifying Clearview Library District Appointments	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA
ACTION REQUESTED		
Management asks that the Town Council review and discuss the proposed candidates for the Clearview Library Board and take action on Resolution 2022-54R: • Actions that may be taken: ○ Move to approve Resolution 2022-54R ○ Take no action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF SUMMARY		
Below are the proposed candidates selected by the Clearview Library selection committee to be appointed board members. The Town of Severance, Town of Windsor, and Weld RE-4 School District must ratify these proposed Clearview Library Board Members appointments. • Cheryl Brown (Three-Year Term) • Ron Dunworth (Three-Year Term) • Lisa Gagliardi (Three-Year Term)		
PUBLIC SUPPORT/CONCERN		
None at this Time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and move to approve Resolution 2022-54R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2022-54R - CLD Trustee Appointment Ratification 2. ColeGerstner's Finding Report on the Selection Committee Choices		

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-54R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, RATIFYING THE APPOINTMENTS OF RON DUNWORTH, CHERYL
BROWN, AND LISA GAGLIARDI TO THE BOARD OF TRUSTEES OF THE
CLEARVIEW LIBRARY DISTRICT**

WHEREAS, the Clearview Library District was created by action of three “Establishing Bodies,” namely the Town of Windsor, the Town of Severance and Weld County RE-4 School District, all of the State of Colorado; and

WHEREAS, the Clearview Library District Board of Trustees is comprised of five trustee seats, three of which have become vacant through expired terms; and

WHEREAS, C.R.S. § 24-90-108(2)(c) provides that the Establishing Bodies have authority to ratify trustees recommended for appointment to the Clearview Library District Board of Trustees; and

WHEREAS, pursuant to C.R.S. § 24-90-108(c)(2), recommendation of replacement library trustees must be made by a committee held for that purpose; and

WHEREAS, pursuant to the Clearview Library District’s by-laws, a trustee selection committee (the “Committee”) met on September 22, 2022 and September 24, 2022 to interview trustee candidates; and

WHEREAS, on September 24, 2022, the Committee voted by majority vote to recommend Ron Dunworth, Cheryl Brown, and Lisa Gagliardi for appointment to the Clearview Library District Board of Trustees, each for a term of three years; and

WHEREAS, Ron Dunworth, Cheryl Brown, and Lisa Gagliardi each appear to be qualified to serve as a member of the Clearview Library District and to represent the various interests within the Clearview Library District.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:**

The appointments of Ron Dunworth to serve as AT-LARGE trustee, Cheryl Brown to serve as AT-LARGE, and Lisa Gagliardi as AT-LARGE trustee alternate, on the Clearview Library District, each for a three-year term beginning on January 1, 2023, is hereby ratified.

RESOLVED AND APPROVED this 8th day of November 2022.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

Committee Findings:

On Sept 22 and Sept 24th 2022 the Interview Committee of the Clavien Library met and interviewed eleven candidates for position of 2 trustees beginning Jan 2023 to Dec '25 and one alternate trustee with the same term. After deliberation the committee selected:

- ① Trustee elect — Ron Dunworth
- ② Trustee elect — Cheryl Brown
- ③ Trustee Alternate Elect — Lisa Gagliardi

It is so ordered:

1. ~~Mr D L~~ - AARON D SMITH - RE-4 BOARD MEMBER
2. ~~M Duda~~ - Michelle Duda, TOWN OF SEVERANCE COUNCIL
3. ~~J M Cline~~ - JULIE A CLINE, TOWN OF WINDSOR BOARD MEMBER

I dissent to #2 and #3 above.

4. Cole J Garstner, Library Trustee



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Resolution 2022-55R: A Resolution Amending Professional Services Between the Town of Severance and SAFEbuilt	Nicholas Wharton, Town Manager	Nicholas Wharton, MPA
ACTION REQUESTED		
Management asks the Town Council to review and discuss the proposed Amendment to SAFEbuilt professional service agreement and take action through Resolution 2022-55R: • Actions that may be taken: ○ Move to approve Resolution 2022-55R ○ Take no action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF SUMMARY		
In November 2020, Town Council approved a one-year professional service agreement with SAFEbuilt Colorado with the possibility for a one-year extension in 2021. With that, Management requests that the professional service agreement be amended with the attached resolution to allow for an ongoing year-to-year contract with SAFEbuilt moving forward. Management will provide the Town Council with annual updates regarding the services received from SAFEbuilt.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and move to approve Resolution 2022-55R.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2022-55R - 1st Amendment to PSA (Safebuilt) 2. SAFEbuilt Contract Amendment		

**TOWN OF SEVERANCE
RESOLUTION NO. 2022-55R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROVING AN AMENDMENT TO PROFESSIONAL SERVICES
AGREEMENT BETWEEN THE TOWN OF SEVERANCE AND SAFEUILT
COLORADO, LLC**

WHEREAS, the Town of Severance (“Town”) and SAFEuilt Colorado, LLC (“Safeuilt”) entered into that certain Professional Services Agreement dated November 17, 2020, pertaining to building inspection and other building-related services (the “Agreement”); and

WHEREAS, SAFEuilt desires to extend the term of the Agreement for an additional one-year term on the same terms and conditions as set forth in the Agreement, and the Town is amenable to renewing the Agreement with SAFEuilt for a one-year term; and

WHEREAS, the Town and SAFEuilt now wish to amend certain terms and conditions of the Agreement to extend the Agreement for an additional one-year period and to provide for automatic renewals for one year terms.

**NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE
TOWN OF SEVERANCE, COLORADO:**

The First Amendment to Professional Services Agreement between the Town of Severance and SAFEuilt Colorado, LLC is approved in substantially the same form as the copy attached hereto and made a part of this resolution. The mayor is authorized to execute the First Amendment on behalf of the Town.

RESOLVED AND APPROVED this 8th day of November 2022.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

AMENDMENT ONE
PROFESSIONAL SERVICES AGREEMENT
BETWEEN TOWN OF SEVERANCE, COLORADO
AND SAFEbuilt COLORADO, LLC

This Amendment is entered into to amend the Professional Services Agreement previously entered into on November 17, 2020, by and between Town of Severance, Colorado, (Municipality) and SAFEbuilt Colorado, LLC, a wholly owned subsidiary of SAFEbuilt, LLC, (Consultant). Municipality and Consultant shall be jointly referred to as the "Parties".

Amendment Effective Date: Amendment shall be effective the 1st (first) day of the month following full execution by both Parties.

RECITALS AND REPRESENTATIONS

Parties entered into a Professional Services Agreement (Agreement), by which both Parties established the terms and conditions for service delivery on November 17, 2020; and

On October 19, 2021, Municipality instituted a letter to extend the term of the Agreement for an additional twelve (12) month term; and

Parties hereto now desire to amend the Agreement as set forth herein; and

NOW, THEREFORE

Agreement is hereby amended as set forth below:

1. Agreement, Section 5. Term shall be replaced as follows:
The term of Agreement shall be extended for an additional one (1) year period, beginning November 17, 2022 and continuing through November 16, 2023. Agreement shall automatically renew for subsequent one (1) year terms, unless earlier terminated as provided herein or a written notice of non-renewal is given by one Party to the other Party at least thirty (30) days prior to the expiration of the term then in effect.

All other provisions of the original Agreement shall remain in effect, to the extent not modified by Amendment.

IN WITNESS HEREOF, the undersigned have caused this Amendment to be executed in their respective names on the dates hereinafter enumerated.



Gary Amato, CAO
SAFEbuilt Colorado, LLC

October 13, 2022

Date

Matthew Fries, Mayor
Town of Severance, Colorado

Date

Nicholas J. Wharton, Town Manager
Town of Severance, Colorado