



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

AGENDA
TOWN COUNCIL WORK SESSION & MEETING
Tuesday, September 26, 2023, at 6:00 PM

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. SAFEBuilt Presentation**
 -
 - Staff Presentation:
- 3. Weld County OEM Presentation**
 -
 - Staff Presentation:

B. CALL TO ORDER REGULAR MEETING

- 1. Roll Call**
- 2. Agenda Review by Town Manager**
- 3. Consent Calendar**

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

- a. Pg 4 - 9.12.23 Minutes**
- b. Pg 8 - August 2023 Payables Report**
- c. Pg 12 - August 2023 Financial Statements**
- d. Pg 60 - FFA Community Grant Request**

4. Approval of Agenda

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 and sign-in.

6. Council Member Comments

7. Reports

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

- a. Advisory Board Reports
- b. Town Attorney
- c. Pg 63 - Town Staff
- d. Pg 78 - Town Management
- e. Council Members Liaisons
- f. Mayor

C. TOWN COUNCIL

1. Pg 81 - Housing Assessment Presentation

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

2. Pg 152 - All Boards and Commission Joint Meeting

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

3. Pg 153 - Resolution 2023-40R: A Resolution of the Town Council of the Town of Severance, Colorado, Adopting the Good Citizen Reward Policy

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

4. Pg 156 - Resolution 2023-41R: A Resolution of the Town Council of the Town of Severance, Colorado, Providing for Revised and Additional Budget Appropriations in Fiscal Year 2023 for the Police Station Renovation Project

- Legislative
- Staff Presentation: Bill Cornelius, Community Development Director

D. COUNCIL MEMBER PETITIONS

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

E. ADJOURN

Town Council MEETING
Tuesday, September 26, 2023, 6:00 PM (MDT)

Registration URL

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

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/or Town Council Chamber
3 S. Timber Ridge Parkway, Severance, CO 80550

WORK SESSION & MEETING MINUTES

Tuesday, September 12, 2023, at 6:00 PM

Present:

Mayor:

Matthew Fries

Mayor Pro-tem:

Dennis 'Zeke' Kane

Council Members:

Frank Baszler

Stephen Gagliardi

Michelle Duda

Dan Meyers

David Bruen-virtual

Absent:

Audience: Pat Ryan and Dave Leschinsky

Staff:

Nicholas Wharton, Town Manager

Lindsay Radcliff-Coombes, Deputy Town Manager

Shani Porter, Town Planner

Nancy Mueller CPA, Finance Director

Leah Vanarsdall, Town Clerk

Keith Martin, Town Attorney-Virtual

Bill Cornelius, Community Development Director

Jim Gerdeman, Chief of Police

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

The Pledge was led by Army Vietnam Veteran Dave Leschinsky - 1st Air Cav-Crew Chief & Helicopter Gunner

2. Pg 4 - Printed Communications

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

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 Council Member Baszler, seconded by Council Member Gagliardi to amend the Consent Calendar by moving 3.b. Resolution 2023-36R to the Regular Agenda

YEAS: Gagliardi, Fries, Meyers, Bruen, Kane, Baszler

6

NAYS: Duda

1

MOTION PASSED

a. Pg 5 - 8.22.23 Minutes

4. Approval of Agenda

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Gagliardi to Approve the Agenda as amended moving Item 3.b. Resolution 2023-36R to Agenda Item 1 and removing Agenda Item D.5 for CAB to review. 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 and sign-in.

6. Council Member Comments

Council Member Duda asked for a MOMENT of SILENCE for 9-11

7. Pg - 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. PROCLAMATION

1. **Pg 12 - National Preparedness Month Proclamation**

D. TOWN COUNCIL

1. **Pg 9 - Resolution 2023-36R: A Resolution of the Town Council of the Town of Severance, Colorado, Cancelling the November 7, 2023, Town of Severance Regular Municipal Election and Declaring the Offices of Mayor and Councilors Elected**

MOTION WAS MADE BY Council Member Duda, seconded by Council Member Meyers to Approve **Resolution 2023-36R**: A Resolution of the Town Council of the Town of Severance, Colorado, Cancelling the November 7, 2023, Town of Severance Regular Municipal Election and Declaring the Offices of Mayor and Councilors Elected. All Council Members present voting Yes,

MOTION PASSED

2. **Pg 13 - Resolution 2023-37R: A Resolution of the Town council of the Town of Severance, Colorado, finding Substantial Compliance of an Annexation Petition for Certain Property located in Weld County, Colorado and Setting a Public Hearing on the Petition in Accordance with the Municipal Annexation Act of 1965**

- Quasi-Judicial
- Staff Presentation: Shani Porter, Town Planner

MOTION WAS MADE BY Council Member Baszler, seconded by Council Member Meyers to Approve **Resolution 2023-37R**: A Resolution of the Town council of the Town of Severance, Colorado, finding Substantial Compliance of an Annexation Petition for Certain Property located in Weld County, Colorado and Setting a Public Hearing on the Petition in Accordance with the Municipal Annexation Act of 1965 amending the hearing date from September 12, 2023 to November 14, 2023. All Council Members present voting Yes,

MOTION PASSED

3. **Pg 20 - Ordinance 2023-11: An Ordinance of the Town Council of the Town of Severance, Colorado, Amending Article 8 of the Severance Municipal Code pertaining**

to the Citizen Advisory Board for the Town of Severance, Colorado

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Duda, seconded by Council Member Kane to Adopt **Ordinance 2023-11**: An Ordinance of the Town Council of the Town of Severance, Colorado, Amending Article 8 of the Severance Municipal Code pertaining to the Citizen Advisory Board for the Town of Severance, Colorado. All Council Members present voting Yes,

MOTION PASSED

4. Pg 28 - Resolution 2023-38R: A Resolution by the Town Council of Severance, Colorado, Approving a Town-Issued Credit Card Policy for the Mayor

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Meyers, seconded by Council Member Duda to Approve **Resolution 2023-38R**: A Resolution by the Town Council of Severance, Colorado, Approving a Town-Issued Credit Card Policy for the Mayor . All Council Members present voting Yes,

MOTION PASSED

5. Pg 31 - Resolution 2023-39R: A Resolution by the Town Council of Severance, Colorado, Approving A Reimbursement Policy for the Town Council

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Duda, seconded by Council Member Meyers to Approve **Resolution 2023-39R**: A Resolution by the Town Council of Severance, Colorado, Approving A Reimbursement Policy for the Town Council. All Council Members present voting Yes,

MOTION PASSED

6. Pg 35 - Ordinance 2023-12: An Ordinance of the Town Council of the Town of Severance, Colorado, Setting Compensation and Authorizing Participation in Benefits for the Mayor and Town Council

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager
Agenda Item removed for CAB Review

E. COUNCIL MEMBER PETITIONS

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

None

F. ADJOURN

7:45 pm

**TOWN OF SEVERANCE
PAYMENT APPROVAL REPORT
08/01/23 - 08/31/23**

Vendor Name	Invoice Number	Description	Amount Paid
4Rivers Equipment	1525500	Engine Overhaul Kit - Green ROW Mower	\$ 506.04
Ablao Law, LLC	1213	Municipal Judge - August 2023	\$ 637.50
Advanced Mechanical Serv Inc	1694	Baldrige Lift Station-Change Valves	\$ 2,400.00
AFLAC	599048	Employee Deductions	\$ 918.30
Allegra Marketing Print Mail	47588	2,000 Blank Checks	\$ 532.81
Amazon Capital Services	1QCC-F3W6-HTWK	Five Color File Folders, 100/box	\$ 23.04
Amazon Capital Services	1QCC-F3W6-HTWK	2 Pack 9 x 12 Envelopes - 100	\$ 38.84
Amazon Capital Services	1GWW-1XQQ-GH7G	10 Yellow Sticky Note Pads	\$ 20.28
Amazon Capital Services	1GWW-1XQQ-GH7G	8 Asst. Dry Erase Markers	\$ 6.59
Amazon Capital Services	1GWW-1XQQ-GH7G	16 Packs Multifold Paper Towels	\$ 30.45
Amazon Capital Services	1QCC-F3W6-HTWK	Standard Classification Folders	\$ 24.00
Amazon Capital Services	1GWW-1XQQ-GH7G	8 Cornhole Bags	\$ 20.99
Amazon Capital Services	1QCC-F3W6-HTWK	50 Kraft Bubble Mailers 6x10	\$ 15.93
Amazon Capital Services	1QCC-F3W6-HTWK	2 Pack 6 x 9 Catalog Envelopes -	\$ 29.42
Amazon Capital Services	1GWW-1XQQ-GH7G	180 PCS Washable Sidewalk Chalk	\$ 26.39
Amazon Capital Services	1GWW-1XQQ-GH7G	48 Double Rolls - Toilet Paper	\$ 51.88
Amazon Capital Services	1QCC-F3W6-HTWK	6 Energizer AA Batteries (4 Pack)	\$ 26.94
Amazon Capital Services	1QCC-F3W6-HTWK	2 Pop-Up Notes Dispensers	\$ 15.18
Amazon Capital Services	1GWW-1XQQ-GH7G	Dimmable Floor Lamp	\$ 39.99
Amazon Capital Services	1GWW-1XQQ-GH7G	Presto - 18 Packs Facial Tissue	\$ 22.99
Amazon Capital Services	1GWW-1XQQ-GH7G	Ergonomic Mouse Pad	\$ 6.79
Amazon Capital Services	1GWW-1XQQ-GH7G	16 Bounty Paper Towel Rolls	\$ 43.49
Amazon Capital Services	1QCC-F3W6-HTWK	LED Floor Lamp	\$ 39.99
Amazon Capital Services	1QCC-F3W6-HTWK	50 Sheets Printable Cert Paper	\$ 11.89
Amazon Capital Services	1GWW-1XQQ-GH7G	4 Black Dry Erase Markers	\$ 4.89
Amazon Capital Services	1QCC-F3W6-HTWK	Space Heater	\$ 23.99
Amazon Capital Services	1GWW-1XQQ-GH7G	24 Mega Rolls - Toilet paper	\$ 27.59
Amazon Capital Services	1QCC-F3W6-HTWK	5 Memory Card Reader Adaptors	\$ 50.90
Amazon Capital Services	1QCC-F3W6-HTWK	Handing File Folders, 25 Pack	\$ 15.37
Amazon Capital Services	1GWW-1XQQ-GH7G	100 Asst. Popsicles	\$ 12.98
Amazon Capital Services	1GWW-1XQQ-GH7G	200 Trash Bags - 13 Gallon	\$ 24.51
AmeriGas - 1180	3152970484	Water Tank Back Up Gen. Propane Leak Issue	\$ 319.99
Arapahoe Rental	234813	Lift Boom - School Light Adjustments	\$ 296.40
Ascent Broadband, LLC	130772	PW Internet Service	\$ 190.00
Ausmus Law Firm PC	8288	Contract prosecution for the month of August 2023	\$ 850.00
Ayres Associates Inc.	209043	Professional Personnel Services - DOLA - IHOP Grant	\$ 2,688.20
Ayres Associates Inc.	209046	General Planning Services	\$ 43.00
Ayres Associates Inc.	209046	Land Use Advisory Committee	\$ 1,882.50
Banner Occupational Health Clinics	817703	July 23 Services - PD Pre-hire	\$ 350.00
Bunting Disposal, Inc.	142290-SEPT2023	Trash Service	\$ 30.00
Bunting Disposal, Inc.	142290-SEPT2023	Trash Service	\$ 55.00
Caselle, Inc.	126524	Caselle Software Support	\$ 2,093.00
CDPHE	WC641142318	Annual Stormwater Permit	\$ 350.00
CDPHE	WP241138433	Annual Billing 07/01/2023-06/30/24	\$ 976.00
CEBT	INV 00595054	Group AAJ2 Health & Life Insurance	\$ 50,099.35
CIRSA	231793	Property/Casualty for PW - Deductible	\$ 500.00
City of Evans	90723	NoCo Clerks Lunch and Learn 9/7/23	\$ 14.00
City of Loveland	10523305	Use of NCLETC facilities - 07.19.23	\$ 800.00
Code 4 Security Services, LLC	2023-1233	Guard at Severance Days	\$ 304.00
Collins Control & Electric, Inc.	3464	Water Tank Emergency - Overcrank	\$ 300.00
Colorado Analytical Laboratory	230809014	Lagoon Sludge	\$ 464.00
Colorado Civil Group Inc.	0042.0000.00-78	Document Archiving & Scanning	\$ 2,821.00
Colorado Civil Group Inc.	0042.0014.03-04	Engineering services - Cust# 233	\$ 8,173.50
Colorado Civil Group Inc.	0042.0508.01-04	Engineering - Row E Harmony Rd	\$ 5,732.50
Colorado Civil Group Inc.	0042.0001.12-09	Engineering services - Cust# 286	\$ 109.50
Colorado Civil Group Inc.	0042.0506.05-06	Engineering - Elevated Water Tank	\$ 8,336.50
Colorado Civil Group Inc.	0042.0000.09-16	Engineering - Water Fund	\$ 1,373.50
Colorado Civil Group Inc.	0042.0000.00-78	Engineering - General Services	\$ 1,958.60
Colorado Civil Group Inc.	0042.0009.03-39	Engineering services - Cust# 193	\$ 1,669.00
Colorado Civil Group Inc.	0042.0507.00-45	Engineering - Sanitary Sewer Master Plan	\$ 211.00
Colorado Civil Group Inc.	0042.0511.01-04	Engineering - Traffic Signal (392/23)	\$ 186.50
Colorado Civil Group Inc.	0042.0001.08-32	Engineering services - Cust# 276	\$ 1,483.75
Colorado Civil Group Inc.	0042.0023.00-02	Engineering services - Cust# 291	\$ 657.00
Colorado Civil Group Inc.	0042.0512.00-03	Engineering - PD Renovation	\$ 74.00
Colorado Civil Group Inc.	0042.0001.11-04	Engineering services - Cust# 246	\$ 5,130.50
Colorado Civil Group Inc.	0042.0500.04-11	GWT Connection Construction Mgmt	\$ 4,604.30
Colorado Civil Group Inc.	0042.0015.01-14	Engineering services - Cust# 235	\$ 1,071.00
Colorado Civil Group Inc.	0042.0510.00-17	Engineering - Traffic Signal (74/19)	\$ 73.00
Colorado Civil Group Inc.	0042.0002.07-22	Engineering services - Cust# 183	\$ 36.50
Colorado Civil Group Inc.	0042.0506.10-01	Engineering - Greeley Emergency Interconnect	\$ 3,883.00
Colorado Civil Group Inc.	0042.0000.11-19	Engineering - Pending Projects	\$ 316.50
Colorado Civil Group Inc.	0042.0022.00-12	Engineering services - Cust# 275	\$ 36.50
Colorado Department of Revenue	71823	Liquor License application fee - Addl \$25	\$ 25.00
Cooper Logan	81923	Severance Days Live Music	\$ 375.00
Core & Main LP	T244397	Hydrant Parts	\$ 234.30
Coulson Excavating Company Inc	TR-2101-03	WCR23 Project, Retainage Pay Request 3	\$ 481,576.38
DBC Irrigation Supply	S5144971.001	Community Park Valves and Solenoid	\$ 227.85
DBC Irrigation Supply	S5159609.001	Community Park Pump House Manual Blled Assy Irritol	\$ 6.75
DBC Irrigation Supply	S51141360.001	Community Park Comm Rotor Rainbirds, Rise Extensions	\$ 759.22
DBC Irrigation Supply	S5155645.001	Community Park Pump House Pressure Reg	\$ 61.53
DBC Irrigation Supply	S5191339.001	Blue Spruce Park Repairs	\$ 151.66

**TOWN OF SEVERANCE
PAYMENT APPROVAL REPORT
08/01/23 - 08/31/23**

Dean Contracting, Inc.	2852	Automatic gate	\$ 17,405.00
Dept Public Health Environment	E230346	Monthly testing	\$ 381.00
Dept Public Health Environment	IN0032559	Temp Event Plan Review Fee	\$ 135.00
Direct Discharge Consulting, LLC	2256	July ORC Services	\$ 1,500.00
E-470 Public Highway Authority	2083532833	Express Toll	\$ 70.33
Elizabeth Atkins	VENDOR REFUND JULY2023	VENDOR BOOTH SEVERANCE DAYS - 50% Refund	\$ 62.50
Endeavor Parent, LLC	FINAL PAYMENT 2023	Severance Days Concert Final Payment	\$ 5,000.00
Freedom Mailing Services Inc	45799	Postcard Bill Processing	\$ 1,316.86
Freedom Mailing Services Inc	45846	Postcard Bill Processing	\$ 188.33
Front Range Compliance Services, LLC	7717	Consulting services: Driver Expired Item Update	\$ 150.00
Frontier Business Products	866304	PW - Copy Machine 94240	\$ 442.77
Frontier Business Products	869624	PD - 96081 Copy Machine - Color Copies	\$ 71.22
Greeley Lock and Key	21059	5 Resettable Shrouded Brass Padlocks and 8 Keys	\$ 213.95
Hardline Equipment, LLC	42208939	Front broom for Third Brush Head	\$ 602.00
Hayashi & Macsalka, LLC	521	CORA Request Legal Services	\$ 39.00
Hayashi & Macsalka, LLC	523	Legal Services - Regional Water Treatment Plant Meeting	\$ 234.00
Hayashi & Macsalka, LLC	522	Legal Fees - Cust# 270	\$ 43.00
Hayashi & Macsalka, LLC	519	General Legal Services-Travel	\$ 105.00
Hayashi & Macsalka, LLC	521	General Legal Services	\$ 4,797.00
Hayashi & Macsalka, LLC	521	NWCWD Legal Services	\$ 273.00
Hayashi & Macsalka, LLC	520	Legal Fees - Cust# 246	\$ 215.00
H. A.	08.24.23	Refund of Citation Charge	\$ 166.86
IMS Infrastructure Management Services	50603-1	Engineering Serv-TR-2304 Road Assessment	\$ 4,795.00
Infusion Architects, LLC	1	Concept & Schem Design & Budgeting - July 2023	\$ 12,540.00
Integrity Concrete Coatings of Colorado	SEVERANCE DAYS REFUND	Vendor Booth Refund - Severance Days 2023	\$ 125.00
Integrity Tire	8113	2009 Ford Expl Oil Change	\$ 64.00
Integrity Tire	8576	2011 Ford F-250 Replace Tire, Oil Change, Alignment, Steering Damper	\$ 900.69
Integrity Tire	8179	2014 Ford Pol Interceptor Transmission Diagnostics	\$ 105.00
Integrity Tire	8370	2011 Chevy Tahoe Oil, Shocks/Control Arms, Drive Belt, Tires, Drive Belt	\$ 1,721.34
Integrity Tire	8794	2014 Ford Pol Inter Oil, Engine Mount, Front Brakes	\$ 641.24
Integrity Tire	7455	2018 Ford Pol Interceptor Oil Change	\$ 64.00
Integrity Tire	9543	2008 F-250 - PMA, Oil Change, Drive Belt, Locking Hubs, and Upper and Lower Ball Joints	\$ 1,297.16
Integrity Tire	9783	2014 Ford Inter Front Brake Service/Repairs	\$ 443.95
Integrity Tire	9928	2011 Chevy Tahoe A/C Repairs	\$ 301.97
Integrity Tire	9528	2009 Ford Explorer - Oil Change, and resurface rotors	\$ 109.00
Integrity Tire	10047	2011 Chevy Tahoe Check Engine, Replace Fuel Pump	\$ 640.49
JR Engineering, LLC	82623	Engineering services - Cust# 233	\$ 270.00
JR Engineering, LLC	82624	Engineering services - Cust# 246	\$ 650.00
JR Engineering, LLC	82625	Project Management	\$ 90.00
Kissinger & Fellman, P.C.	4242	Legal services rendered 07/01/2023 through 7/31/2023	\$ 292.50
La Salle Oil Co.	181389	Fuel	\$ 1,929.50
La Salle Oil Co.	181733	Fuel	\$ 2,259.44
La Salle Oil Co.	182046	Fuel	\$ 1,999.50
Language Line Services, Inc.	11063406	Translation Services	\$ 22.14
LightGig Communications, LLC	440178	Severance Town Hall Service	\$ 120.00
Lumin8 Transportation Technologies, LLC	5192	Harmony and Teller Light Timing Adjustment	\$ 270.00
MAC Equipment, Inc.	429642	Vehicle Repairs - Replaced Light Harness, Kit Switch, Headlights	\$ 463.55
MAC Equipment, Inc.	446139	Echo Trimmers, Blade Kits, Speed-Feed Heads	\$ 953.85
MAC Equipment, Inc.	445186	Brown Edger Ser# 3505	\$ 2,043.00
Majestic Surveying, LLC	5851	Topographic Survey - Skate Park	\$ 1,345.00
New York Life	BGJ_20230803	Employee Deductions	\$ 1,049.90
New York Life	BGJ_20230903	Employee Deductions	\$ 913.12
Newco Incorporated	1693401-00	Baldrige Lift Station Parts	\$ 3,151.46
Newco Incorporated	1693423-00	Baldrige Lift Station Parts	\$ 3,118.62
Next Step Communications, LLC	11190	Camera Upgrades to DAHUA AI Recorders	\$ 4,835.00
Next Step Communications, LLC	11059	Starlink Monthly Rental for Lakeview City Park	\$ 250.00
Next Step Communications, LLC	11071	Starlink Monthly Rental for Severance Community Park	\$ 250.00
North Weld County Water District	3386000-JUL2023	Water Meter-Account	\$ 30,479.49
North Weld County Water District	6546000-JUL2023	Water Meter-Account	\$ 50,539.41
North Weld County Water District	3654000-JUL2023	Fire Meter- Account	\$ 46.54
North Weld County Water District	3386000-AUG2023	Water Meter-Account	\$ 14,648.67
North Weld County Water District	6546000-AUG2023	Water Meter-Account	\$ 73,299.96
North Weld County Water District	3654000-AUG2023	Fire Meter- Account	\$ 129.51
Northern Water Conservancy District	Aug-23	Transfer Fee - 15 units of CBT Project Water from Devco Investments, Inc	\$ 500.00
OJ Watson Company Inc	J10087	99 Int. 4900 - Replace Sander Valve and Install Plow Hitch	\$ 4,514.00
OJ Watson Company Inc	54473	Install Monroe tailgate sander and liquid system	\$ 21,155.00
Onix IT, Inc.	7919	Managed Services (7/1/23-7/31/23)	\$ 3,800.00
Onix IT, Inc.	7919	Microsoft Power Automate for Government (7/1/23 - 7/30/23)	\$ 30.00
Onix IT, Inc.	7901	Azure Subscription 6/18-7/17	\$ 305.34
Onix IT, Inc.	7919	Managed Onsite Service - 2 hr/week (7/1/23-7/31/23)	\$ 840.00
Onix IT, Inc.	7919	Microsoft Exchange Online (Plan 2) (7/1/23-7/31/23)	\$ 320.00
Onix IT, Inc.	7919	Microsoft Office 365 (7/1/23-7/31/23)	\$ 836.00
Onix IT, Inc.	12365.1	Laptop	\$ 3,207.50
Ottem Electronics, Inc.	5524	Public Works Gate Controls Installation	\$ 1,550.00
Pavement Repair & Supplies, Inc.	2023-907	Perma-Patch Pavement Repair	\$ 998.00
Poudre Valley Coop Assoc., Inc	0231840BP	2 CH Milestone Qt	\$ 232.10
Poudre Valley REA	135 0823	Streetlights, Belmont Farms	\$ 235.37
Poudre Valley REA	135 0823	Streetlights, Severance Shores	\$ 221.76
Poudre Valley REA	135 0823	CO RD 80 and Rangeview	\$ 30.66
Poudre Valley REA	135 0823	Streetlights, Sunset Ridge	\$ 249.18
Poudre Valley REA	135 0823	Streetlights, Casa Loma	\$ 134.42
Poudre Valley REA	135 0823	629 Shoreview Pkwy Lift Station	\$ 332.31

**TOWN OF SEVERANCE
PAYMENT APPROVAL REPORT
08/01/23 - 08/31/23**

Poudre Valley REA	135 0823	Streetlights, Foxridge	\$ 104.68
Poudre Valley REA	135 0823	2880 Branding Iron Power	\$ 81.21
Poudre Valley REA	135 0823	Streetlights, Soaring Eagle	\$ 190.95
Poudre Valley REA	135 0823	75 Flat Iron Ln Power Source	\$ 69.52
Poudre Valley REA	135 0823	36252 Evans St Power	\$ 51.81
Poudre Valley REA	135 0823	CO RD 21 and 76 1/2 - Water Tank	\$ 1,254.34
Poudre Valley REA	135 0823	Streetlights, Summit View	\$ 417.45
Poudre Valley REA	135 0823	Streetlights, Hidden Valley Farms	\$ 1,429.62
Poudre Valley REA	135 0823	CO RD 23 and Belmont Dr	\$ 34.18
Poudre Valley REA	135 0823	CO RD 74 & 19	\$ 13.34
Prairie Mountain Media	354665	Public Notice - ORD 2023-9	\$ 79.20
Prairie Mountain Media	354665	Public Notice - TR-2101 Traffic Signals	\$ 49.28
Pride Mechanical LLC	16964	Testing - Town Hall Toilet/Urinal Flushing	\$ 85.00
PURCHASE POWER	8000-9000-1021-3696-AUG2023	Postage	\$ 503.50
PURCHASE POWER	8000-9000-1021-3696-JUNE2023	postage	\$ 503.50
Republic Services, Inc	0642-000638895	Trash Services - wastewater plant	\$ 66.01
Saddler Ridge Metropolitan District	REFUND-OVERPAYMENT WOLF CREEK	Refund-Dbl Payment Invoice 3404	\$ 4,022.00
SAFEbuilt Colorado, Inc.	0101947-IN	Building Inspections	\$ 39,026.40
SAFEbuilt Colorado, Inc.	JULY2023 CREDIT-TEFKON	License Fee-Tefkon Custom Homes	\$ (75.00)
Scott's Electric & Bucket Truck, Inc	8618	Community Park Senoid Valve Service Call	\$ 135.00
Scott's Electric & Bucket Truck, Inc	8617	Lift Station Service Call and Repairs	\$ 1,856.25
Scott's Electric & Bucket Truck, Inc	8616	Wiring for Public Works Entry Gate	\$ 1,404.98
Shovelin Stone	81923	Severance Days Concert	\$ 2,000.00
SK Enterprises Inc	1173478	2007 Chevy Silverado 3500 - Shift cable - TK #221	\$ 437.84
Staples Business Credit	7612522309-0-1	TH paper	\$ 88.98
TDS	8224-10-010-0028399 AUG 2023	PD Bldg phone and internet	\$ 262.45
TDS	8224-10-010-0028399-JUL23	PD Bldg phone and internet	\$ 262.45
Town of Windsor	015265-000 0723	Wastewater Treatment	\$ 16,224.56
Town of Windsor	015265-000 0623	Wastewater Treatment	\$ 15,105.81
TransUnion Risk & Alternative Data, Inc	5453941-202307-1	Background Checks	\$ 75.40
Treatment Technology, LLC	190033	Sodium Hypochlorite	\$ 1,664.70
Triple S Party Rental	48955	Table, chair and tent for Severance Days	\$ 1,860.45
Tri-Tech Security, Inc.	34439	PD Bldg fire alarm monitoring	\$ 84.00
UC Health	276695	7/17 10 Panel Rapid UDS	\$ 50.00
UMB Staff Credit Cards	0151 0723	Dollar General #20448-Misc Items for Kitchen	\$ 18.76
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Reimbursement	\$ (76.73)
UMB Staff Credit Cards	0151 0723	School Of Public Affairs-CPM Training Municipals	\$ 500.00
UMB Staff Credit Cards	0151 0723	Harbor Freight Tools 62-Items needed for shop, parks, water and waste water.	\$ 131.98
UMB Staff Credit Cards	0151 0723	Napa Auto Parts-Cover for Vehicle	\$ 13.99
UMB Staff Credit Cards	0151 0723	The City Of Fort Lupton-Clerk Training Lunch-Ft Lupton	\$ 12.00
UMB Staff Credit Cards	0151 0723	Colorado Cwp-recertification for waste water certification	\$ 135.00
UMB Staff Credit Cards	0151 0723	Hoo*hootsuite Inc-Annual Social Media Software	\$ 2,988.00
UMB Staff Credit Cards	0151 0723	Weld Co C&R Office-Recording of Mylar for Adjustment # 1 Proj PD-2301	\$ 13.88
UMB Staff Credit Cards	0151 0723	Harbor Freight Tools 62-Items needed for shop, parks, water and waste water.	\$ 9.74
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort	\$ (134.22)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort	\$ (35.36)
UMB Staff Credit Cards	0151 0723	Marriott Boulder - Training	\$ 311.86
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Refund	\$ (44.74)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Refund	\$ (134.22)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Refund	\$ (116.17)
UMB Staff Credit Cards	0151 0723	Dominos 6244	\$ 63.96
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Recording for Adjustment	\$ (134.22)
UMB Staff Credit Cards	0151 0723	Indeed Jobs-Police Recruiting	\$ 504.19
UMB Staff Credit Cards	0151 0723	The Home Depot #1544-New Tools for the Water department	\$ 716.82
UMB Staff Credit Cards	0151 0723	3 Margaritas Family Mexic-Meeting in fort collins	\$ 28.00
UMB Staff Credit Cards	0151 0723	Indeed Jobs-Police Recruiting PD hiring	\$ 281.60
UMB Staff Credit Cards	0151 0723	Apwa Co Chpt-APWA Snow and Ice conference	\$ 600.00
UMB Staff Credit Cards	0151 0723	Sq *los Antojitos Del Sur-Meal voucher for staff/band	\$ 96.79
UMB Staff Credit Cards	0151 0723	Facebk J6x28q7g92-July Concert Facebook Ad	\$ 7.11
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort	\$ 1,105.58
UMB Staff Credit Cards	0151 0723	Mountain Valley Plumbing,-P.W. Toilet repair in the P.W. office.	\$ 813.17
UMB Staff Credit Cards	0151 0723	Harbor Freight Tools 62-Items needed for shop, parks, water and waste water.	\$ 29.95
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Credit for Taxes - CML Annual Conference	\$ (134.22)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Credit for Taxes - CML Annual Conference	\$ (109.17)
UMB Staff Credit Cards	0151 0723	Sq *brown Butter Bakeshop-Refund for sales tax	\$ (0.71)
UMB Staff Credit Cards	0151 0723	Fuzzys Taco Shop - Fort C-North Front Range MPO Meeting Meal	\$ 755.00
UMB Staff Credit Cards	0151 0723	Sq *brown Butter Bakeshop-Meal vouchers for staff and band	\$ 12.71
UMB Staff Credit Cards	0151 0723	The Bbq Love Shack-Meal voucher for staff and band	\$ 44.84
UMB Staff Credit Cards	0151 0723	Tractor Supply Co #5509-Posts for fencing for overflow parking at concert	\$ 309.50
UMB Staff Credit Cards	0151 0723	American Planning A-Yearly APA membership dues	\$ 99.00
UMB Staff Credit Cards	0151 0723	Facebk Z2zmn3g92-July Concert Facebook Ad	\$ 63.00
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Refund of taxes CML Annual Conference	\$ (134.22)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Refund of Taxes	\$ (44.74)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Cr for incorrect charge	\$ (5.23)
UMB Staff Credit Cards	0151 0723	Dropbox Fax Monthly-Fax monthly payment	\$ 14.98
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Credits for Taxes	\$ (109.17)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Credit for Taxes	\$ (118.19)
UMB Staff Credit Cards	0151 0723	Homedepot.Com-Garden shed	\$ 3,022.54
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-CML Annual Conference Room Adjustment	\$ (134.22)
UMB Staff Credit Cards	0151 0723	Harbor Freight Tools 62-Items needed for shop, parks, water and waste water.	\$ 59.99
UMB Staff Credit Cards	0151 0723	Colorado Ltap-LTAP training	\$ 350.00
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Credit for Taxes for Annual CML Conference	\$ (134.22)

**TOWN OF SEVERANCE
PAYMENT APPROVAL REPORT
08/01/23 - 08/31/23**

UMB Staff Credit Cards	0151 0723	Amzn Mktp Us-Appreciation gift	\$ 37.26
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort	\$ 35.36
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort	\$ (1,105.58)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort	\$ (2.00)
UMB Staff Credit Cards	0151 0723	Nordys Bbq And Grill-Lunch for Confluence Conference	\$ 44.34
UMB Staff Credit Cards	0151 0723	Facebk Pya95qfg92-Facebook marketing ads for Severance Days	\$ 125.00
UMB Staff Credit Cards	0151 0723	Indeed Jobs-Police Recruiting	\$ 500.83
UMB Staff Credit Cards	0151 0723	T2 Parking 12 & Pearl - Parking for training	\$ 3.00
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-CR of Taxes/misc fees	\$ (134.22)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Refund of Taxes CML Annual Conference	\$ (134.22)
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-CML Conference Refund of taxes/misc charges	\$ (169.43)
UMB Staff Credit Cards	0151 0723	Cbi Online-PD Background of applicant	\$ 4.00
UMB Staff Credit Cards	0151 0723	Facebk Ldwb7ppf92-July Concert Facebook Ad	\$ 75.00
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-Refund of taxes/misc charges CML Conference	\$ (116.17)
UMB Staff Credit Cards	0151 0723	Sq *los Antojitos Del Sur-Refund for Sales Tax	\$ (6.00)
UMB Staff Credit Cards	0151 0723	Best Buy - Management Laptops	\$ 3,499.09
UMB Staff Credit Cards	0151 0723	In *on-Demand Concrete LI-For the non-pot water tank at PW	\$ 812.00
UMB Staff Credit Cards	0151 0723	Gaylord Rockies Resort-\$3.70 Credit Given for tax charge at CML Conference	\$ (3.70)
University Auto Parts, Inc.	359054	DOT Inspection Triangles/Flares/Reflectors	\$ 185.97
UNUM Life Insurance Co America	7.2023	Monthly Disability Insurance	\$ 3,835.63
USA Blue Book	INV00109864	Sample bottles for liner repair project	\$ 289.40
Utah Valley University	FALL-2023 TUITION	Safebuilt Scholarship	\$ 1,000.00
Utility Notification Center	223071405	RTL Transmissions	\$ 884.94
Vector Disease Control International, LL	PI-A00013110	2023 Mosquito Control Services	\$ 3,804.84
Verizon Wireless	9941003861	Cell Phone Service - PD	\$ 1,599.11
Verizon Wireless	9939953751	Cell Phone Service - TH & PW	\$ 1,329.91
Waste Management of Colorado, Inc	5087577-2534-8	Trash Service - PW	\$ 158.74
Waste Management of Colorado, Inc	5092426-2534-1	Roll Off Trash Service	\$ 138.62
Weld County	2023-2171 GRADER SHED PURCHASE	Purchase of Grader Shed Property	\$ 1,000.00
WEX BANK	90923747	Offsite Fuel	\$ 1,421.36
Windsor Ace Hardware	168544/4	BaldRidge Lift Station Supplies	\$ 31.68
Windsor Ace Hardware	169063/4	Staplegun and snips	\$ 41.38
Xcel Energy	834268704	145 W 3rd Ave Unit Outdoor Light	\$ (4.73)
Xcel Energy	838724334	Street Lights	\$ 3,401.37
Xcel Energy	838742683	10822 County Road 74 Bldg Stoc	\$ 23.37
Xcel Energy	838742683	410 Timber Ridge Pkwy Unit Spkl	\$ 12.44
Xcel Energy	838742683	100 Waterfall Way	\$ 231.16
Xcel Energy	838742683	400 Timber Ridge Pkwy Unit Spkl	\$ 12.58
Xcel Energy	838742683	410 Immigrant Trail - Settlers Landing HOA	\$ 13.05
Xcel Energy	838742683	57/16 2-6-67 Pump	\$ 11.90
Xcel Energy	838742683	1236 1/2 Baldrige Dr Unit Lift	\$ 328.58
Xcel Energy	838742683	1020 Mahogany Dr Unit Pump	\$ 602.04
Xcel Energy	838742683	3 S Timber Ridge Pkwy	\$ 533.46
Xcel Energy	838742683	20/15 2-6-67 Sewage Plant	\$ 3,371.26
Xcel Energy	838742683	513 1/2 Broadview Dr	\$ 40.69
Xcel Energy	838742683	101 Waterfall Way	\$ 121.14
Xcel Energy	838742683	209 1st St Bldg Fire	\$ 254.20
Xcel Energy	838742683	145 3rd St	\$ 681.17
Xcel Energy	838742683	336 1st St	\$ 112.94
Xcel Energy	838742683	231 W 4th Ave Unit Pump	\$ 357.66
Xcel Energy	838742683	211 1st St	\$ 74.25
Xcel Energy	838742683	50 Timber Ridge Pkwy	\$ 89.66
Xcel Energy	838742683	145 W 3rd Ave Unit Outdoor Light	\$ 4.73
Grant Totals:			\$ 1,022,076.30

Financial Statement Review

Nancy E. Mueller, CPA
September 18, 2023



August 2023 Interim Financial Statements

The August 2023 Town of Severance Interim Financial Statements have been reviewed and can be published as part of the September 26, 2023, Council Consent Agenda.

Nancy E. Mueller, CPA
Nancy E. Mueller, CPA
Finance Director

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
AUGUST 31, 2023

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	803
01-101000	BANK OF CO- CHECKING ***1469	2,434,792
01-101500	BANK OF CO CREDIT CARD ***1481	10,737
01-102100	COLOTRUST	17,368,209
01-102180	UMB SAFEKEEPING	35,270,483
01-106000	XPRESS DEPOSIT ACCOUNT	14,090
TOTAL COMBINED CASH		55,099,114
01-100000	CASH ALLOCATED TO OTHER FUNDS	(55,099,114)

TOTAL UNALLOCATED CASH

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	20,135,570
11	ALLOCATION TO CONSERVATION TRUST FUND	205,443
12	ALLOCATION TO TRANSPORTATION FUND	3,664,626
13	ALLOCATION TO PARKS FUND	352,002
14	ALLOCATION TO PUBLIC FACILITIES FUND	1,321,785
15	ALLOCATION TO PUBLIC SAFETY FUND	320,426
41	ALLOCATION TO FLEET FUND	407,693
51	ALLOCATION TO WATER FUND	14,914,812
52	ALLOCATION TO WASTEWATER FUND	12,390,874
53	ALLOCATION TO STORMWATER FUND	1,507,886
75	ALLOCATION TO CAPITAL PROJECTS	(122,003)
TOTAL ALLOCATIONS TO OTHER FUNDS		55,099,114
ALLOCATION FROM COMBINED CASH FUND - 01-100000		(55,099,114)

ZERO PROOF IF ALLOCATIONS BALANCE

TOWN OF SEVERANCE

BALANCE SHEET

AUGUST 31, 2023

GENERAL FUND

ASSETS

10-100000	CASH - COMBINED FUND	20,135,570	
10-104000	ACCRUED INTEREST RECEIVABLE	139,378	
10-105000	TAXES RECEIVABLE	11,373	
10-105300	CASH W/ WELD COUNTY TREASURER	22,111	
10-115000	ACCOUNTS RECEIVABLE	10,174	
10-115010	FUEL INVENTORY	5,026	
10-115200	GRANT RECEIVABLE	741,769	
10-120000	DEVELOPER RECEIVABLES	20,662	
10-131000	DUE FROM OTHER GOVERNMENTS	175,824	
10-131500	ADVANCE TO STORMWATER FUND	40,000	
	TOTAL ASSETS		21,301,887

LIABILITIES AND EQUITYLIABILITIES

10-202000	ACCOUNTS PAYABLE	70,782	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS	45,363	
10-203500	CUSTOMER DEPOSITS-RENTALS	1,475	
10-204000	OTHER ACCRUED EXPENSES	17,864	
10-211400	COLORADO UNEMPLOYMENT PAYABLE	811	
10-211800	DEFERRED PROPERTY TAXES	11,373	
10-222000	DEFERRED REVENUE	1,632,265	
10-223000	DEFERRED INFLOWS OF RESOURCES	148,985	
	TOTAL LIABILITIES		1,928,919

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-290000	FUND BALANCE	16,354,473	
	REVENUE OVER EXPENDITURES - YTD	3,018,495	
	BALANCE - CURRENT DATE	19,372,968	
	TOTAL FUND EQUITY		19,372,968
	TOTAL LIABILITIES AND EQUITY		21,301,887

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE					
<u>TAXES</u>					
10-31-1000 GENERAL PROPERTY TAX	6,978	1,869,663	1,864,462	(5,201)	100.3
10-31-3000 SALES TAX	175,824	1,133,354	1,680,000	546,646	67.5
10-31-4000 USE TAX BUILDING MATERIALS	79,443	1,042,790	990,236	(52,554)	105.3
10-31-8100 SEVERANCE TAX (OIL & GAS)	450,074	450,074	10,000	(440,074)	4500.7
10-31-8200 FRANCHISE	15,559	151,430	225,000	73,570	67.3
10-31-9000 INTEREST / DELINQUENT TAX	258	652	1,500	848	43.5
TOTAL TAXES	728,137	4,647,963	4,771,198	123,235	97.4
<u>LICENSES & PERMITS</u>					
10-32-1000 BUS.LICENSE			2,000	2,000	.0
10-32-1100 LIQUOR LICENSE		1,200	400	(800)	300.0
10-32-2000 HOME BASED BUSINESS FEES		500	1,000	500	50.0
10-32-2100 BUILDING PERMIT & LICENSE	39,821	564,320	450,000	(114,320)	125.4
10-32-2600 ANIMAL LICENSES	100	525	1,000	475	52.5
10-32-3100 ADMIN. SERVICE DEVELOPMENT FEE	3,000	47,100	48,900	1,800	96.3
10-32-3400 ADMINISTRATION FEES	12,658	174,419	150,000	(24,419)	116.3
10-32-4100 ROW/HUNT/SIGN/DEVELOP. PERMITS	2,135	26,085	7,500	(18,585)	347.8
10-32-4150 SOLICITOR LICENSES		1,500	5,000	3,500	30.0
TOTAL LICENSES & PERMITS	57,713	815,649	665,800	(149,849)	122.5
<u>INTERGOVERNMENTAL</u>					
10-33-3000 CDOT-MPO GRANTS	565,655	565,655	125,000	(440,655)	452.5
10-33-4000 STATE GRANTS	90,597	247,495	299,000	51,505	82.8
10-33-5000 HIGHWAY USERS	31,690	164,325	289,582	125,257	56.8
10-33-5050 MINERAL LEASE	107,733	107,733	50,000	(57,733)	215.5
10-33-5100 MOTOR VEHICLE FEES	6,880	36,770	45,000	8,230	81.7
10-33-5200 COUNTY ROAD & BRIDGE		46,251	70,000	23,749	66.1
10-33-5300 SPECIFIC OWNERSHIP TAX	8,067	53,788	100,000	46,212	53.8
10-33-5600 CIGARETTE TAX	386	2,275	3,000	725	75.8
10-33-6000 SHARED REVENUE WINDSOR		53,404	150,000	96,596	35.6
TOTAL INTERGOVERNMENTAL	811,008	1,277,696	1,131,582	(146,114)	112.9
<u>CHARGES FOR SERVICES</u>					
10-34-1100 COURT COSTS	120	1,920	2,500	580	76.8
10-34-1200 POLICE REVENUE		47,018	96,000	48,982	49.0
10-34-1400 MAPS, PLANS, COPIES	241	2,382	2,000	(382)	119.1
TOTAL CHARGES FOR SERVICES	361	51,320	100,500	49,180	51.1

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES & FORFEITS</u>					
10-35-1000 MUNICIPAL COURT FINES	4,300	31,520	60,000	28,480	52.5
10-35-1100 SURCHARGE	180	2,000	2,500	500	80.0
10-35-1300 RESTITUTION - TOWN		10,650		(10,650)	.0
TOTAL FINES & FORFEITS	4,480	44,170	62,500	18,330	70.7
<u>MISCELLANEOUS</u>					
10-36-1000 RETURN CHECK CHARGES	390	1,407	2,500	1,093	56.3
10-36-1500 INSURANCE CLAIM PAYMENTS	1,426	11,453	2,500	(8,953)	458.1
10-36-1600 SPECIAL ASSESSMENTS		766	766		100.0
10-36-2000 OTHER MISCELLANEOUS REVENUE	1,152	26,482	5,000	(21,482)	529.6
10-36-3000 RENT	3,430	27,565	41,500	13,935	66.4
10-36-3500 INTEREST AND DIVIDENDS	42,454	362,050	225,000	(137,050)	160.9
10-36-3550 CHANGE IN MARKET VALUE	26,763	44,265		(44,265)	.0
10-36-3560 INTERFUND LOAN - PRINCIPAL	609	4,217		(4,217)	.0
10-36-3565 INTERFUND LOAN - INTEREST	136	1,003		(1,003)	.0
10-36-4500 MATERIALS AND LABOR		8,943	10,000	1,057	89.4
10-36-5000 SPECIAL EVENT REVENUE	12,025	65,841	60,000	(5,841)	109.7
10-36-6500 REIMBURSEMENTS/REFUNDS		17,515		(17,515)	.0
10-36-8050 OIL AND GAS ROYALTIES	588	5,669	10,000	4,332	56.7
TOTAL MISCELLANEOUS	88,973	577,175	357,266	(219,909)	161.6
<u>TRANSFERS IN</u>					
10-39-1000 TRANSFERS FROM OTHER FUNDS			8,203	8,203	.0
TOTAL TRANSFERS IN			8,203	8,203	.0
TOTAL FUND REVENUE	1,690,673	7,413,973	7,097,049	(316,924)	104.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
LEGISLATIVE						
10-41-1100	REGULAR STAFF WAGES	5,143	49,126	91,753	42,627	53.5
10-41-1104	RETIREMENT 457	154	1,474	2,752	1,278	53.6
10-41-1105	BOARD OF TRUSTEE FEES	550	5,600	13,000	7,400	43.1
10-41-1130	FICA/MEDICARE	436	4,058	7,020	2,962	57.8
10-41-1140	WORKERS COMPENSATION		1,347	2,500	1,153	53.9
10-41-1150	UNEMPLOYMENT	10	98	275	177	35.8
10-41-1160	HEALTH INSURANCE	738	10,184	18,714	8,530	54.4
10-41-1161	DISABILITY INSURANCE	212	1,113	1,843	730	60.4
10-41-2100	LEGAL FEES	3,255	40,524	130,000	89,477	31.2
10-41-3150	TELEPHONE	85	680	1,200	520	56.7
10-41-3180	MILEAGE			500	500	.0
10-41-3210	INSURANCE AND BONDS		4,389	5,288	899	83.0
10-41-3330	PUBLISHING/RECORDING	287	333	1,000	667	33.3
10-41-3350	ORDINANCE CODIFICATION		3,043	4,000	957	76.1
10-41-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS		3,432	5,100	1,668	67.3
10-41-3820	CONTINUING EDUCATION		8,770	9,250	480	94.8
10-41-3825	MEETING/MEALS	1,301	6,368	10,000	3,632	63.7
10-41-3990	MISCELLANEOUS		124	500	376	24.7
10-41-4010	CORA REQUESTS		527		(527)	.0
10-41-4320	COMPUTER REPLACE./AUDIO VISUAL		3,933	6,000	2,068	65.5
10-41-4330	COMPUTER SUPPORT AND MAINT	1,236	22,128	38,825	16,697	57.0
10-41-4810	UNIFORMS		567	2,275	1,708	24.9
10-41-4990	SUPPLIES	110	573	1,000	427	57.3
10-41-5050	EDUCATION SCHOLARSHIP		1,000		(1,000)	.0
10-41-5500	TOWN COUNCIL DISCRETIONARY		4,634	117,197	112,563	4.0
10-41-5550	LAND USE ADVISORY COMMITTEE	1,883	15,738	12,000	(3,738)	131.2
10-41-5555	IHOP GRANT	2,688	24,272	26,636	2,364	91.1
10-41-5560	TREE BOARD		613	2,000	1,387	30.6
10-41-7000	CAPITAL OUTLAY			15,000	15,000	.0
10-41-7700	LAND PURCHASING		1,000		(1,000)	.0
10-41-8200	ALLOCATION TO WATER FUND	(1,204)	(14,680)	(31,250)	(16,570)	(47.0)
10-41-8300	ALLOCATION TO WASTEWATER FUND	(1,151)	(14,031)	(29,871)	(15,840)	(47.0)
10-41-8400	ALLOCATION TO STORMWATER FUND	(407)	(4,963)	(10,570)	(5,607)	(47.0)
TOTAL LEGISLATIVE		15,325	181,972	453,937	271,965	40.1
ELECTIONS						
10-42-3310	WELD CO COORDINATED ELECTION			12,000	12,000	.0
TOTAL ELECTIONS				12,000	12,000	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>JUDICIAL</u>					
10-43-1100 REGULAR STAFF WAGES	1,714	21,695	47,176	25,481	46.0
10-43-1104 RETIREMENT 457	51	651	1,415	764	46.0
10-43-1130 FICA/MEDICARE	131	1,531	3,609	2,078	42.4
10-43-1140 WORKERS COMPENSATION		808	1,500	692	53.9
10-43-1150 UNEMPLOYMENT	3	43	141	98	30.7
10-43-1160 HEALTH INSURANCE	246	6,249	12,952	6,703	48.3
10-43-1161 DISABILITY INSURANCE	71	548	978	430	56.0
10-43-2100 LEGAL FEES	850	7,475	13,000	5,525	57.5
10-43-2110 MUNICIPAL JUDGE	638	4,725	8,000	3,275	59.1
10-43-3150 TELEPHONE	21	165	250	85	66.0
10-43-3210 INSURANCE AND BONDS		2,634	3,173	539	83.0
10-43-3810 MEMBERSHIP		50		(50)	.0
10-43-3820 EDUCATION			250	250	.0
10-43-3830 TRANSLATOR/JUROR FEES		620	1,500	880	41.3
10-43-4310 COURT SUPPLIES		903	600	(303)	150.5
10-43-4810 UNIFORMS	84	84	150	66	56.0
TOTAL JUDICIAL	3,809	48,181	94,694	46,513	50.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-44-1100 REGULAR STAFF WAGES	20,132	148,540	273,660	125,120	54.3
10-44-1102 OVERTIME		167		(167)	.0
10-44-1104 RETIREMENT	702	5,134	9,485	4,351	54.1
10-44-1130 FICA/MEDICARE	1,471	10,856	20,935	10,079	51.9
10-44-1140 WORKERS COMPENSATION		3,718	6,900	3,182	53.9
10-44-1150 UNEMPLOYMENT	40	298	821	523	36.2
10-44-1160 HEALTH & LIFE INSURANCE	3,931	28,496	54,717	26,221	52.1
10-44-1161 DISABILITY INSURANCE	730	2,463	4,981	2,518	49.5
10-44-2150 HR SERVICES		5,250	45,000	39,750	11.7
10-44-2990 OTHER PROFESSIONAL FEES	5,299	57,278	86,515	29,237	66.2
10-44-3110 UTILITIES	1,189	7,655	18,000	10,345	42.5
10-44-3150 TELEPHONE	333	2,583	5,000	2,417	51.7
10-44-3175 BUILDING REPAIRS & MAINTENANCE	575	8,367	20,000	11,633	41.8
10-44-3177 VEHICLE REPAIRS & MAINTENANCE	8	1,500	500	(1,000)	300.0
10-44-3210 INSURANCE AND BONDS		13,164	14,596	1,432	90.2
10-44-3220 CIRSA DEDUCTIBLES	500	500	6,000	5,500	8.3
10-44-3330 PUBLISHING			1,750	1,750	.0
10-44-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		1,220	2,000	780	61.0
10-44-3820 CONTINUING EDUCATION	88	8,973	10,000	1,027	89.7
10-44-3825 MEALS/MISCELLANEOUS	(91)	2,422	3,000	578	80.7
10-44-3990 MISCELLANEOUS SERVICES/COPIER	1,913	6,375	4,500	(1,875)	141.7
10-44-3992 SPECIAL EVENT EXPENDITURE	12,406	101,352	165,000	63,648	61.4
10-44-4000 ADVERTISING	923	6,267	1,750	(4,517)	358.1
10-44-4310 OFFICE SUPPLIES	1,514	4,163	6,000	1,838	69.4
10-44-4320 COMPUTER REPLACE./AUDIO VISUAL		5,904	10,000	4,096	59.0
10-44-4330 COMPUTER SUPPORT AND MAINT	1,829	27,277	35,550	8,273	76.7
10-44-4340 POSTAGE	504	2,105	6,000	3,895	35.1
10-44-4390 OTHER OFFICE EXPENSE		1,029	3,000	1,971	34.3
10-44-4520 VEHICLE FUEL	126	673	5,000	4,327	13.5
10-44-4810 UNIFORMS		624	1,350	726	46.2
10-44-4850 UNANTICIPATED EXP/CONTINGENCY			40,000	40,000	.0
10-44-4990 MISCELLANEOUS SUPPLIES		563	3,000	2,437	18.8
10-44-5570 CONSERVATION			10,000	10,000	.0
10-44-8000 LEASE PAYMENT		442	1,000	558	44.2
10-44-8200 ALLOCATION TO WATER FUND	(4,713)	(39,674)	(68,449)	(28,775)	(58.0)
10-44-8300 ALLOCATION TO WASTEWATER FUND	(4,506)	(37,923)	(65,429)	(27,506)	(58.0)
10-44-8400 ALLOCATION TO STORMWATER FUND	(1,594)	(13,418)	(23,152)	(9,734)	(58.0)
TOTAL ADMINISTRATION	43,309	374,345	718,980	344,635	52.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
10-45-1100 REGULAR STAFF WAGES	18,615	133,565	242,150	108,585	55.2
10-45-1102 OVERTIME			100	100	.0
10-45-1104 RETIREMENT 457	558	4,007	7,265	3,258	55.2
10-45-1130 FICA/MEDICARE	1,351	9,907	18,524	8,617	53.5
10-45-1140 WORKERS COMPENSATION		2,910	5,400	2,490	53.9
10-45-1150 UNEMPLOYMENT	37	267	727	460	36.8
10-45-1160 HEALTH & LIFE INSURANCE	3,498	23,045	49,642	26,597	46.4
10-45-1161 DISABILITY INSURANCE	705	2,408	4,752	2,344	50.7
10-45-2200 AUDIT & ACCOUNTING FEES		22,250	25,000	2,750	89.0
10-45-3150 TELEPHONE	97	536	800	264	67.0
10-45-3210 INSURANCE AND BONDS		9,481	11,423	1,942	83.0
10-45-3315 WELD COUNTY TREASURER FEE	72	18,704	21,000	2,296	89.1
10-45-3340 BANK CHARGES	10	22	1,000	978	2.2
10-45-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			1,000	1,000	.0
10-45-3820 CONTINUING EDUCATION		671	5,700	5,029	11.8
10-45-3825 MEALS/MISCELLANEOUS		178	500	322	35.7
10-45-4310 OFFICE SUPPLIES	283	1,438	1,500	62	95.8
10-45-4320 COMPUTER REPLACE./AUDIO VISUAL		6,268	9,000	2,732	69.6
10-45-4810 UNIFORMS		147	850	703	17.3
10-45-7000 CAPITAL OUTLAY		13,474	270,000	256,526	5.0
10-45-8200 ALLOCATION TO WATER FUND	(2,208)	(20,570)	(34,983)	(14,413)	(58.8)
10-45-8300 ALLOCATION TO WASTEWATER FUND	(2,111)	(19,664)	(33,439)	(13,775)	(58.8)
10-45-8400 ALLOCATION TO STORMWATER FUND	(747)	(6,958)	(11,832)	(4,874)	(58.8)
TOTAL FINANCE	20,162	202,085	596,079	393,994	33.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-51-1100 REGULAR STAFF WAGES	62,920	529,819	1,159,439	629,620	45.7
10-51-1102 OVERTIME		21,540	32,000	10,460	67.3
10-51-1104 RETIREMENT	378	2,550	5,024	2,474	50.8
10-51-1107 CONTRACTED SECURITY SERVICES	52	4,189	15,000	10,811	27.9
10-51-1130 FICA/MEDICARE	1,606	12,812	27,194	14,382	47.1
10-51-1140 WORKERS COMPENSATION		15,088	28,000	12,912	53.9
10-51-1150 UNEMPLOYMENT	126	1,111	3,478	2,367	31.9
10-51-1155 POLICE PENSION	4,762	40,684	94,237	53,553	43.2
10-51-1160 HEALTH INSURANCE	13,693	111,250	254,411	143,161	43.7
10-51-1161 DISABILITY INSURANCE	4,280	24,816	23,797	(1,019)	104.3
10-51-2300 MEDICAL		1,178	1,800	622	65.4
10-51-2310 PSYCHOLOGICAL		540	2,000	1,460	27.0
10-51-2990 OTHER PROFESSIONAL FEES	307	25,263	15,650	(9,613)	161.4
10-51-3110 UTILITIES	802	4,928	6,000	1,072	82.1
10-51-3150 TELEPHONE/PAGERS	3,263	12,969	20,000	7,031	64.8
10-51-3175 BUILDING REPAIRS & MAINTENANCE	280	2,743	7,000	4,257	39.2
10-51-3177 VEHICLE REPAIRS & MAINTENANCE	1,386	15,371	20,000	4,629	76.9
10-51-3180 MILEAGE			100	100	.0
10-51-3210 INSURANCE AND BONDS		49,159	59,231	10,072	83.0
10-51-3320 PRINTING/FORMS	71	626	5,000	4,374	12.5
10-51-3610 DISPATCH COMMUNICATIONS		41,938	42,000	62	99.9
10-51-3630 MENTAL HEALTH CO-RESP. PROGRAM			15,000	15,000	.0
10-51-3640 DRUG TASK FORCE			1,000	1,000	.0
10-51-3650 DOG TAGS/IMPOUND FEES			1,000	1,000	.0
10-51-3740 RADIO MAINTENANCE			1,500	1,500	.0
10-51-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		1,178	2,000	822	58.9
10-51-3820 CONTINUING EDUCATION & TRAIN	800	9,213	13,000	3,787	70.9
10-51-3825 MEALS/MISCELLANEOUS	278	477	1,000	523	47.7
10-51-3850 LAB TESTING FEES		258	1,000	742	25.8
10-51-3990 MISCELLANEOUS SERVICES	50	173	2,000	1,827	8.7
10-51-4300 OFFICE FURNITURE		1,749	1,000	(749)	174.9
10-51-4310 OFFICE SUPPLIES		1,438	3,000	1,562	47.9
10-51-4330 COMPUTER SUPPORT AND MAINT	1,887	34,430	43,850	9,420	78.5
10-51-4340 POSTAGE			100	100	.0
10-51-4520 VEHICLE FUEL	2,787	18,023	35,000	16,977	51.5
10-51-4530 VEHICLE & EQUIP AMORTIZATION	1,475	11,800	17,700	5,900	66.7
10-51-4720 EQUIPMENT FOR PATROL		3,484	3,000	(484)	116.1
10-51-4730 EQUIPMENT FOR TRAINING		1,497	3,500	2,003	42.8
10-51-4740 EQUIPMENT FOR INVEST./EVIDENCE		825	2,000	1,175	41.3
10-51-4810 UNIFORMS	544	12,082	20,000	7,918	60.4
10-51-4850 UNANTICIPATED EXP/CONTINGENCY			20,000	20,000	.0
10-51-4990 MISCELLANEOUS SUPPLIES	3,650	5,610	7,000	1,390	80.2
10-51-7000 CAPITAL OUTLAY		18,052	50,000	31,948	36.1
TOTAL PUBLIC SAFETY	105,397	1,038,864	2,065,011	1,026,147	50.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS / MAINTENANCE</u>					
10-61-1100 REGULAR STAFF WAGES	10,937	91,051	137,196	46,145	66.4
10-61-1101 PART-TIME STAFF WAGES			30,000	30,000	.0
10-61-1102 OVERTIME	70	1,066	2,000	934	53.3
10-61-1104 RETIREMENT	324	2,687	4,116	1,429	65.3
10-61-1130 FICA/MEDICARE	791	6,622	12,026	5,404	55.1
10-61-1140 WORKERS COMPENSATION		2,479	4,600	2,121	53.9
10-61-1150 UNEMPLOYMENT	22	186	411	225	45.3
10-61-1160 HEALTH & LIFE INSURANCE	2,814	26,527	39,656	13,129	66.9
10-61-1161 DISABILITY INSURANCE	468	1,943	3,035	1,092	64.0
10-61-2100 LEGAL FEES		273		(273)	.0
10-61-2400 ENGINEERING	4,795	4,795	65,000	60,205	7.4
10-61-2990 OTHER PROFESSIONAL FEES	270	820	1,000	180	82.0
10-61-3150 TELEPHONE	95	1,149	1,500	351	76.6
10-61-3161 STREET LIGHTING	6,640	53,801	80,000	26,199	67.3
10-61-3172 REPAIRS & MAINTENANCE - STREET		47,226	125,000	77,774	37.8
10-61-3173 REPAIRS & MAINTENANCE - EQUIPM	599	8,313	7,610	(703)	109.2
10-61-3175 BUILDING REPAIRS & MAINTENANCE	294	1,481	1,500	19	98.7
10-61-3177 VEHICLE REPAIRS & MAINTENANCE	685	7,733	4,800	(2,933)	161.1
10-61-3210 INSURANCE AND BONDS		11,520	9,731	(1,789)	118.4
10-61-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			500	500	.0
10-61-3820 CONTINUING EDUCATION	700	3,038	1,375	(1,663)	220.9
10-61-3825 MEAL, MEETING, TRAVEL EXPENSE			250	250	.0
10-61-3990 MISCELLANEOUS SERVICES		270	2,500	2,230	10.8
10-61-4311 STREET SUPPLIES	841	5,651	5,000	(651)	113.0
10-61-4330 COMPUTER SUPPORT & MAINTENANCE	673	7,883	11,130	3,247	70.8
10-61-4520 VEHICLE FUEL	1,321	9,730	11,000	1,270	88.5
10-61-4810 UNIFORMS		598	825	227	72.5
10-61-4850 UNANTICIPATED EXP/CONTINGENCY			10,000	10,000	.0
10-61-4990 MISCELLANEOUS SUPPLIES	11	4,745	5,000	255	94.9
10-61-5000 STREET SIGNS	296	9,408	15,000	5,592	62.7
10-61-7000 CAPITAL OUTLAY		15,302	41,900	26,598	36.5
TOTAL STREETS / MAINTENANCE	32,647	326,297	633,661	307,364	51.5
<u>SNOW</u>					
10-63-1100 REGULAR STAFF WAGES		17,653		(17,653)	.0
10-63-1102 OVERTIME		8,102	12,000	3,898	67.5
10-63-1104 RETIREMENT		629	360	(269)	174.8
10-63-1130 FICA/MEDICARE		1,494	918	(576)	162.7
10-63-1150 UNEMPLOYMENT		42	36	(6)	116.5
10-63-3173 REPAIRS & MAINTENANCE - EQUIPM		4,635	3,000	(1,635)	154.5
10-63-3825 MEALS/MISCELLANEOUS			250	250	.0
10-63-4110 SUPPLIES		48,656	50,000	1,344	97.3
TOTAL SNOW		81,210	66,564	(14,646)	122.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS OVERHEAD</u>					
10-64-3110 UTILITIES	1,870	14,139	20,000	5,861	70.7
10-64-3150 TELEPHONES & INTERNET			800	800	.0
10-64-3175 BUILDING REPAIRS & MAINTENANCE	1,875	12,263	15,000	2,737	81.8
10-64-3690 MOSQUITO CONTROL	3,805	19,024	30,000	10,976	63.4
10-64-3825 MEALS, MEETINGS AND TRAVEL		182	600	418	30.3
10-64-3990 MISCELLANEOUS SERVICES	182	1,358	2,000	642	67.9
10-64-4310 OFFICE SUPPLIES	8	1,197	1,000	(197)	119.7
10-64-4320 COMPUTER REPLACE./AUDIO VISUAL		2,503		(2,503)	.0
10-64-4520 VEHICLE FUEL			1,200	1,200	.0
10-64-4990 MISC SUPPLIES	136	719	4,000	3,281	18.0
10-64-5001 TORNADO SIRENS			2,500	2,500	.0
10-64-7000 CAPITAL OUTLAY		16,886	47,500	30,614	35.6
TOTAL PUBLIC WORKS OVERHEAD	7,876	68,270	124,600	56,330	54.8
<u>PARKS / GREEN SPACE</u>					
10-65-1100 REGULAR STAFF WAGES	5,539	84,957	177,237	92,280	47.9
10-65-1101 PART-TIME STAFF WAGES	7,516	7,516	30,000	22,484	25.1
10-65-1102 OVERTIME	70	1,066	2,000	934	53.3
10-65-1104 RETIREMENT	301	2,504	5,317	2,813	47.1
10-65-1130 FICA/MEDICARE	958	6,763	15,853	9,090	42.7
10-65-1140 WORKERS COMPENSATION		3,449	6,400	2,951	53.9
10-65-1150 UNEMPLOYMENT	26	189	532	343	35.5
10-65-1160 HEALTH & LIFE INSURANCE	2,665	25,336	49,434	24,098	51.3
10-65-1161 DISABILITY INSURANCE	440	1,830	4,015	2,185	45.6
10-65-3110 UTILITIES	1,774	11,022	21,000	9,978	52.5
10-65-3150 TELEPHONE/PAGERS	127	1,390	2,000	610	69.5
10-65-3171 VANDALISM		293	8,000	7,707	3.7
10-65-3172 TREE & LANDSCAPE MAINTENANCE		798	4,000	3,202	20.0
10-65-3173 REPAIRS & MAINTENANCE - EQUIPM	478	14,672	10,660	(4,012)	137.6
10-65-3175 BUILDING REPAIRS & MAINTENANCE	516	2,981	1,200	(1,781)	248.4
10-65-3176 GROUNDS MAINTENANCE	1,867	7,844	14,000	6,156	56.0
10-65-3177 VEHICLE REPAIRS & MAINTENANCE	685	7,828	4,700	(3,128)	166.6
10-65-3210 INSURANCE AND BONDS		11,236	13,538	2,302	83.0
10-65-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		280		(280)	.0
10-65-3820 CONTINUING EDUCATION		741	1,375	635	53.9
10-65-3990 SERVICES		1,504	2,500	996	60.2
10-65-4330 COMPUTER SUPPORT & MAINTENANCE	673	7,883	11,125	3,242	70.9
10-65-4520 VEHICLE FUEL	1,279	9,484	9,000	(484)	105.4
10-65-4810 UNIFORMS		428	825	397	51.9
10-65-4850 UNANTICIPATED EXP/CONTIGENCY			10,000	10,000	.0
10-65-4990 SUPPLIES		9,018	10,131	1,113	89.0
10-65-6000 TREE CITY USA		399	21,200	20,801	1.9
10-65-7000 CAPITAL OUTLAY			18,100	18,100	.0
10-65-7990 OTHER SMALL EQUIPMENT	2,667	2,667		(2,667)	.0
TOTAL PARKS / GREEN SPACE	27,580	224,075	454,142	230,067	49.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>COMMUNITY DEVELOPMENT</u>					
10-70-1100 REGULAR STAFF WAGES	23,172	167,366	300,723	133,357	55.7
10-70-1104 RETIREMENT	678	5,684	11,097	5,413	51.2
10-70-1130 FICA/MEDICARE	1,719	12,575	25,048	12,473	50.2
10-70-1140 WORKERS COMPENSATION		3,826	7,100	3,274	53.9
10-70-1150 UNEMPLOYMENT	46	335	982	647	34.1
10-70-1160 HEALTH & LIFE INSURANCE	3,034	21,745	50,041	28,296	43.5
10-70-1161 DISABILITY INSURANCE	665	2,659	5,821	3,162	45.7
10-70-2400 ENGINEERING	1,979	34,449	60,000	25,551	57.4
10-70-2600 PLANNING SERVICES	43	8,617	40,000	31,383	21.5
10-70-2980 BUILDING INSPECTIONS & LICENSE	64,990	367,115	300,000	(67,115)	122.4
10-70-2990 OTHER PROFESSIONAL FEES			2,500	2,500	.0
10-70-3110 UTILITIES	81	597	1,000	403	59.7
10-70-3150 TELEPHONE	204	1,495	2,500	1,005	59.8
10-70-3173 REPAIRS & MAINTENANCE - EQUIPM			500	500	.0
10-70-3210 INSURANCE AND BONDS		12,465	15,019	2,554	83.0
10-70-3330 PUBLISHING/COMMUNICATIONS		160	2,000	1,840	8.0
10-70-3810 DUES & MEMBERSHIPS		4,713	4,500	(213)	104.7
10-70-3820 CONTINUING EDUCATION		250	2,000	1,750	12.5
10-70-3825 MEALS/MISCELLANEOUS/TRAVEL			200	200	.0
10-70-4099 DEVELOPER EXP.TO BE REIMBURSED	(1,516)	602		(602)	.0
10-70-4310 OFFICE SUPPLIES	47	228	1,000	772	22.8
10-70-4330 COMPUTER SUPPORT		3,300		(3,300)	.0
10-70-4520 VEHICLE FUEL	48	587	3,500	2,913	16.8
10-70-4810 UNIFORMS		40	750	710	5.3
10-70-4987 ECONOMIC DEVELOPMENT		5,543	25,000	19,457	22.2
10-70-4989 TRAIL DEVELOPMENT		10,000	15,000	5,000	66.7
TOTAL COMMUNITY DEVELOPMENT	95,189	664,352	876,281	211,929	75.8
<u>TRANSFERS TO OTHER FUNDS</u>					
10-90-9011 TRANSFERS TO OTHER FUNDS	15,786	1,185,828	290,000	(895,828)	408.9
TOTAL TRANSFERS TO OTHER FUNDS	15,786	1,185,828	290,000	(895,828)	408.9
TOTAL FUND EXPENDITURES	367,081	4,395,478	6,385,949	1,990,471	68.8
NET REVENUE OVER EXPENDITURES	1,323,592	3,018,495	711,100	(2,307,395)	424.5

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

CONSERVATION TRUST FUND

ASSETS

11-100000	CASH - COMBINED FUND		205,443	
	TOTAL ASSETS			205,443

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	132,327		
	REVENUE OVER EXPENDITURES - YTD	73,116		
	BALANCE - CURRENT DATE		205,443	
	TOTAL FUND EQUITY			205,443
	TOTAL LIABILITIES AND EQUITY			205,443

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

CONSERVATION TRUST FUND

		<u>PERIOD ACTUAL</u>	<u>YTD ACTUAL</u>	<u>BUDGET</u>	<u>UNEARNED</u>	<u>PCNT</u>
REVENUE						
	<u>INTERGOVERNMENTAL</u>					
11-33-5900	COLORADO LOTTERY		69,346		(69,346)	.0
	TOTAL INTERGOVERNMENTAL		69,346		(69,346)	.0
	<u>MISCELLANEOUS</u>					
11-36-3500	INTEREST AND DIVIDENDS	435	3,359		(3,359)	.0
11-36-3550	CHANGE IN MARKET VALUE	251	411		(411)	.0
	TOTAL MISCELLANEOUS	685	3,770		(3,770)	.0
	TOTAL FUND REVENUE	685	73,116		(73,116)	.0
	NET REVENUE OVER EXPENDITURES	685	73,116		(73,116)	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

TRANSPORTATION FUND

<u>ASSETS</u>			
12-100000	CASH - COMBINED FUND	3,664,626	
	TOTAL ASSETS		3,664,626
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
12-202000	ACCOUNTS PAYABLE	833,407	
12-205000	RETAINAGE PAYABLE	48,748	
	TOTAL LIABILITIES		882,155
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
12-290000	FUND BALANCE	3,750,692	
	REVENUE OVER EXPENDITURES - YTD	(968,221)	
	BALANCE - CURRENT DATE	2,782,471	
	TOTAL FUND EQUITY		2,782,471
	TOTAL LIABILITIES AND EQUITY		3,664,626

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
12-34-3000	ROAD INFRASTRUCTURE FEE	25,228	467,217		(467,217)	.0
	TOTAL IMPACT FEES	25,228	467,217		(467,217)	.0
	<u>MISCELLANEOUS</u>					
12-36-3500	INTEREST AND DIVIDENDS	7,448	75,183		(75,183)	.0
12-36-3550	CHANGE IN MARKET VALUE	5,483	9,192		(9,192)	.0
	TOTAL MISCELLANEOUS	12,931	84,375		(84,375)	.0
	<u>TRANSFERS FROM OTHER FUNDS</u>					
12-39-1000	TRANSFERS FROM OTHER FUNDS	161,121	750,000		(750,000)	.0
	TOTAL TRANSFERS FROM OTHER FUNDS	161,121	750,000		(750,000)	.0
	TOTAL FUND REVENUE	199,279	1,301,592		(1,301,592)	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
<u>STREETS CAPITAL OUTLAY</u>						
12-61-7400	OVERLAYS AND CHIPSEALS	833,407	833,407		(833,407)	.0
	TOTAL STREETS CAPITAL OUTLAY	833,407	833,407		(833,407)	.0
<u>CR 74 IMPROVEMENTS PROJECT</u>						
12-83-2100	LEGAL FEES		527		(527)	.0
12-83-2400	ENGINEERING	260	112,591		(112,591)	.0
12-83-7500	CONSTRUCTION	49	1,162,167	3,643,323	2,481,156	31.9
	TOTAL CR 74 IMPROVEMENTS PROJECT	309	1,275,285	3,643,323	2,368,038	35.0
<u>TRANSFERS TO OTHER FUNDS</u>						
12-90-9010	TRANSFERS TO OTHER FUNDS	161,121	161,121		(161,121)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	161,121	161,121		(161,121)	.0
	TOTAL FUND EXPENDITURES	994,836	2,269,812	3,643,323	1,373,511	62.3
	NET REVENUE OVER EXPENDITURES	(795,557)	(968,221)	(3,643,323)	(2,675,102)	(26.6)

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

PARKS FUND

<u>ASSETS</u>			
13-100000	CASH - COMBINED FUND	352,002	
	TOTAL ASSETS		352,002
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	153,783	
	REVENUE OVER EXPENDITURES - YTD	198,219	
	BALANCE - CURRENT DATE	352,002	
	TOTAL FUND EQUITY		352,002
	TOTAL LIABILITIES AND EQUITY		352,002

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

		PARKS FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
13-34-7400	PARKS FEES	11,200	222,720		(222,720)	.0
	TOTAL IMPACT FEES	11,200	222,720		(222,720)	.0
	<u>MISCELLANEOUS</u>					
13-36-3500	INTEREST AND DIVIDENDS	763	4,879		(4,879)	.0
13-36-3550	CHANGE IN MARKET VALUE	371	596		(596)	.0
	TOTAL MISCELLANEOUS	1,134	5,475		(5,475)	.0
	TOTAL FUND REVENUE	12,334	228,195		(228,195)	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

PARKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
<u>TRANSFERS TO OTHER FUNDS</u>						
13-90-9010	TRANSFERS TO OTHER FUNDS		29,976		(29,976)	.0
	TOTAL TRANSFERS TO OTHER FUNDS		29,976		(29,976)	.0
	TOTAL FUND EXPENDITURES		29,976		(29,976)	.0
	NET REVENUE OVER EXPENDITURES	12,334	198,219		(198,219)	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

PUBLIC FACILITIES FUND

<u>ASSETS</u>			
14-100000	CASH – COMBINED FUND	1,321,785	
		<u>1,321,785</u>	
	TOTAL ASSETS		<u>1,321,785</u>
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
14-290000	FUND BALANCE	1,141,392	
	REVENUE OVER EXPENDITURES - YTD	<u>180,394</u>	
	BALANCE - CURRENT DATE	<u>1,321,785</u>	
	TOTAL FUND EQUITY		<u>1,321,785</u>
	TOTAL LIABILITIES AND EQUITY		<u>1,321,785</u>

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
14-32-3000	PUBLIC FACILITIES IMPACT FEE	10,000	157,000		(157,000)	.0
	TOTAL IMPACT FEES	10,000	157,000		(157,000)	.0
	<u>MISCELLANEOUS</u>					
14-36-3500	INTEREST AND DIVIDENDS	2,759	23,579		(23,579)	.0
14-36-3550	CHANGE IN MARKET VALUE	1,743	2,883		(2,883)	.0
	TOTAL MISCELLANEOUS	4,501	26,462		(26,462)	.0
	TOTAL FUND REVENUE	14,501	183,462		(183,462)	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	<u>TRANSFERS TO OTHER FUNDS</u>					
14-90-9010	TRANSFERS TO OTHER FUNDS	370	3,068		(3,068)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	370	3,068		(3,068)	.0
	TOTAL FUND EXPENDITURES	370	3,068		(3,068)	.0
	NET REVENUE OVER EXPENDITURES	14,131	180,394		(180,394)	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

PUBLIC SAFETY FUND

ASSETS

15-100000	CASH – COMBINED FUND		320,426	
	TOTAL ASSETS			320,426

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
15-290000	FUND BALANCE	236,616		
	REVENUE OVER EXPENDITURES - YTD	83,810		
	BALANCE - CURRENT DATE		320,426	
	TOTAL FUND EQUITY			320,426
	TOTAL LIABILITIES AND EQUITY			320,426

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
15-32-3000	PUBLIC SAFETY IMPACT FEE	5,000	78,500		(78,500)	.0
	TOTAL IMPACT FEES	5,000	78,500		(78,500)	.0
	<u>MISCELLANEOUS</u>					
15-36-3500	INTEREST AND DIVIDENDS	677	5,302		(5,302)	.0
15-36-3550	CHANGE IN MARKET VALUE	395	648		(648)	.0
	TOTAL MISCELLANEOUS	1,072	5,951		(5,951)	.0
	TOTAL FUND REVENUE	6,072	84,451		(84,451)	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	<u>TRANSFERS TO OTHER FUNDS</u>					
15-90-9010	TRANSFERS TO OTHER FUNDS	77	640		(640)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	77	640		(640)	.0
	TOTAL FUND EXPENDITURES	77	640		(640)	.0
	NET REVENUE OVER EXPENDITURES	5,995	83,810		(83,810)	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

FLEET FUND

ASSETS

41-100000	CASH - COMBINED FUND		407,693	
	TOTAL ASSETS			407,693

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
41-290000	FUND BALANCE	387,306		
	REVENUE OVER EXPENDITURES - YTD	20,387		
	BALANCE - CURRENT DATE		407,693	
	TOTAL FUND EQUITY			407,693
	TOTAL LIABILITIES AND EQUITY			407,693

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

		FLEET FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
41-34-2000	FLEET REPLACEMENT REVENUE	1,475	11,800		(11,800)	.0
	TOTAL CHARGES FOR SERVICES	1,475	11,800		(11,800)	.0
<u>MISCELLANEOUS</u>						
41-36-3500	INTEREST AND DIVIDENDS	843	7,652		(7,652)	.0
41-36-3550	CHANGE IN MARKET VALUE	563	935		(935)	.0
	TOTAL MISCELLANEOUS	1,406	8,587		(8,587)	.0
	TOTAL FUND REVENUE	2,881	20,387		(20,387)	.0
	NET REVENUE OVER EXPENDITURES	2,881	20,387		(20,387)	.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

WATER FUND

ASSETS

51-100000	CASH - COMBINED FUND	14,914,812	
51-115000	ACCOUNTS RECEIVABLE	234,470	
51-115002	MISCELLANEOUS WATER RECEIVABLE	5,523	
51-115005	PARTS INVENTORY	44,653	
51-115300	CONTRACT RECEIVABLE	20	
51-161000	LAND	294,759	
51-162100	ACCUMULATED DEPRECIATION	(1,421,725)	
51-163000	WATER SYSTEM	9,464,601	
51-164000	EQUIPMENT	181,884	
51-165000	CONSTRUCTION IN PROGRESS	148,099	
51-166000	WATER RIGHTS	34,176,374	
51-167000	WATER CAPACITY	4,880,334	
51-168000	BUILDINGS	747,577	
51-168500	NISP PROJECT	5,322,877	
	TOTAL ASSETS		68,994,258

LIABILITIES AND EQUITY

LIABILITIES

51-202000	ACCOUNTS PAYABLE	1,275,358	
51-205000	RETAINAGE PAYABLE	170,615	
51-212000	ACCRUED COMPENSATED ABSENCES	14,246	
51-222000	HYDRANT METER DEPOSITS	14,000	
	TOTAL LIABILITIES		1,474,219

FUND EQUITY

51-273000	CONTRIBUTED CAPITAL - DEVELOPM	6,848,000	
	UNAPPROPRIATED FUND BALANCE:		
51-290000	RETAINED EARNINGS	63,027,243	
	REVENUE OVER EXPENDITURES - YTD	(2,355,205)	
	BALANCE - CURRENT DATE	60,672,038	
	TOTAL FUND EQUITY		67,520,038
	TOTAL LIABILITIES AND EQUITY		68,994,258

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
CHARGES FOR SERVICES						
51-34-1000	WATER SALES- WATER BILLS	240,995	1,410,245	2,152,474	742,229	65.5
	TOTAL CHARGES FOR SERVICES	240,995	1,410,245	2,152,474	742,229	65.5
MISCELLANEOUS						
51-36-2000	WATER PIT/METER SET FEE	3,799	36,453	85,000	48,547	42.9
51-36-3500	INTEREST AND DIVIDENDS	30,574	293,631		(293,631)	.0
51-36-3550	CHANGE IN MARKET VALUE	21,495	35,900		(35,900)	.0
51-36-6500	WATER ACQUISITION FEE	38,750	477,250	256,875	(220,375)	185.8
51-36-9900	OTHER REVENUES	5,523	6,097		(6,097)	.0
	TOTAL MISCELLANEOUS	100,141	849,331	341,875	(507,456)	248.4
LOCAL PLANT INVESTMENT FEES						
51-37-7150	LOCAL PLANT INVESTMENT FEE	218,500	1,306,200		(1,306,200)	.0
	TOTAL LOCAL PLANT INVESTMENT FEES	218,500	1,306,200		(1,306,200)	.0
	TOTAL FUND REVENUE	559,636	3,565,776	2,494,349	(1,071,427)	143.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION						
51-81-1100	REGULAR STAFF WAGES	1,612	12,897	20,960	8,063	61.5
51-81-1102	OVERTIME			200	200	.0
51-81-1104	RETIREMENT	48	387	629	242	61.5
51-81-1130	FICA/MEDICARE	123	987	1,603	616	61.6
51-81-1140	WORKERS COMPENSATION		431	800	369	53.9
51-81-1150	UNEMPLOYMENT	3	26	63	37	40.9
51-81-1160	HEALTH & LIFE INSURANCE	394	3,148	8,056	4,908	39.1
51-81-1161	DISABILITY INSURANCE	74	296	476	180	62.2
51-81-3162	CC FEES	2,166	16,077	18,000	1,923	89.3
51-81-4330	COMPUTER SUPPORT AND MAINT	995	9,060	13,060	4,000	69.4
51-81-4345	MAILING SERVICE	767	11,270	12,700	1,430	88.7
51-81-5000	UTILITY BILL ADJUSTMENTS		20		(20)	.0
TOTAL ADMINISTRATION		6,182	54,598	76,547	21,949	71.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER OPERATIONS</u>					
51-82-1100 REGULAR STAFF WAGES	18,960	143,665	246,971	103,306	58.2
51-82-1102 OVERTIME	127	1,274	10,000	8,726	12.7
51-82-1104 RETIREMENT	671	5,152	8,710	3,558	59.2
51-82-1130 FICA/MEDICARE	1,402	10,806	18,960	8,154	57.0
51-82-1140 WORKERS COMPENSATION		3,233	6,000	2,767	53.9
51-82-1150 UNEMPLOYMENT	38	293	744	451	39.3
51-82-1160 HEALTH & LIFE INSURANCE	3,501	28,066	52,229	24,163	53.7
51-82-1161 DISABILITY INSURANCE	707	2,657	4,614	1,957	57.6
51-82-2100 LEGAL FEES		702	20,000	19,298	3.5
51-82-2400 ENGINEERING			2,000	2,000	.0
51-82-2410 WATER SYSTEM IMPROVE. PERMIT			500	500	.0
51-82-2900 OTHER PROFESSIONAL FEES	750	6,000	12,000	6,000	50.0
51-82-3110 UTILITIES	1,486	11,485	15,000	3,515	76.6
51-82-3150 TELEPHONE	167	1,567	2,000	433	78.4
51-82-3173 REPAIRS & MAINTENANCE - EQUIPM	49	6,057	9,210	3,153	65.8
51-82-3175 BUILDING REPAIRS & MAINTENANCE		21	2,000	1,979	1.0
51-82-3177 VEHICLE REPAIRS & MAINTENANCE	255	2,718	3,220	502	84.4
51-82-3178 SYSTEM REPAIR & MAINTENANCE	(476)	19,052	30,000	10,948	63.5
51-82-3200 SAMPLING/TESTING	47	675	5,000	4,325	13.5
51-82-3210 INSURANCE AND BONDS		11,939	14,385	2,446	83.0
51-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		450	1,500	1,050	30.0
51-82-3820 CONTINUING EDUCATION		989	2,450	1,461	40.4
51-82-3990 OTHER SERVICES	288	5,687	17,000	11,313	33.5
51-82-4120 WATER SYSTEM SUPPLIES		3,244	15,000	11,756	21.6
51-82-4130 METER SET SUPPLIES	6,101	45,694	85,000	39,306	53.8
51-82-4520 VEHICLE FUEL	1,118	6,760	13,000	6,240	52.0
51-82-4810 UNIFORMS		311	500	189	62.1
51-82-4850 UNANTICIPATED EXP/CONTINGENCY			20,000	20,000	.0
51-82-4990 MISCELLANEOUS SUPPLIES		2,176	1,000	(1,176)	217.6
51-82-4995 WATER TREATMENT & DISTRIBUTION	88,078	440,134	1,100,000	659,866	40.0
51-82-4996 AUGMENTATION PUMPING FEE			1,500	1,500	.0
51-82-4997 WATER SHARE ASSESSMENTS	500	15,410	120,000	104,590	12.8
51-82-8200 ADMIN OVERHEAD ALLOCATION	8,126	74,924	134,682	59,758	55.6
TOTAL WATER OPERATIONS	131,896	851,139	1,975,175	1,124,036	43.1
<u>WATER CAPITAL</u>					
51-83-2100 LEGAL FEES	507	5,363	65,000	59,638	8.3
51-83-2400 ENGINEERING	61,927	111,738	495,000	383,262	22.6
51-83-7000 CAPITAL OUTLAY	1,612	1,612	95,000	93,388	1.7
51-83-7500 CONSTRUCTION	219,761	3,446,207	7,659,676	4,213,469	45.0
51-83-7545 BUILDING/STRUCTURE		262,500	300,000	37,500	87.5
51-83-7562 WATER AQUISION			1,225,000	1,225,000	.0
TOTAL WATER CAPITAL	283,807	3,827,419	9,839,676	6,012,257	38.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	<u>LOCAL PLANT INVESTMENT EXPENSE</u>					
51-84-2100	LEGAL FEES	20	1,209		(1,209)	.0
51-84-7530	PROFESSIONAL SERVICES	1,374	12,799	11,674	(1,125)	109.6
51-84-7540	NORTHERN INTEGRATED SUPPLY		1,155,800	1,155,800		100.0
	TOTAL LOCAL PLANT INVESTMENT EXPENS	1,393	1,169,808	1,167,474	(2,334)	100.2
	<u>OTHER PLANT INVESTMENT EXPENSE</u>					
51-85-2100	LEGAL FEES		137		(137)	.0
51-85-4996	OTHER PLANT INVESTMENT EXPENSE			2,900,000	2,900,000	.0
	TOTAL OTHER PLANT INVESTMENT EXPEN		137	2,900,000	2,899,864	.0
	<u>TRANSFERS TO OTHER FUNDS</u>					
51-90-9010	TRANSFERS TO OTHER FUNDS	4,335	17,880		(17,880)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	4,335	17,880		(17,880)	.0
	TOTAL FUND EXPENDITURES	427,612	5,920,981	15,958,872	10,037,891	37.1
	NET REVENUE OVER EXPENDITURES	132,023	(2,355,205)	(13,464,523)	(11,109,318)	(17.5)

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

WASTEWATER FUND

ASSETS

52-100000	CASH - COMBINED FUND	12,390,874	
52-115000	ACCOUNTS RECEIVABLE	108,269	
52-115002	MISCELLANEOUS RECEIVABLE	161,718	
52-115300	CONTRACT RECEIVABLE	10	
52-162100	ACCUMULATED DEPRECIATION	(3,411,191)	
52-163000	SEWER SYSTEM	17,357,412	
52-164000	EQUIPMENT	173,233	
52-168000	BUILDINGS	653,477	
	TOTAL ASSETS		27,433,803

LIABILITIES AND EQUITY

LIABILITIES

52-202000	ACCOUNTS PAYABLE	635,415	
52-212000	ACCRUED COMPENSATED ABSENCES	13,567	
	TOTAL LIABILITIES		648,982

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
52-290000	RETAINED EARNINGS	26,457,989	
	REVENUE OVER EXPENDITURES - YTD	326,832	
	BALANCE - CURRENT DATE	26,784,821	
	TOTAL FUND EQUITY		26,784,821
	TOTAL LIABILITIES AND EQUITY		27,433,803

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

		WASTEWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
52-34-1000	WASTEWATER TREATMENT FEES	106,242	835,206	1,211,247	376,041	69.0
	TOTAL CHARGES FOR SERVICES	106,242	835,206	1,211,247	376,041	69.0
<u>MISCELLANEOUS</u>						
52-36-3500	INTEREST AND DIVIDENDS	25,697	229,017		(229,017)	.0
52-36-3550	CHANGE IN MARKET VALUE	16,866	28,000		(28,000)	.0
	TOTAL MISCELLANEOUS	42,563	257,017		(257,017)	.0
<u>WASTEWATER PLANT INVEST. FEE</u>						
52-38-7100	WASTEWATER PLANT INVEST. FEE	65,000	1,014,000		(1,014,000)	.0
	TOTAL WASTEWATER PLANT INVEST. FEE	65,000	1,014,000		(1,014,000)	.0
	TOTAL FUND REVENUE	213,805	2,106,223	1,211,247	(894,976)	173.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES					
WASTEWATER ADMINISTRATION					
52-81-1100 REGULAR STAFF WAGES	1,008	8,061	13,100	5,039	61.5
52-81-1102 OVERTIME			125	125	.0
52-81-1104 RETIREMENT	30	242	393	151	61.6
52-81-1130 FICA/MEDICARE	77	617	1,002	385	61.6
52-81-1140 WORKERS COMPENSATION		269	500	231	53.9
52-81-1150 UNEMPLOYMENT	2	16	39	23	41.4
52-81-1160 HEALTH & LIFE INSURANCE	246	1,968	5,035	3,067	39.1
52-81-1161 DISABILITY INSURANCE	46	185	298	113	62.1
52-81-3162 CC FEES	2,166	16,077	18,000	1,923	89.3
52-81-4330 COMPUTER SUPPORT AND MAINT	995	9,060	13,060	4,000	69.4
52-81-4345 MAILING SERVICE	767	5,571	11,800	6,229	47.2
52-81-5000 UTILITY BILL ADJUSTMENTS		69		(69)	.0
TOTAL WASTEWATER ADMINISTRATION	5,336	42,135	63,352	21,217	66.5
WASTEWATER OPERATIONS					
52-82-1100 REGULAR STAFF WAGES	18,960	142,965	247,223	104,258	57.8
52-82-1102 OVERTIME	127	1,177	1,000	(177)	117.7
52-82-1104 RETIREMENT	671	5,128	8,710	3,582	58.9
52-82-1130 FICA/MEDICARE	1,402	10,750	18,960	8,210	56.7
52-82-1140 WORKERS COMPENSATION		3,233	6,000	2,767	53.9
52-82-1150 UNEMPLOYMENT	38	291	744	453	39.1
52-82-1160 HEALTH & LIFE INSURANCE	3,711	28,066	53,300	25,234	52.7
52-82-1161 DISABILITY INSURANCE	707	2,657	4,614	1,957	57.6
52-82-2100 LEGAL FEES			20,000	20,000	.0
52-82-2400 ENGINEERING	3,207	3,207	5,000	1,793	64.2
52-82-2410 DISCHARGE PERMIT FEES	976	976	1,500	524	65.1
52-82-2900 OTHER PROFESSIONAL FEES	750	6,000	9,000	3,000	66.7
52-82-3110 UTILITIES	4,768	36,644	48,000	11,356	76.3
52-82-3150 TELEPHONE	163	1,534	2,400	866	63.9
52-82-3173 REPAIRS & MAINTENANCE - EQUIPM		2,812	5,010	2,198	56.1
52-82-3177 VEHICLE REPAIRS & MAINTENANCE	219	2,281	3,220	939	70.8
52-82-3178 SYSTEM REPAIR & MAINTENANCE	7,577	26,855	50,000	23,145	53.7
52-82-3200 SAMPLING/TESTING	1,008	3,670	8,000	4,330	45.9
52-82-3210 INSURANCE AND BONDS		11,412	13,750	2,338	83.0
52-82-3290 OTHER TREATMENT COSTS	(29,596)	127,865	180,000	52,135	71.0
52-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		2,500	1,000	(1,500)	250.0
52-82-3820 CONTINUING EDUCATION		810	1,000	190	81.0
52-82-3990 OTHER SERVICES	288	5,241	8,000	2,759	65.5
52-82-4120 SYSTEM SUPPLIES	1,665	15,515	15,000	(515)	103.4
52-82-4520 VEHICLE FUEL	1,045	6,631	13,000	6,369	51.0
52-82-4810 UNIFORMS		311		(311)	.0
52-82-4850 UNANTICIPATED EXP/CONTINGENCY			15,000	15,000	.0
52-82-4990 MISCELLANEOUS SUPPLIES	438	3,137	7,500	4,363	41.8
52-82-8200 ADMIN OVERHEAD ALLOCATION	7,767	71,617	128,740	57,123	55.6
TOTAL WASTEWATER OPERATIONS	25,892	523,286	875,671	352,385	59.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

		WASTEWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER CAPITAL</u>						
52-83-7500	CONSTRUCTION	753	753	350,000	349,247	.2
	TOTAL WASTEWATER CAPITAL	753	753	350,000	349,247	.2
<u>WASTEWATER INVESTMENT EXPENSE</u>						
52-84-2100	LEGAL FEES	858	1,151		(1,151)	.0
52-84-7530	PROFESSIONAL SERVICES	5,944	7,027	57,378	50,351	12.3
52-84-7570	WINDSOR/SEV. SEWER PROJECT			1,200,000	1,200,000	.0
	TOTAL WASTEWATER INVESTMENT EXPEN	6,802	8,178	1,257,378	1,249,201	.7
<u>OTHER PLANT INVESTMENT EXPENSE</u>						
52-85-4996	OTHER PLANT INVESTMENT EXPENSE	598,050	1,196,100		(1,196,100)	.0
	TOTAL OTHER PLANT INVESTMENT EXPEN	598,050	1,196,100		(1,196,100)	.0
<u>TRANSFERS TO OTHER FUNDS</u>						
52-90-9010	TRANSFERS TO OTHER FUNDS	2,168	8,940		(8,940)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	2,168	8,940		(8,940)	.0
	TOTAL FUND EXPENDITURES	639,001	1,779,391	2,546,401	767,010	69.9
	NET REVENUE OVER EXPENDITURES	(425,196)	326,832	(1,335,154)	(1,661,986)	24.5

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

STORMWATER FUND

ASSETS

53-100000	CASH - COMBINED FUND	1,507,886	
53-115000	ACCOUNTS RECEIVABLE	17,969	
53-115300	CONTRACT RECEIVABLE	2	
53-162100	ACCUMULATED DEPRECIATION	(729,740)	
53-163000	STORM DRAINAGE SYSTEM	9,750,163	
53-164000	VEHICLES & EQUIPMENT	6,032	
	TOTAL ASSETS		10,552,311

LIABILITIES AND EQUITY

LIABILITIES

53-202000	ACCOUNTS PAYABLE	169	
53-208510	ADVANCE FROM GENERAL FUND	40,000	
53-212000	ACCRUED COMPENSATED ABSENCES	4,522	
	TOTAL LIABILITIES		44,691

FUND EQUITY

53-273000	CONTRIBUTED CAPITAL	4,113,680	
	UNAPPROPRIATED FUND BALANCE:		
53-290000	RETAINED EARNINGS	6,276,196	
	REVENUE OVER EXPENDITURES - YTD	117,744	
	BALANCE - CURRENT DATE	6,393,940	
	TOTAL FUND EQUITY		10,507,620
	TOTAL LIABILITIES AND EQUITY		10,552,311

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

		STORMWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>STORMWATER SYSTEM INVEST. FEE</u>						
53-32-3000	STORMWATER / DRAINAGE FEE	10,000	157,000		(157,000)	.0
	TOTAL STORMWATER SYSTEM INVEST. FEE	10,000	157,000		(157,000)	.0
<u>CHARGES FOR SERVICES</u>						
53-34-1000	STORMWATER FEES	17,156	135,475	201,266	65,791	67.3
	TOTAL CHARGES FOR SERVICES	17,156	135,475	201,266	65,791	67.3
<u>MISCELLANEOUS</u>						
53-36-3500	INTEREST AND DIVIDENDS	3,153	27,075		(27,075)	.0
53-36-3550	CHANGE IN MARKET VALUE	2,000	3,310		(3,310)	.0
	TOTAL MISCELLANEOUS	5,154	30,385		(30,385)	.0
<u>TRANSFERS FROM OTHER FUNDS</u>						
53-39-1000	TRANSFERS FROM OTHER FUNDS			40,000	40,000	.0
	TOTAL TRANSFERS FROM OTHER FUNDS			40,000	40,000	.0
	TOTAL FUND REVENUE	32,309	322,860	241,266	(81,594)	133.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION						
53-81-1100	REGULAR STAFF WAGES	605	4,837	7,860	3,023	61.5
53-81-1102	OVERTIME			75	75	.0
53-81-1104	RETIREMENT	18	145	236	91	61.5
53-81-1130	FICA/MEDICARE	46	370	601	231	61.5
53-81-1140	WORKERS COMPENSATION		162	300	138	53.9
53-81-1150	UNEMPLOYMENT	1	10	24	14	40.0
53-81-1160	HEALTH & LIFE INSURANCE	148	1,181	3,021	1,840	39.1
53-81-1161	DISABILITY INSURANCE	28	111	179	68	62.0
53-81-5000	UTILITY BILL ADJUSTMENTS		10		(10)	.0
TOTAL ADMINISTRATION		845	6,824	12,296	5,472	55.5
STORMWATER OPERATIONS						
53-82-1100	REGULAR STAFF WAGES	6,263	44,959	81,921	36,962	54.9
53-82-1102	OVERTIME	39	234	500	266	46.8
53-82-1104	RETIREMENT	189	1,364	2,457	1,093	55.5
53-82-1130	FICA/MEDICARE	459	3,353	6,267	2,914	53.5
53-82-1140	WORKERS COMPENSATION		1,078	2,000	922	53.9
53-82-1150	UNEMPLOYMENT	13	91	246	155	37.1
53-82-1160	HEALTH & LIFE INSURANCE	1,274	9,055	18,581	9,526	48.7
53-82-1161	DISABILITY INSURANCE	244	839	1,583	744	53.0
53-82-2410	STORMWATER PERMITS	350	350		(350)	.0
53-82-3150	TELEPHONE	43	387	500	113	77.4
53-82-3173	REPAIRS & MAINTENANCE - EQUIPM	(157)	2,375	5,860	3,485	40.5
53-82-3177	VEHICLE REPAIRS & MAINTENANCE			1,060	1,060	.0
53-82-3178	SYSTEM REPAIR & MAINTENANCE			1,000	1,000	.0
53-82-3210	INSURANCE AND BONDS		4,038	4,865	827	83.0
53-82-3990	OTHER SERVICES			1,350	1,350	.0
53-82-4520	VEHICLE FUEL	226	1,273	2,000	727	63.6
53-82-8100	INTERFUND LOAN - PRINCIPAL	609	4,217	6,677	2,460	63.2
53-82-8101	INTERFUND LOAN - INTEREST	136	1,003	1,526	523	65.7
53-82-8200	ADMIN OVERHEAD ALLOCATION	2,748	25,340	45,554	20,214	55.6
TOTAL STORMWATER OPERATIONS		12,437	99,955	183,947	83,992	54.3
STORMWATER CAPITAL						
53-83-7000	CAPITAL OUTLAY	1,736	80,458	83,000	2,542	96.9
TOTAL STORMWATER CAPITAL		1,736	80,458	83,000	2,542	96.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

STORMWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>DEPARTMENT 90</u>					
53-90-9010 TRANSFES TO OTHER FUNDS	4,335	17,880	8,203	(9,677)	218.0
TOTAL DEPARTMENT 90	4,335	17,880	8,203	(9,677)	218.0
TOTAL FUND EXPENDITURES	19,353	205,117	287,446	82,329	71.4
NET REVENUE OVER EXPENDITURES	12,956	117,744	(46,180)	(163,924)	255.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

CAPITAL PROJECTS

ASSETS

75-100000	CASH – COMBINED FUND	(	122,003)	
	TOTAL ASSETS		(	122,003)

LIABILITIES AND EQUITY

LIABILITIES

75-202000	ACCOUNTS PAYABLE		11,578	
75-205000	RETAINAGE PAYABLE		29,488	
	TOTAL LIABILITIES			41,065

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
75-290000	FUND BALANCE		15,212	
	REVENUE OVER EXPENDITURES - YTD	(	178,281)	
	BALANCE - CURRENT DATE	(	163,069)	
	TOTAL FUND EQUITY		(	163,069)
	TOTAL LIABILITIES AND EQUITY		(	122,003)

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>TRANSFERS FROM OTHER FUNDS</u>					
75-39-1000	TRANSFERS FROM OTHER FUNDS	27,071	675,331	250,000	(425,331)	270.1
	TOTAL TRANSFERS FROM OTHER FUNDS	27,071	675,331	250,000	(425,331)	270.1
	TOTAL FUND REVENUE	27,071	675,331	250,000	(425,331)	270.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

		CAPITAL PROJECTS				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION - CIP						
75-44-7000	CAPITAL OUTLAY	1,612	1,612	225,000	223,388	.7
	TOTAL ADMINISTRATION - CIP	1,612	1,612	225,000	223,388	.7
PUBLIC SAFETY - CIP						
75-51-2100	LEGAL FEES		1,170		(1,170)	.0
75-51-2400	ENGINEERING	12,614	17,693	350,000	332,307	5.1
75-51-7500	CONSTRUCTION			2,642,334	2,642,334	.0
	TOTAL PUBLIC SAFETY - CIP	12,614	18,863	2,992,334	2,973,471	.6
STREETS/MAINTENANCE - CIP						
75-61-7000	CAPITAL OUTLAY	1,736	169,856	188,000	18,144	90.4
75-61-7400	OVERLAYS AND CHIPSEALS		16,000	1,015,000	999,000	1.6
	TOTAL STREETS/MAINTENANCE - CIP	1,736	185,856	1,203,000	1,017,144	15.5
PUBLIC WORKS OVERHEAD - CIP						
75-64-7000	CAPITAL OUTLAY	58,281	324,526	543,000	218,474	59.8
75-64-7500	CONSTRUCTION	4,604	4,604	70,000	65,396	6.6
	TOTAL PUBLIC WORKS OVERHEAD - CIP	62,885	329,131	613,000	283,869	53.7
PARKS/GREEN SPACE - CIP						
75-65-2100	LEGAL FEES			25,000	25,000	.0
75-65-2400	ENGINEERING	1,345	19,516	265,000	245,484	7.4
75-65-7000	CAPITAL OUTLAY		111,155	409,000	297,845	27.2
75-65-7500	CONSTRUCTION		187,479	584,735	397,256	32.1
	TOTAL PARKS/GREEN SPACE - CIP	1,345	318,151	1,283,735	965,584	24.8
COMMUNITY DEVELOPMENT - CIP						
75-70-2100	LEGAL			10,000	10,000	.0
75-70-2400	ENGINEERING			75,000	75,000	.0
	TOTAL COMMUNITY DEVELOPMENT - CIP			85,000	85,000	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2023

CAPITAL PROJECTS

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	80,191	853,612	6,402,069	5,548,457	13.3
NET REVENUE OVER EXPENDITURES	(53,120)	(178,281)	(6,152,069)	(5,973,788)	(2.9)

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

GENERAL FIXED ASSET GROUP

ASSETS

80-160000	CONSTRUCTION IN PROGRESS	870,422	
80-161000	LAND	1,644,621	
80-162000	BUILDINGS	2,673,205	
80-163000	IMPROVEMENTS OTHER THAN BUILDI	36,586,233	
80-164000	MACHINERY AND EQUIPMENT	1,232,918	
80-165000	VEHICLES	856,002	
80-169999	ACCUMULATED DEPRECIATION	(6,747,041)	
TOTAL ASSETS			37,116,361

LIABILITIES AND EQUITY

FUND EQUITY

80-280000	INVESTMENTS IN FIXED ASSETS	37,116,361	
TOTAL FUND EQUITY			37,116,361
TOTAL LIABILITIES AND EQUITY			37,116,361

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2023

GENERAL LONG-TERM DEBT GROUP

ASSETS

90-170000	AMOUNT TO BE PROVIDED	127,716	
	TOTAL ASSETS		127,716

LIABILITIES AND EQUITY

LIABILITIES

90-250000	ACCRUED LEAVE	125,949	
90-252000	CAPITAL LEASE PAYABLE	1,767	
	TOTAL LIABILITIES		127,716
	TOTAL LIABILITIES AND EQUITY		127,716



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 60 - FFA Community Grant Request	Nicholas Wharton, Town Manager	
ACTION REQUESTED		
Town Management requests that the Town Council approve the FFA Community Grant Request as recommended by the Citizen Advisory Board by approval of the Consent Calendar.		<u>Action Requested</u>
BRIEF SUMMARY		
From the <i>Community Grant Request Form</i> : As Severance FFA's membership grows, we want to offer opportunities for students to attend leadership conferences, expand their knowledge of agriculture, and connect with industry and community.		
The Citizen Advisory Board (CAB) did recommend approval of this Community Grant Request in the total amount of \$1500.00.		
PUBLIC SUPPORT/CONCERN		
N/A		
ANALYSIS AND RECOMMENDATION		
Town Management requests that the Town Council approve the FFA Community Grant Request as recommended by the Citizen Advisory Board by approval of the Consent Calendar.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Severance FFA Donation Request		



COMMUNITY GRANT REQUEST FORM

Requesting Organization: Severance High School FFA
Contact Name: Brooke Larson, Toni Gross Phone: (970) 833-7100 ext 3822
Mailing Address: 1200 Hidden Valley Pkwy
City: Severance State: CO Zip: 80550

Please describe how the grant, if awarded, would be used and how this use relates to any of the Award Criteria in the Town's Grants to Community Organizations Policy:

As Severance FFA's membership grows we want to offer opportunities for students to attend leadership conferences, expand their knowledge of agriculture and connect with industry and community.

Amount Requested: \$1500.00

Has the Town of Severance contributed to the Requesting Organization in the past? ☐ No ☒ Yes

If yes, what amount(s) and when? \$1500.00 November 17th 2022

Please attach a detailed accounting of how the funds were used and describe how the funds benefitted the community:

Travel and lodging to competitive FFA events, National and state convention, Denver stock show, and much more. This benefitted the community by exposing students of Severance to many leadership activities.



Please list your organization's top five funding sources (corporate, government, and individual contributions) and the amounts received from these sources in each of the last two complete fiscal years for your organization:

Organization	Amount Received
Town of Severance	\$ 1500.00
Frye Sisters Livestock	\$ 1500.00
Wolf Creek Dairy	\$ 1200.00
Ambrosek Family	\$ 950.00
TCC Corporation	\$ 750.00

Does the IRS classify the Requesting Organization as a 501(c)3 organization? ☒ No ☐ Yes ☐ n/a

Please attach the following information:

1. Most recent year's actual income and expenses for the organization and for the specific event or project for which the funds will be used.
2. Most recent budget for the organization and for the specific event or project for which the funds will be used.
3. Names and addresses of all board members, including designated officers.
4. Any other documents that will support the application.

The undersigned hereby certifies that a) the information in this application and supporting documents are correct to the best of his/her knowledge, and b) the Internal Revenue Service 501(c)3 determination, if applicable, has not been revoked, canceled, or modified; and c) funds will be used for the projects outlined in this Donation Request Form.


Signature


Date

Along with this application, please include a brief description of the Requesting Organization (including its mission & leadership) and any other information relevant to this request.

For Management Use Only

Amount Requested: _____

☐ 1st Time Request ☐ Annual Request

Date Filed: _____

☐ Approved ☐ Denied

Issued Permits by Permit Type

Severance

08/01/2023 - 08/31/2023

Residential New	Permits Issued	Valuation	Fees Paid
Detached Single Family	10	\$3,651,756.00	\$455,154.71
Subtotals:	10	\$3,651,756.00	\$455,154.71

Residential One Stop	Permits Issued	Valuation	Fees Paid
AC/Furnace Combination - Residential	2	\$13,287.50	\$694.18
Air Conditioner - Residential	1	\$6,692.00	\$220.46
Demolition - Residential	1	\$7,176.88	\$209.18

Issued Permits by Permit Type

Severance

08/01/2023 - 08/31/2023

Electrical Service Change - Residential	1	\$1,000.00	\$163.00
Misc. Mechanical, Plumbing or Electrical - Residential	1	\$5,500.00	\$199.00
Replacement Windows - Residential	1	\$55,463.00	\$1,098.33
Residential Exterior Flatwork	2	\$8,000.00	\$344.00
Residential Roof - Asphalt	9	\$122,142.00	\$3,008.56
Residential Roof/PV Solar Permit	1	\$8,820.00	\$363.76
Subtotals:	19	\$228,081.38	\$6,300.47

Totals:	29	\$3,879,837.38	\$461,455.18
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Total Records: 38

SEVERANCE MUNICIPAL COURT
3 SOUTH TIMBER RIDGE PKWY
SEVERANCE, CO 80550



Violation	Count
42-4-106(6) - DISOBEYED SIGN CLOSING HIGHWAY FOR CONSTRUCTION/EVENT (TIB)	1

Date Reported	Citation Number
8/17/2023	2825

Violation	Count
42-4-1402 - CARELESS DRIVING	2

Date Reported	Citation Number
8/17/2023	2300002
8/30/2023	2306

Violation	Count
703(3) - FAILED TO STOP FOR STOP SIGN	10

Date Reported	Citation Number
8/7/2023	2729
8/10/2023	2820
8/18/2023	2829
8/18/2023	2828
8/23/2023	2300
8/24/2023	2300013
8/25/2023	2778
8/24/2023	2833
8/25/2023	2834
8/21/2023	2301

Violation	Count
7-1-210 - GRASS AND WEEDS	2

Date Reported	Citation Number
8/4/2023	2281
8/16/2023	2283

Violation	Count
MTC 1101 - SPEEDING (10-19 MPH) OVER POSTED LIMIT	8

Date Reported	Citation Number
8/16/2023	2732
8/21/2023	2300009
8/21/2023	2300010
8/17/2023	2171
8/21/2023	2734
8/28/2023	2303
8/28/2023	2304
8/28/2023	2305

Violation	Count
MTC 1101 - SPEEDING (20-24 MPH) OVER POSTED LIMIT.	1

Date Reported	Citation Number
8/28/2023	2302

Violation	Count
TRAFFIC VIOL-ORDINANCE - 703(3) - FAILED TO STOP FOR STOP SIGN	10

Date Reported	Citation Number
8/17/2023	2824
8/9/2023	2819
8/9/2023	2818
8/9/2023	2817
8/9/2023	2815
8/19/2023	2832
8/19/2023	2831
8/19/2023	2830
8/18/2023	2827
8/24/2023	2777

Violation	Count
TRAFFIC VIOL-STATUTE - MTC 1101 - SPEEDING (10-19 MPH) OVER POSTED LIMIT	4

Date Reported	Citation Number
8/18/2023	2174
8/18/2023	2172
8/18/2023	2173
8/22/2023	2300011

Revenue Type Summary

Period: 8/1/2023 - 8/31/2023
Created by: LEAH VANARSDALL on 9/5/2023 9:20:41 AM

Severance Court Clerk
Severance Municipal Court
3 S. Timber Ridge Parkway
Severance, CO. 80550

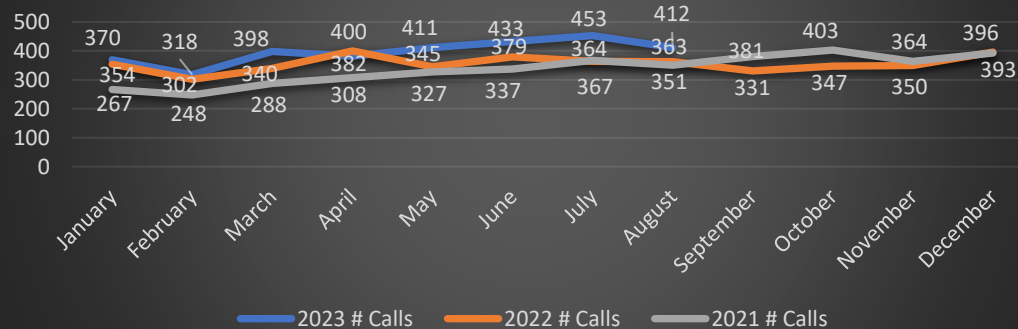
Payment Amounts by Type

Description	Amount
COURT COSTS	\$180.00
FINES	\$3,450.00
SUR-CHARGE	\$440.00
Payments Total	\$4,070.00

MAJOR INCIDENT TYPE	# INCIDENTS										
	Jan	Feb	March	April	May	June	July	Aug	YTD 2023	YTD 2022	YTD 2021
Fires	4	4	9	7	9	7	6	12	58	67	64
Overpressure rupture, explosion, overhear - no fire	0	1	0	0	0	0	0	1	2	3	2
Rescue & Emergency Medical Service	248	199	262	221	229	237	259	254	1909	1853	1671
Hazardous Condition (No Fire)	9	15	9	8	11	9	17	4	82	58	71
Service Call	46	33	53	71	66	100	67	51	487	245	206
Good Intent Call	35	33	42	42	54	36	53	33	328	369	319
False Alarm & False Call	28	33	23	33	41	44	50	57	309	250	156
Severe Weather & Natural Disaster	0	0	0		1	0	0	0	1	0	3
Special Incidents	0	0	0	0	0	0	1	0	1	2	1
TOTAL	370	318	398	382	411	433	453	412	3177	2847	2493
Mutual Aid/Auto Aid Given	6	6	8	15	9	12	14	11	81	114	97
Mutual Aid/Auto Aid Received	4	4	8	6	6	5	2	5	40	40	22

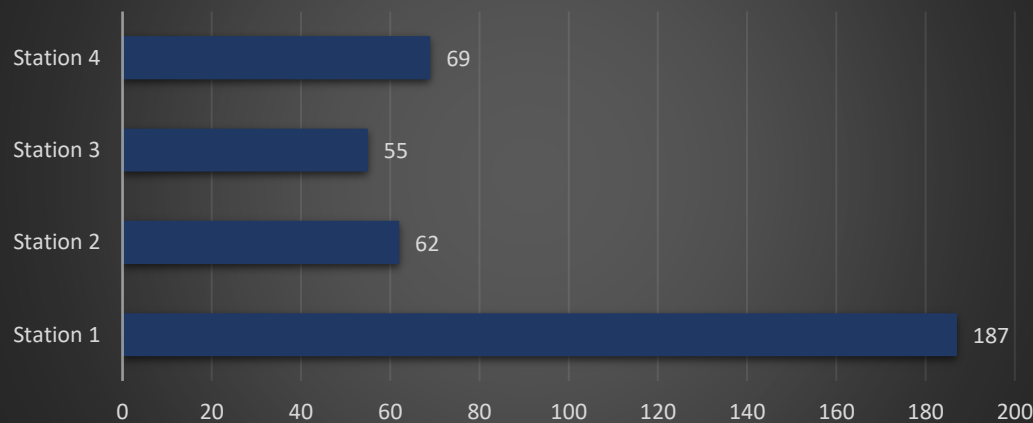
The National Fire Incident Response System (NFIRS) uses these 9 categories to track emergency response incidents nationally.

of Incidents by Month: 2023 vs 2022 & 2021



This chart illustrates the calls for service by month relative to the past years.

Incidents per Station - August 2023



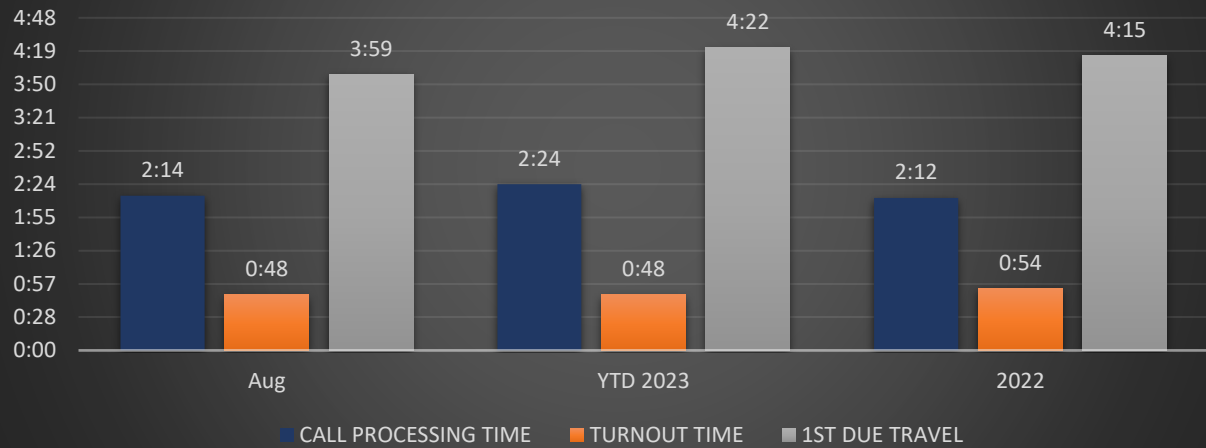
WSFR tracks incidents by the location of the incident based on which station is the closest.



WSFR Response Report: September 2023

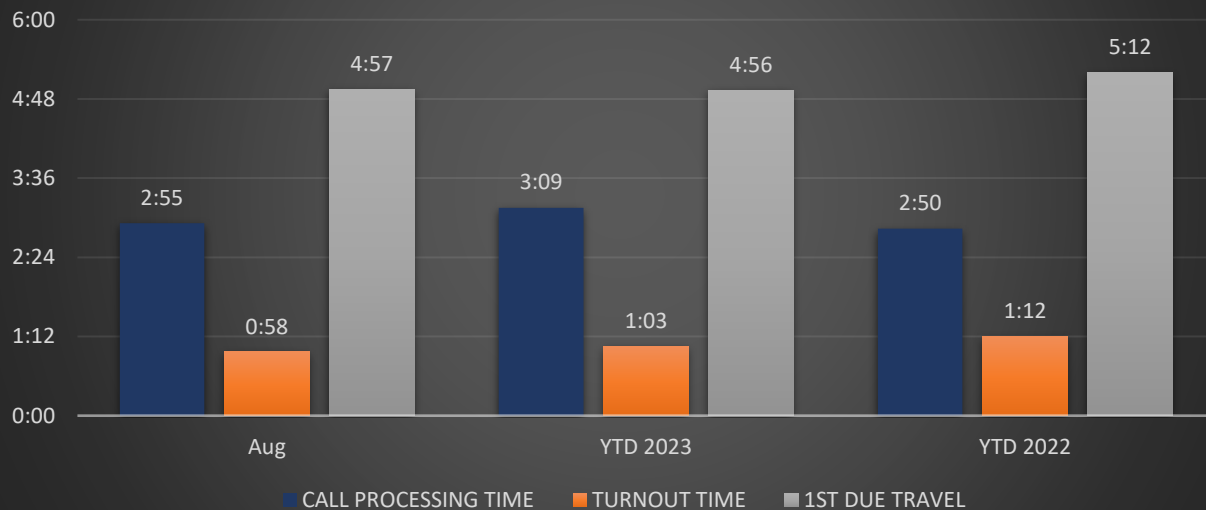


Average Response Times for Emergent EMS/MVA - August 2023



These graphs are looking at the average (50th percentile) for the following 3 segments: Call Processing times (911 answering), Turnout Times (time it takes WSFR/UCH units to begin to respond), and 1st Due Travel (time it takes for the first arriving unit to travel to the incident). When added together, that is the total time for responding to incidents. WSFR also looks at our response data at the 90th percentile as a measure of greater accuracy as part of our accreditation data analysis.

Average Response Times for Emergent OTHER - August 2023



WSFR Response Report: September 2023



Public Work Director Report

John Zacklene

Sep 18 ,2023



WATER/WASTEWATER-

Reporting – A list of approved Lead/Copper sites has been submitted and approved by the state. Additionally, our team, with the help of Direct Discharge, is working on submitting an updated wastewater Water Quality Management plan. The outlet pipe from the solids pond to the contact chamber was raised 3 feet to help with sampling results. 8 Aerators are operational currently and the plant is operating efficiently. The 9th Aerator has arrived from the vendor. The North Pond liner is under repair as of 8-21-23 and has issues.

Sampling – All testing for water and wastewater sampling has been transferred back to Weld County. Currently the Town complies with all testing and sampling requirements. We are doing 9 samples per month currently. All samplings have been going well with no town issues. Lead and Copper tests are up to 20 tests every 3 years.

Water Tanks- We currently have an Emergency Response Plan with Dave Lewis from Direct Discharge for our town's water supply. The North water tank rehab has been completed. North tank is back online and servicing the towns water as needed. Construction has started on the new tower tank. The water line tie in that connects the new tower tank to the existing water lines is completed.

Jetting- Sewer main jetting of the entire town will begin in 2023 again. There was approximately 40 miles of main line to be cleaned. We have approximately 5 hot spots to watch for. The pipe between ponds 1&2 has been jetted due to poor performance and build up. Water valve exercise has been completed. Hydrant maintenance has been completed throughout town with no issues.

STORM WATER

- We have started ditch maintenance. All ditches, inlets and outlets and vaults will be cleared of debris and build up as the weather permits.
- Culvert grates are being repaired and painted as needed. Safety grates are built and installed on the Baldridge inlet and the box culvert under Ponderosa at Sunset Ridge.
- The new sweeper is being used to keep drain pans and gutter pans clear of debris.
- Detention ponds are being mowed as we can get into them due to all the rain.

STREETS

- Our new tailgate sanders and small mag tanks have been installed on our 2 other plow trucks.

- Road striping is scheduled for September.
- Cr21 FDR has been completed as of 8-23-23.
- New guardrail reflectors and delineators have been ordered for all our guardrails and will be replaced throughout the summer.
- ROW mowing is ongoing.
- The well project at P.W. is almost completed. The well shed has been built and the well controls are installed. Waiting on the electrical.

PARKS

- Playground equipment has been inspected and repaired for Cirs standards.
- The maintenance shed has been built and we are waiting for the electrical work to be completed.
- New trash cans have been installed along with the benches at Comm Park.
- Looking to add an additional fountain in Blue Spruce Pond this year.
- Mowing is ongoing throughout town and the parks.
- We are having a good amount of vandalism at our parks again this year.
- Looking to add bike racks and concrete pads at Comm Park.
- Looking to replace all the damaged trash cans at all the parks.

Finance Director Report

Nancy E. Mueller, CPA
September 2023

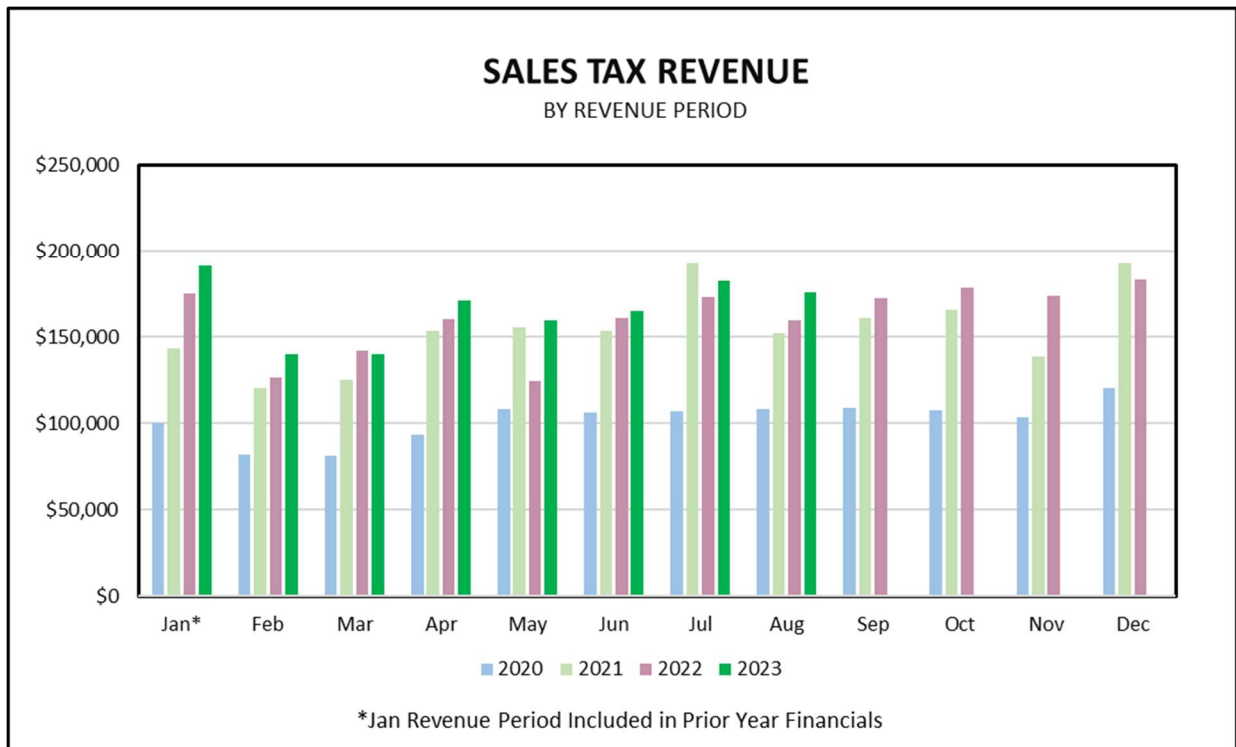


Sales Tax Revenues

Sales tax revenues for the August 2023 Revenue Period were 10% higher than the same period in 2022 and total sales tax revenues year to date (YTD) are 8% higher than 2022.

The August Revenue Period is for July "shopping".

August 2023 Revenue Period = \$175,824



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

Property Tax Revenues

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

	PROPERTY TAX COLLECTIONS							
	2020		2021		2022		2023	
Month	\$ YTD	% Budget	\$ YTD	% Budget	\$ YTD	% Budget	\$ YTD	% Budget
Aug	1,174,516	81%	1,310,822	101%	1,788,606	99%	1,869,663	100%

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

Police Chief Report

Jim Gerdeman, Chief of Police

August 2023



Projects Updates

- The Town of Severance hired one new police officer on August 28, 2023. The new police officer will be required to pass the Colorado POST certification and then start the 12-week Field Training Program. The Severance Police Department is still short two patrol officers and one sergeant. The Severance Police Department and Human Resources will continue working hard to fill those positions.
- The Severance Police Department completed the oral boards for the Sergeant position. Two Sergeant candidates will move forward to the next stage, the background investigation. The background investigation may take anywhere from four to eight weeks.
- On August 3, 2023, the Chief attended the CIRSA Law Enforcement Roundtable in Greenwood Village, Colorado. The focus of the Roundtable was how changes to the Colorado legislation affect law enforcement.
- On August 24, 2023, Sergeant Lance Hoisington and the Chief attended the CIRSA Interpersonal Skills Seminar in Loveland, Colorado. The focus of the Seminar was communication with the younger generations.

Community Support and Relations

- “Police in the Park “and “National Night Out” were on Wednesday, August 2, 2023, from 5:00 p.m. until 7:00 p.m. at the Community Park. The Severance Police Department had several officers at the park as part of “National Night Out.” The Town residents got to enjoy the food from the food trucks and meet several officers from the Severance Police Department.
- The Severance Police Department assisted with the “Chalk the Sidewalk Party” on August 11, 2023. The kids got to draw their favorite drawing on the sidewalks of Blue Spruce Park from 10:00 a.m. until 12:00 p.m. The Police Officers had a great time meeting all the kids and the future artists of Severance.
- The Severance Days event was from August 18 until August 20, 2023. The Colorado Rangers and the Severance Police Department provided security and traffic control for the Friday Night Lights at the High School on August 18 and the Town of Severance Parade and Concert on August 19, 2023. A large crowd attended the parade and then went to the Community Park for the rest of the day’s events. Everyone seemed to have a good time, even with the change in weather.



POLICE DEPARTMENT CALLS FOR SERVICE

PLEASE NOTE THAT MONTHLY STATS MAY VARY DUE TO WHEN INFORMATION IS PROCESSED

August 2023

It is the mission of the Severance Police Department to serve our community through collaboration with our citizens to maximize public safety while providing ethical and equitable services.

IF YOU HAVE AN EMERGENCY OR NEED TO SPEAK WITH A SEVERANCE POLICE OFFICER, PLEASE CALL 911.

If you do not wish to call 911 and still need to speak with a Severance Police Officer, please call the Weld County Dispatch 970-350-9600 (option 4).



Town of Severance Police Dept.
3 Timber Ridge Pkwy
Severance, CO 80550

970 -686-1218

townofseverance.org/police-department



Alarm
Burglar

4



Trespass

17



Assault

1



Assist Fire
/Medical

4



Drug
Activity

2



Civil Issue
/Standby

1



Criminal
Mischief

4



Custodial
Arrest

2



Disturbance

10



Domestic
Violence

2



Family
Problems/
Child

2



Fraud

3



Harassment

16



Hit and Run

3



Suicide/Mental
Health

2



Suspicious
Circumstances

25



Traffic Stops

95



Traffic
Accidents

3

TOTAL CITATIONS

80

TOTAL CALLS FOR SERVICE

663

September: Community Development Director Report



Bill Cornelius, PE, Community Development Director

Shani Porter, Town Planner

Chris Messersmith, PE, Town Engineer-- Colorado Civil Group, Inc. (CCG)

September 26, 2023

Planning Projects/Documents

Below are the current projects actively being reviewed by Town staff:

- **Franklin Place** (Final Plan/Site Plan) – This property is located at the SE corner of 3rd street and East Harmony Road. The Final Plat and Site Plan for Commercial use is scheduled to be heard by the Planning Commission on October 18th and Town Council November 14th.
- **Severance Self Storage** (Annexation/Zoning/Site Plan) –The property is located North of East Harmony Road and West of Weld County Road 23. Town Council found the Annexation Petition to be in substantial compliance at their September 12th meeting and has set public hearing dates for Planning Commission of October 18th and Town Council November 14th. The applicant intends to expand their existing storage facility.

Capital Improvement Projects

SH 392 – WCR 23 Intersection Improvements

Roadway widening to add deceleration, acceleration, and left turn lanes is complete. Signals have been installed and energized and are fully operational. Project closeout and final acceptance by CDOT is anticipated in December 2023.

E Harmony Road – WCR 19 Intersection Improvements

Drexel, Barrell & Co. (DBC) submitted the 90% construction drawing package on January 18th. CCG has reviewed the submittal package with Town staff and will issue comments and coordinate with the referral agencies. The acquisition of the 800 square feet of additional right-of-way in the southeast quadrant of the intersection is complete. Town staff has been informed that the construction of this project may be fully paid for using BG allocation funding. CDOT has requested a project start up meeting with the Town of Severance and DBC.

CDOT TAP/MMOF Trail Project

Mountain Constructors, Inc. (MCI) has completed the trail project and CDOT is currently reviewing the project final acceptance. CDOT staff has confirmed that the project documents are in their queue. Project close out is anticipated in September or October.

Community Park Phases 2 & 3

Water service for the CXT restroom is anticipated to be provided by The Town of Severance South Water Line Loop Capital Improvement Project and/or the Waterfowl Way Extension (Tailholt Subdivision Fourth Filing) when completed. Obtaining a water service from the NWCWD is not likely.

Secondary/Emergency Water Connection

Town staff has completed a draft IGA document and met with City of Greeley staff on May 22, 2023, July 10, 2023, and July 31, 2023, to discuss operational parameters related to the water system secondary connection (i.e. emergency connection). CCG has updated the secondary/emergency connection supporting (operation/sizing) calculations based on an alignment that will benefit both municipalities. A conceptual water line plan and profile was emailed to the City of Greeley staff on August 2, 2023, for review and comment. CCG did follow up with City of Greeley staff on September 6, 2023 and has not received a response.

Water System Monitoring

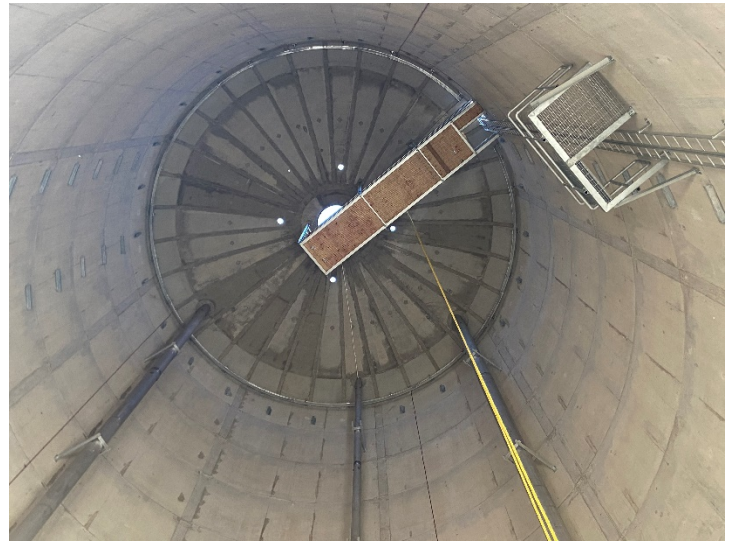
CCG has been working with Town staff and the NWCWD staff on a weekly basis to monitor the Town's water distribution system and performance (pressure and flowrates) continuously since June 5, 2022. The Town's 2022 Maximum Day Demand (MDD) of 1.20 MGD was observed on July 17, 2022. The Town's 2023 Maximum Day Demand (MDD) of 1.1 MGD was observed the week of July 17, 2023. CCG has been working with the Public Works Department and the NWCWD to make seasonal adjustments to Master Meters No. 1 and No. 2 to meet water quality requirements.

NWCWD Amended and Restated Water Service Agreement/Potable Water System Master Plan

CCG has completed the potable water system hydraulic modeling for the full build out of the Town of Severance's water service area. Data has been requested of Stantec/NWCWD at the Master Meter No. 1 location. Future upgrades to Master Meter No. 1 will allow the Town of Severance to serve the full build out of the water service area. On January 6, 2023, Stantec confirmed that they have all the information they need from the Town of Severance. Once a response is provided by Stantec/NWCWD, CCG will coordinate with Town Management on the final Potable Water System Master Plan since it is unknown, at this time, what additional capacity the NWCWD can provide to the Town of Severance. According to Town Management, Stantec/NWCWD will not respond until their water system master plan is complete. The hydraulic analysis is scheduled to be completed by July 31, 2023, and the Master Plan will be released for review by October 31, 2023.

1.5 MG Elevated Water Tank

The 1.5 MG Elevated Water Tank is currently being constructed by Landmark Structures I, LP. The Contractor has completed the 12" and 16" inlet and outlet water line installation, the concrete foundation, and the concrete pedestal, including the concrete dome cap. The Contractor has also installed the water lines, ladder, landing, inspection rail, and cable hanging brackets within the concrete pedestal (see photo). The Contractor has also installed the electrical and communication conduit across the site. The steel water tank will be constructed on the ground starting the week of September 25, 2023. Work will be suspended from November 2023 until April 2024 due to weather. The 1.5 MG Elevated Water Tank is anticipated to be commissioned by October 31, 2024.



Wastewater Projections

Town Management and CCG have reached out to the Town of Windsor (TOW) regarding future wastewater treatment capacity with their planned Wastewater Treatment Facility (WWTF) expansion. Additional wastewater capacity is dependent on three items; (1) Additional capacity at the TOW WWTF, (2) a new sanitary sewer interceptor from Severance South to the Town of Windsor WWTF, and (3) a Utility Plan Amendment/208 Boundary Amendment that the Town will need to prepare and submit to the North Front Range Water Quality Planning Association for review and approval. CCG has completed the wastewater projections for the full buildout of the Town of Severance service area. CCG submitted the wastewater (building permit) projections over the next 20+ years to Town Management for review on December 14, 2022. CCG monitors the wastewater flowrates monthly. On August 21, 2023, the Town of Severance Public Works Department took the WWTF out of service and began diverting all wastewater to the TOW WWTF. Between January 1st and August 31st, 2023, the average daily wastewater flow was 440,118 GPD with a maximum of 569,000 GPD observed on August 27, 2023. This is equivalent to 44% – 57% of the total capacity available to the Town of Severance by the Town of Windsor.

Town Management Report

Nicholas J. Wharton & Lindsay Radcliff-Coombes
September 2023



UPCOMING TOWN MEETINGS & AND EVENTS

- 09/13 – 3rd Grade Field Trip to Town Hall
- 09/18 – Meet with Mayor and Council at Tecate Grill
- 09/20 – Planning Commission Meeting-Cancelled
- 09/20 - Ribbon Cutting 392/23
- 09/25 – Tree Board Meeting
- 09/26 – Town Council Work Session and Council Meeting
- 10/04 – Citizen Advisory Meeting 6pm
- 10/04 – Coffee with a Cop Overlook Park 7:30am
- 10/04 – Municipal Court
- 10/10 - Town Council Work Session and Council Meeting
- 10/18 – Planning Commission Meeting
- 10/23 – Tree Board Meeting
- 10/24 - Town Council Work Session and Council Meeting
- 10/27- Trick or Treat Parade
- 11/04- Turkey and Food Drive
- 12/09- Annual Town Christmas Event

TRANSPARENCY

- Citizen Advisory Board, CAB
 - All the applicants participated in the 1st Cab meeting. These meetings were voted by the committee to be held the 1st Wednesday of each month at 6:00 p.m. at Town Hall. The feedback and conversation among the group was phenomenal with everyone engaging in the good citizen neighborhood initiative to turn in criminal mischief for a reward. Information will be coming in front of the Council with their recommendations. The CAB will elect their Chair and Co-Chair at their next meeting to ensure everyone has a voting right.
- Zip Codes
 - Management and received a letter of support from U.S. Representative Ken Buck to combine zip codes for Severance into one zip code potentially. The Town sent a letter with Representative Buck's letter to the regional U.S. Postal Manager. Currently, the Town and our current GMA have seven zip codes. (80546, 80550, 80524, 80610, 80615, 80650, 80631) (There were a couple of recent updates and they have a change in management but will contact us soon to give an update)

WATER & WASTEWATER SECURITY

- 1.5 MG Elevated Water Tower
 - Construction has begun, the foundation has been completed, and the side walls are now constructed. This project will take approximately 18 to 24 months to complete. (See Engineering Report CCG)
- Wastewater Plant
 - We are waiting on a dewatering permit from the State to start the process and to know where we are with our current options.

TRANSPORTATION

- 10822 County Road 74
 - In 2013/2014, during the construction of Phase 1 of the Downtown Drainage Improvement Project, it seems that the land located at 10800 County Road 74 was not properly acquired; thus, the current sidewalk was built on private property. Management and Engineering are working to have this matter corrected properly. As an update, all proper paperwork has been provided to the land owner, and waiting for their response. (No Update)
- WCR 19/Harmony Rd Intersection
 - This intersection is designed, and the Town has received state and federal funding for its construction. Funding will be available in July 2023, when the design will be completed, and an RFP will be scheduled late fall or early winter. Currently waiting on the environmental study to be completed to move forward with this project.
- Hwy. 392/WCR 23 Intersection
 - Construction is near completion; the mast arms are currently up - and pavement widening has been constructed at the site. The project should be completed within an estimated time frame of mid-to-late September. The most important aspect being considered during the construction of the project is improved safety, for both the traveling public and construction workers. Two Severance Middle School students who have shown interest in the project attended a council meeting four years ago and will be Seniors at Severance High School this year. They have been invited to attend the groundbreaking/ribbon cutting for this signalized intersection safety improvement project scheduled for September 20th at 4:00 P.M.
- Pavement Assessment
 - The RFP was released in May, and three bids were accepted. All data has been gathered and we are awaiting the final report.

COMMUNICATIONS

- Weld County Commissioners have executed the agreement to sell the 2-acre property on E Harmony Rd. and Management has worked with their Attorney and signed the closing paperwork and are now full owners with access of the 2-acre parcel on CR74 for Public Works to store items and clean up for their use as of September 19th.
- Open Positions: Three (3) Patrol Officers
- Filled Sgt Position with internal candidate Zach Hahn

If there are any questions, comments, or concerns with the above memo, please do not hesitate to contact Management.

Sincerely,

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

Lindsay Radcliff-Coombes, SHRM-CP
Deputy Town Manager

ADDITIONAL REPORTS INCLUDED IN THE PACKET

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



Planning Commission Work Session

Roles and Responsibilities:

- The Planning Commission would like more authority over items
- The Planning Commission would like full authority over any items pertaining to the Land Use Code or Comp Plan
- Willing to take on more items with more authority given
 - This includes Home Based Businesses, Variances, Extensions, Land Use Items and Comp Plan
- Would not like to take over Liquor Licensing, and this should remain with the Town Council
- Rename “Planning and Zoning Commission

Planning Commission Reports to Council

- Would like staff to create a form to be filled out by each Commissioner once a decision is made. This form would include their vote and the reasoning behind the vote as provided by the Land Use Code.

Planning Commission Trainings

- Budget in 2024 for Training
- Look into CIRSA or State
- Bring in Professionals to speak at Meetings
- Possibly attend APA Colorado if items pertain to Commissioners

Comp Plan Update

- Start Process in 2025
- Would like this to be a Staff Project with a committee, not completed by a consultant



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 81 - Housing Assessment Presentation	Nicholas Wharton, Town Manager	Josh Olhava, AICP, PCCP
ACTION REQUESTED		
Town Management asks that the Town Council review and discuss the proposed Town of Severance Housing Assessment. No action is needed at this time.		<u>Report Presentation Discussion</u>
BRIEF SUMMARY		
In 2022, the Town of Severance was awarded an Innovative Housing Planning Grant (IHOP) from the Department of Local Affairs (DOLA) to complete a housing needs assessment and develop and implement land use code/policy updates to incentive and reduce barriers to workforce and senior housing within the community. The purpose of this Housing Assessment Report is to help the community: 1. Understand the current housing market to inform future land use planning and infrastructure investments; 2. Identify gaps and unmet needs in the market; and 3. Outline housing policies to guide actions over the next five to ten years. While the Severance Housing Assessment is focused exclusively on the housing needs of the Town, the local housing market is heavily influenced by trends occurring at the federal, state, and regional level that must be taken into consideration. To the greatest extent possible, the assessment sought to localize the data where necessary and incorporate regional trends as needed.		
PUBLIC SUPPORT/CONCERN		
N/A		
ANALYSIS AND RECOMMENDATION		
Town Management asks that the Town Council review and discuss the proposed Town of Severance Housing Assessment. If this document is agreed upon, Town Management will propose its adoption by Resolution in a future consent calendar.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Severance Housing Assessment - FINAL (09.19.23)		



TOWN OF SEVERANCE HOUSING ASSESSMENT



Prepared by

AYRES
PLANNING+DEVELOPMENT
Page 82 of 191

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Image courtesy of the Town of Severance.

ACKNOWLEDGMENTS

Town of Severance - Elected and Appointed Officials

Town Council

Mathew Fries, Mayor
Dennis “Zeke” Kane, Major Pro-Tem
Frank Baszler
Dave Bruen
Michelle Duda
Stephen Gagliardi
Dan Meyers

Planning Commission

Julie Stout, Chair
Derek Grimes, Vice-Chair
Joe Pirrone
Kris Quandt
David Rau
Dan Spykstra
Brittany Vandermark

Land Use Advisory Committee

Mark Anderson
Gordon Coombes
Josh Green
Karen Hessler
Wes Larimore
Randy Nicholson
Chris Pagan
Rodney Simpson
Sharon Snider
Brittany Vandermark
Michael Young

Project Team

Town of Severance Staff

Nicholas J. Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Leah Vanarsdall, Town Clerk
Bill Cornelius, Community and Economic Development Director
Abdul Barzak, former Town Planner
Nancy Mueller, Finance Director
Marianne Lutton, Town Accountant

Ayres’ Team

Josh Olhava, AICP, Project Manager and Senior Planner
Michael Scholl, EDP, Economic Housing Specialist
Logan Graves, AICP, Community Planner
Aaron O’Keefe, GIS Specialist
Lily Sider, Planning Intern
Jay Molokwu, Community Planner

A special thank you to the stakeholders and residents of the Town of Severance for their input and guidance throughout the Housing Assessment and Land Use Code Update processes.

Image courtesy of the Town of Severance.

01

INTRODUCTION

PURPOSE

In 2022, the Town of Severance was awarded an Innovative Housing Planning Grant (IHOP) from the Department of Local Affairs (DOLA) to:

1. Complete a housing needs assessment; and
2. Develop and implement land use code/policy updates to incentive and reduce barriers to workforce and senior housing within the community.

The project's major milestones are captured on the following timeline.



The purpose of this Housing Assessment Report is to help the community:

1. Understand the current housing market to inform future land use planning and infrastructure investments;
2. Identify gaps and unmet needs in the market; and
3. Outline housing policies to guide actions over the next five to ten years.



While the Severance Housing Assessment is focused exclusively on the housing needs of the Town, the local housing market is heavily influenced by trends occurring at the federal, state, and regional level that must be taken into consideration. To the greatest extent possible, the assessment sought to localize the data where necessary and incorporate regional trends as needed. For instance, as a small town, Severance has very few multi-family rentals with which to infer any market trends or assess demand. In this instance, regional trends were used to support the analysis.

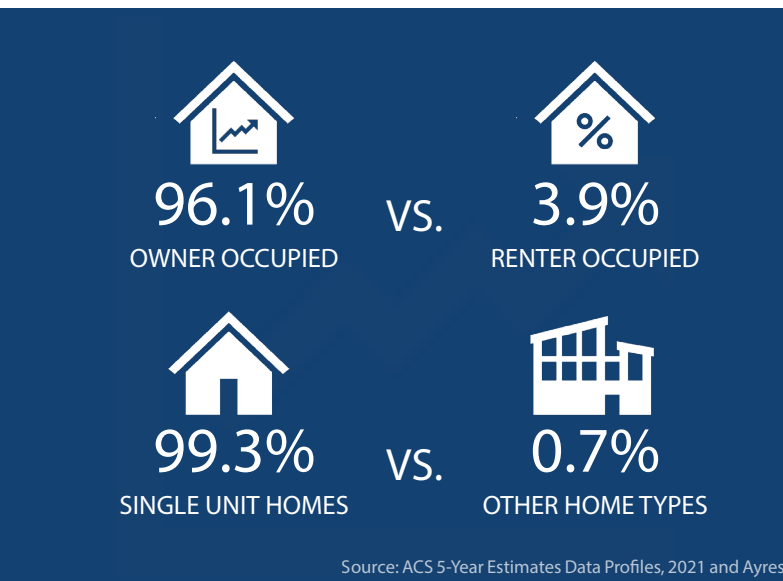
Overall, the assessment considered the housing needs at each stage of life. This includes young professionals, families, and the elderly, as residents housing needs change and evolve over time. Each type of housing, has implications for the local economy, services, and the overall community culture. For example, a family with young children may seek active recreational opportunities, childcare, and restaurants that cater to families; whereas older residents may desire more passive recreational opportunities and access to health care services.

The efforts of this report gathered input from existing residents and local stakeholders to better understand current circumstances, concerns, and future housing plans. Raw survey data is included in the report as an appendix and summarized throughout this report.



KEY TAKEAWAYS

The Town of Severance is well positioned in the region to experience housing growth and development activity. It is critically important for local leaders to manage and focus this growth to see the community's vision and goals come to fruition.



Housing Diversity

There is a need within the community for more diverse housing types. The Severance housing market is dominated by low-density single-family detached housing. While this particular market sector is strong, the Town should consider opportunities to promote and add a variety of housing types targeted at seniors and essential workers.

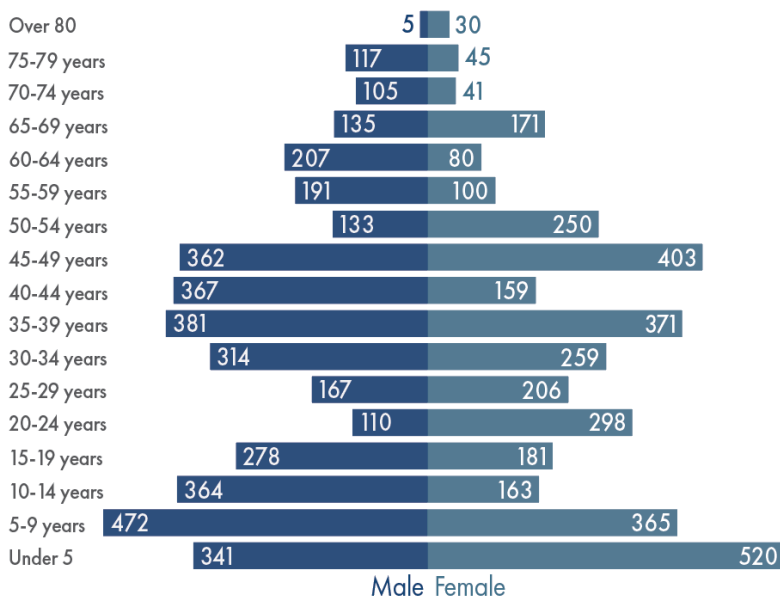
As a primarily residential community, the Town is operating on a structural deficit,

where new growth in single-family detached residential development exclusively does not pay for itself over time. This is not uncommon or unique to Severance. Residential development presents a net cost to a community in the long-term with lower density developments costing more, on average, per household. This effect is discussed further in the economic analysis section of this report.

The Town's Comprehensive Plan and Future Land Use Map provide the framework for the Town to guide discussions with property owners and developers to encourage the appropriate distribution and placement of medium density and mixed-use residential products concentrated near corridors and development nodes. This will allow for greater construction efficiencies and long-term municipal fiscal responsibility.

Household Age Distribution

The two largest segments of the local population are young children and adults age 35 to 50, indicating a large presence of younger families. This suggests the Town should focus on strengthening Town amenities including parks, recreational opportunities, and other activities that are popular with this demographic as part of an overall community development strategy.



Source: ACS 5-Year Estimates Data Profiles, 2021 and Ayres.

While many young families have moved to Severance for the quality schools and housing opportunities, as interest rates and housing costs rise, affordability may become a bigger challenge. Also, if these households took advantage of historically low fixed rate mortgages, families are likely to remain in their existing homes longer, impacting the potential supply of homes for sale. Moving forward, these young families will be looking for more retail opportunities, medical services and other professional services. To the extent that these commercial services can be captured within the town limits will be important to maintaining a

strong revenue base to support other services. As part of our recommendations, we propose development patterns that protect opportunities for commercial development and promote connectivity with local commercial centers.

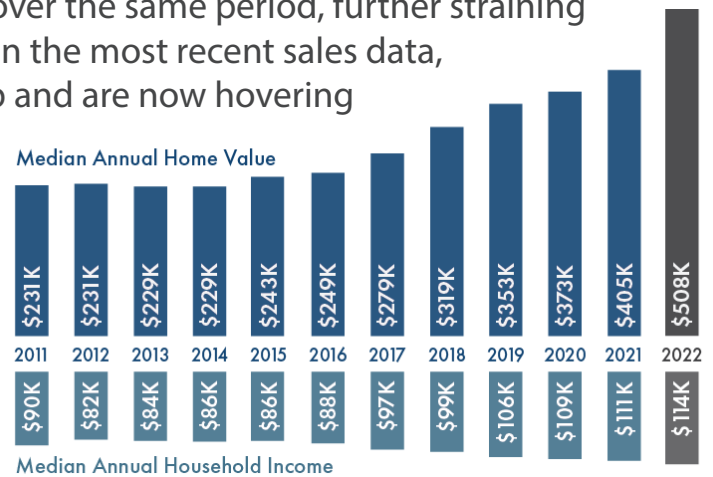
Proportion of Income Spent on Housing

Since Severance is comprised largely of owner-occupied housing, meaning most households live in a home with a mortgage, some assumptions can be made regarding housing costs. According to most state and federal housing experts, a household should on average spend no more than 30 percent of their income on housing, including mortgage payments, insurance, property taxes and utilities.

According to recent sales data in Severance, the median home value in 2022 was \$508,000, assuming a minimum down payment of five percent and a mortgage of \$482,600, the household would pay around \$3,200 per month for the mortgage at current interest rates plus an additional \$500 for taxes, insurance and utilities. This means for the average home in Severance, one would expect to pay around \$3,700 per month for housing.

For comparison, the median household income in Severance is \$114,000, which means a household should spend no more than \$38,000 for housing annually or \$3,170 monthly. Hence, housing is becoming less affordable to the average family in Severance. Between 2012 and 2022, the median household income in Severance increased by 39 percent but the median home value rose by 119 percent over the same period, further straining household budgets and affordability. Based on the most recent sales data, average home prices have continued to climb and are now hovering at around \$511,000.

Not surprisingly, single-family home rentals in Severance are increasing. At the time this report was published, there were seven active rental listings ranging in price from \$2,250 to \$2,995 per month excluding utilities. In previous years, it would have been difficult to find a single listing in the area.



Source: ACS 5-Year Estimates Data Profiles, Redfin Market Insights Profile, and Ayres.

Lack of Retail and Basic Services

Local retail amenities and basic services are needed in the community. Retail development usually lags residential growth. Considering the strong residential growth that has occurred over the last two decades, the Town should start planning for retail opportunities particularly around the 4th Avenue corridor.

From the responses to the community survey, it is clear there is a desire for a greater sense of place and the Town should consider planning for a “Town Center” type development around the commercial node at 4th Avenue and Weld County Road 23.

RECOMMENDATIONS

Policy Level

Seek to increase the diversity of housing types.

The Town should seek to promote a greater diversity of housing types in the community to promote affordability and more options for seniors. With upwards of 99.3 percent of the housing as single unit and 96.1 percent owner occupied, the Town could seek to encourage other housing types including smaller lot homes, duplexes, attached condos and some multi-family rentals.

By allowing for some density, this can address the pressures from development and promote a more efficient use of existing infrastructure.

Promote more commercial development along major corridors.

While the current market for commercial development is not conducive to new projects, over the next 10 to 20 years as the regional population continues to grow, this is likely to change, and new opportunities will emerge. The Town should protect ground along the major transportation corridors for future commercial development. The Town should also seek to create a town center as an amenity (See Downtown Visioning recommendations)

Consider providing incentives for attainable housing.

To provide opportunities for attainable workforce housing, the Town should consider incorporating fee waivers or other incentives so developers are motivated to include some attainable workforce housing in new developments. This may also take the form of density bonuses that allow developers to build at a slightly higher density if the units are priced as attainable.



Image courtesy of Ayres.

Land Use Code

Promote recently adopted regulations and housing opportunities.

The Town should be proactive and work collaboratively with developers to incorporate new housing options and densities within proposed developments to foster new attainable housing for seniors and the workforce.

Complete 5-year reviews and adjustments to the land use code.

As a best practice, the Town should strive to complete a review of its' land use regulations every five years. This review will compare the code criteria to current and recently completed development activities to ensure the regulations are promoting and allowing the type of development sought by the Town.

This review should also align the land use regulations with recently completed community-wide visioning efforts such as a Comprehensive Plan Update, Corridor Study, or similar activities as new housing goals are identified.

Comprehensive Plan Update

Complete an update to the Town's Comprehensive Plan to identify new vision and value statements from the community to set direction that will lead to action.

It is important that the community's vision and values are reviewed and updated on a regular basis. Historically, comprehensive plans would be updated every ten to fifteen years. This approach often creates challenges with communities in rapidly growing markets, such as the Northern Front Range, in keeping up with development pressures and ever changing community dynamics. Severance should seek to complete an update to their comprehensive plan with a goal of revisiting the vision and values on a five year basis. This approach will help align the community's goals with policies and regulations to guide development activity.

Partnerships

Partner with the Weld RE-4 School District on housing opportunities for teachers and other school staff.

The School District has surplus land that could be used for development of attainable workforce housing for teachers, administrators, and community needs. With a young population that will continue to grow, it will be imperative to ensure the school district has adequate housing to attract and retain talented teachers.

The State Department of Local Affairs and the State Department of Housing have substantial grant funding available to support attainable housing development. Additionally, they are encouraging the use of surplus public land and collaborative partnerships with other public entities. The Town and school district can partner with a private developer or non-profit entity, but the units would need to be restricted to ensure long-term affordability.

Downtown Visioning and Opportunities

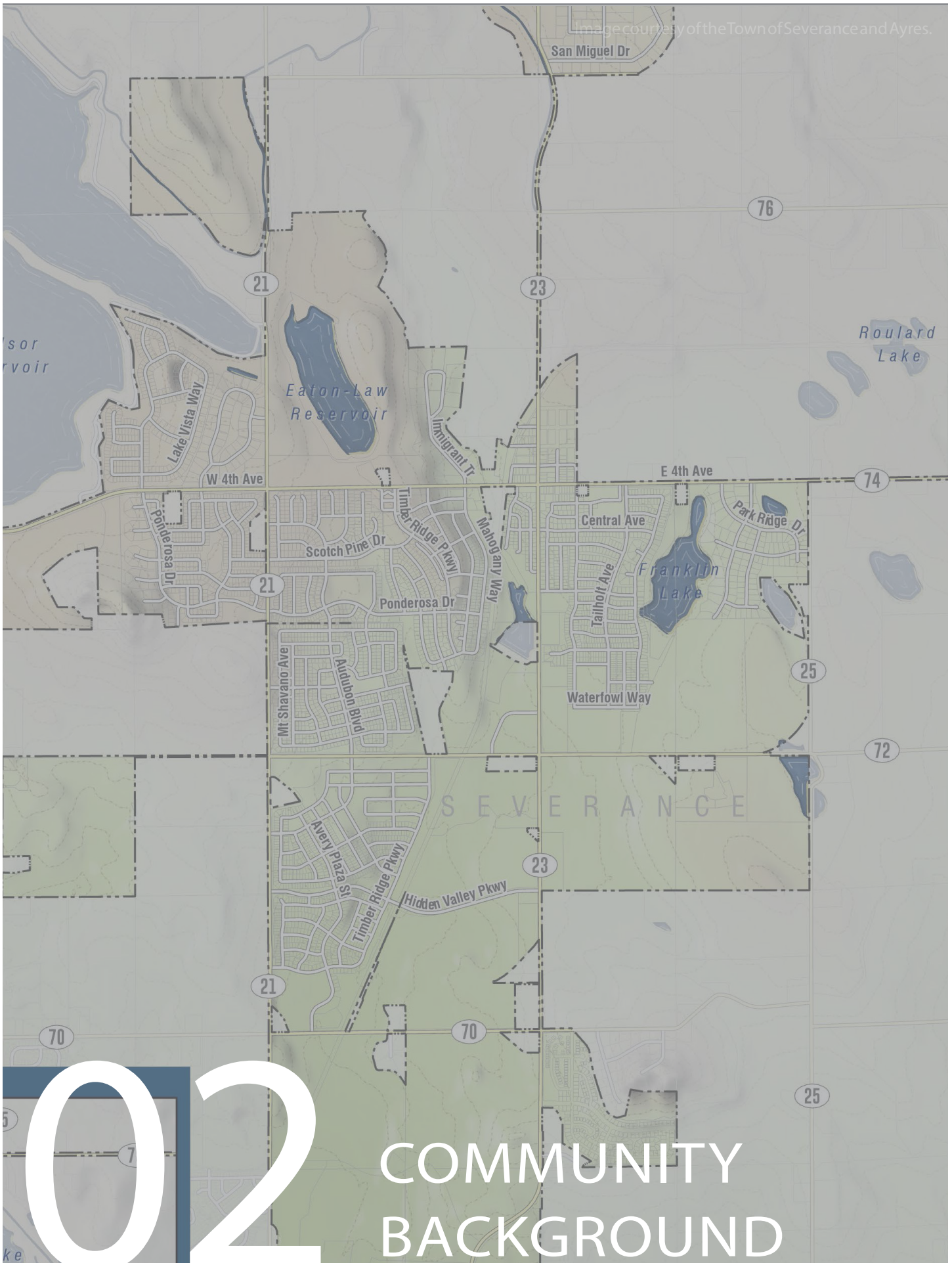
Consider building a town center and a sense of place in Severance.

As the population continues to grow, it will be important to provide opportunities for residents to stay and spend money in Severance. The Town should take steps to define a town center and seek opportunities to create mixed-use development and community gathering spaces.

A good local example is the Foundry in downtown Loveland. The project, which includes restaurants, shops, a hotel and community event space, has been widely used and has become an amenity for the community. The space hosts concerts, community events from yoga to splash pads for small children on hot days.

With its roots as a small agricultural town, Severance does not have a large historic commercial district from which it can build upon. This also presents an opportunity to be creative in its approach to new development that reflects the current values of the residents.

Image courtesy of the Town of Severance and Ayres.



02 COMMUNITY BACKGROUND

Early History

Severance was settled in 1894 by David E. Severance when he applied for a post office for a community of approximately 50 families. While he originally planned for the settlement to be named Tailholt, his involvement in sending for the post office earned the community the Severance name. Its' proximity to Windsor gave Severance an advantage in growth opportunities in the early 1900s, as Windsor encouraged farmers to grow sugar beets in an effort to build a sugar factory in town. The factory was built in 1903 and became part of the Great Western Sugar company in 1905. Severance, which was situated along the Great Western Railway, capitalized from this development by becoming a sugar receiving station. The increase in population from this work hub allowed Severance to incorporate in 1920.



Image courtesy of the Town of Severance.

While the agriculture boom aided Severance in the early 1900s, the industrialization and commercialization of surrounding communities in the 1920s and 1930s would cause the Town to fall behind its' larger neighbors. Severance remained mainly a farming town, even while Windsor and Greeley attracted an influx of immigrants with the creation of commercial districts and the diversification of industrial work. Because Severance was not attracting any commercial or industrial growth of its' own, the population hit a period of stagnation in the 20s and 30s, with an eventual decline beginning in the 1940s and ending in the 1970s. This was also partially due to the decrease in railway use, the pull of amenities available in nearby towns, and proximity to major highway corridors.



Image courtesy of the Windsor - Severance Historical Society Archive.



Image courtesy of the Windsor - Severance Historical Society Archive.

Severance Today

Towards the end of the 20th century, Colorado's economy began to diversify by breaking into the technology manufacturing industry. A plethora of high-tech jobs made front-range communities a magnet to residents of other states. With this population growth came rapidly increasing home prices, contributing to the growth of satellite towns acting as "affordable" and quiet places to live for commuters to Greeley, Windsor, and Fort Collins. From 1990 to 2010, Severance's population grew from 106 people to over 3,000.

With rapid growth, and a resident base that largely worked elsewhere, Severance grew in disjointed neighborhoods to keep up with demand. Builders exclusively made detached single-family homes with large yards to appeal to families escaping the more crowded towns. The little economic development that Severance did attract appealed to commuters, with emphasis on restaurants, coffee houses, gas stations, and banks. These services are nestled along W. 4th Avenue (County Road 74) which leads directly into Fort Collins and is a main route to and from nearby communities, such as Eaton, Windsor, and Timnath. Because commercial amenities are situated along a busy thoroughfare, businesses are auto-oriented, setback from the street, and are larger in scale. These traditional growth patterns have created challenges in attracting new retail opportunities and creating small-scale and walkable destinations.

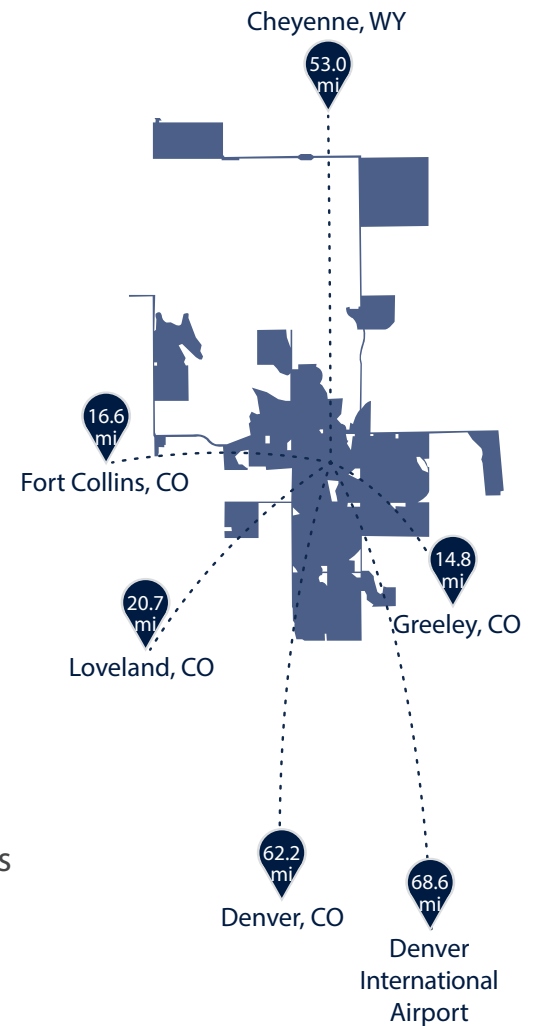


Image courtesy of the Town of Severance.

To combat these issues, the Town has introduced new infrastructure projects to accommodate the rising population. Alongside this housing assessment, these include expanding the parks and trails system, building new and expanding existing school facilities, and plans for increased water storage and roadway safety measures. The Town has also been dedicated to evaluating development guidelines to improve the design, type, and location of new developments. These measures help to make Severance more connected and vibrant, with additional housing opportunities for current and new residents.



03 LOCAL TRENDS AND HOUSING INVENTORY

Understanding the current trends of Severance’s housing market and growth pattern indicates which housing types are needed to accommodate the most people. Currently, Severance has a small percentage of residents over 64 years old, which could imply a lack of adequate senior housing. Severance also sees a disparity between commuters and local workforce, indicating people that work in town cannot afford to live in town. These issues, coupled with housing affordability lowering considerably in recent years, paints a picture of where the Town should focus housing efforts.

Demographics

About one-third of the population is under the age of 18, which is comparably higher than nearly all communities in the state except for Timnath. The percentage of residents over the age of 65 is 8.4 percent, which is lower than most communities in the state. For Colorado, the percentage of people under 18 is 21.4 percent and over 65 is 15.1 percent. The demographic breakdown and year-to-year trends for the community indicate Severance as a desirable location for young professionals and families. These groups desire options in terms of housing types, as incomes and living preferences vary drastically.

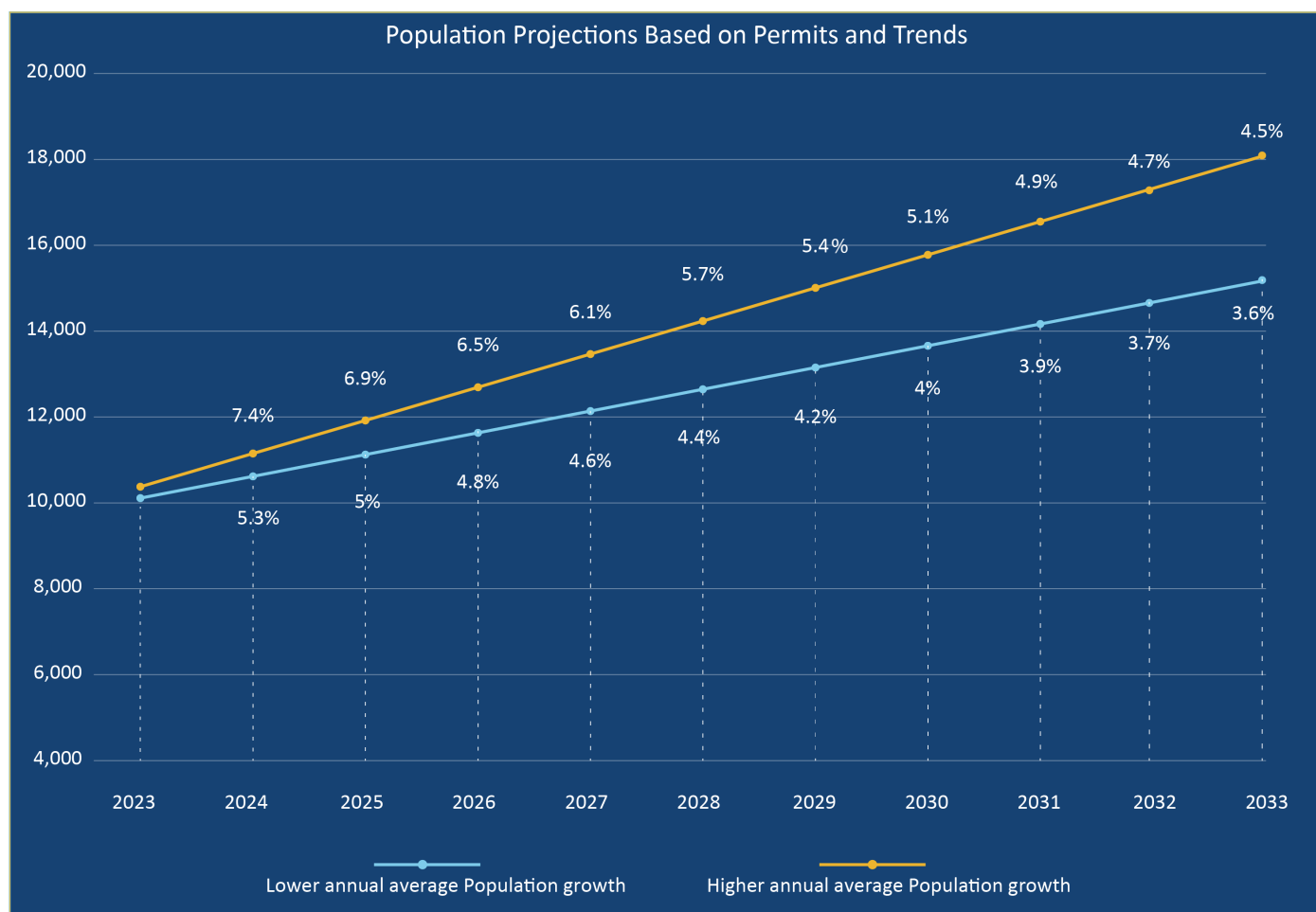


	Severance	Windsor	Greeley	Colorado
Residents under 18 years old	32.5%	25.7%	26.0%	21.4%
Residents over 64 years old	8.4%	16.5%	11.4%	15.1%

Source: ACS 5-Year Estimates Data Profiles, 2021 and Ayres.

Over the past decade, the Town has experienced rapid population growth at an average annual rate of 11.7 percent, which peaked in 2021 with a growth rate of 37.1 percent. If Severance were to continue on this growth trajectory, the population would nearly triple by 2033. Maintaining this level of growth over the next ten years is highly improbable due to many internal and external factors. The population estimates illustrated below on the chart are influenced by the construction market, as costs have increased and interest rates have risen, while new housing starts have decreased. Other factors include available water resources and the ability of the Town to serve new areas of development while maintaining the community's "small town charm."

Due to these factors, we estimate the growth rate will level off at around 5 percent. According to the Census, the household size in Severance is 2.98 persons per household. Assuming between 259 to 170 new homes a year, we are projecting annual growth rates of 507 to 772 people or 4.3 percent to 5.7 percent on average. The chart below shows the ten-year projection with a population of between 18,095 and 15,182 persons by 2033.



Source: ACS 5-Year Estimates Data Profiles, 2021 and Ayres.

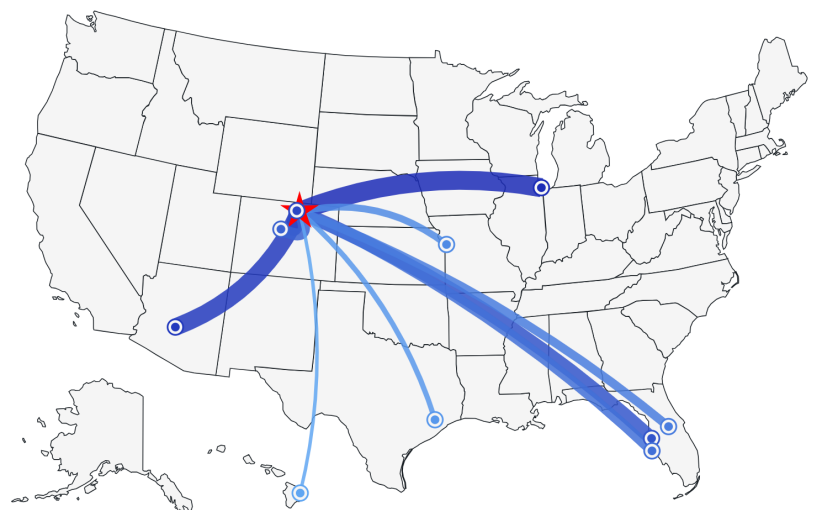
Economy

Regional search history data suggests that people are moving into the area from California, Texas and the American northeast, and that residents tend to be moving to locations in Florida and Arizona for retirement.

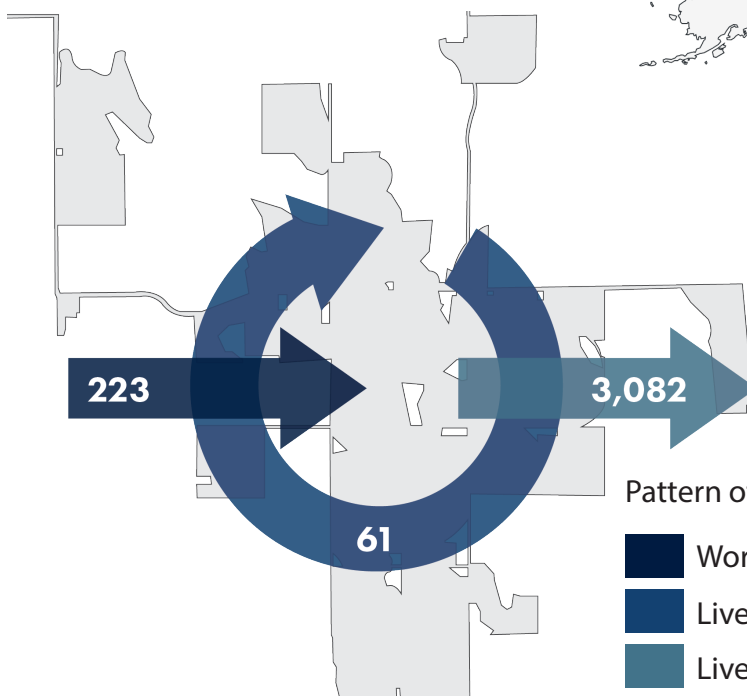
Movement within Severance also points to a lack of job opportunities within town limits. 98.1 percent of Severance residents work elsewhere, and 78.5 percent of people employed in Severance are not residents. This suggests a disparity between work opportunities and housing prices within Severance, indicating there may be a lack of attainable housing units for workers in town. Towns that face this problem are more likely to see a shortage of teachers, police, firefighters, and other essential workers.

Pattern of people moving from Severance

Least
Most



Source: Redfin Market Insights Data, 2023.



Pattern of Severance Commuters

- Work in Severance, Live Elsewhere
- Live and Work in Severance
- Live in Severance, Work Elsewhere

Source: ACS 5-Year Estimates Data Profiles, 2021 and Ayres.

Revenue/Expenditure Analysis

The following high-level Revenue and Expenditure Analysis was completed during the development of this report and to aid the Town with their discussions around density and growth trends as part of the Land Use Code update process that ran concurrently with this report. This analysis is based upon the current development patterns of the community and overall make-up as a predominately residential community. Based on 2022 data from the Weld County Assessor's office for the Town, the average household pays about \$489 per year in property tax revenue to the Town. This represents a single-family home of just over \$500,000 with an average household size of three people, according to current Census data. Using this data to extrapolate the estimated costs to the town yield the following:

Average Household Revenue/Expenditure - SEVERANCE	
Revenue	
Average Property Tax Revenue	\$488.92
Sales Tax per Capita X average household size (2.98)	\$521.23
Subtotal	\$1,010.14
Expenditures	
Expenditure per Capita X average household size (2.98)	\$1,574.42
Subtotal	\$1,574.42
Cost per Household	\$564.28

For the average household, the Town spends roughly \$565 more than it receives through combined sales and property tax revenue. With a community of around 2,594 households, this amounts to roughly \$1.46 million in costs to the Town. This includes public service and maintenance costs such as road infrastructure, water and sewer facilities, police, parks and recreation, and other related public services. To illustrate the impact of this deficit, the Town of Windsor sees a profit of \$1,351 per household, which is earning the Town roughly \$16.2 million with the number of households sitting around 12,000.

Average Household Revenue/Expenditure - WINDSOR	
Revenue	
Average Property Tax Revenue	\$431.82
Sales Tax per Capita X average household size (2.40)	\$2,108.33
Subtotal	\$2,540.15
Expenditures	
Expenditure per Capita X average household size (2.40)	\$1,188.66
Subtotal	\$1,188.66
Cost per Household	\$1,351.48

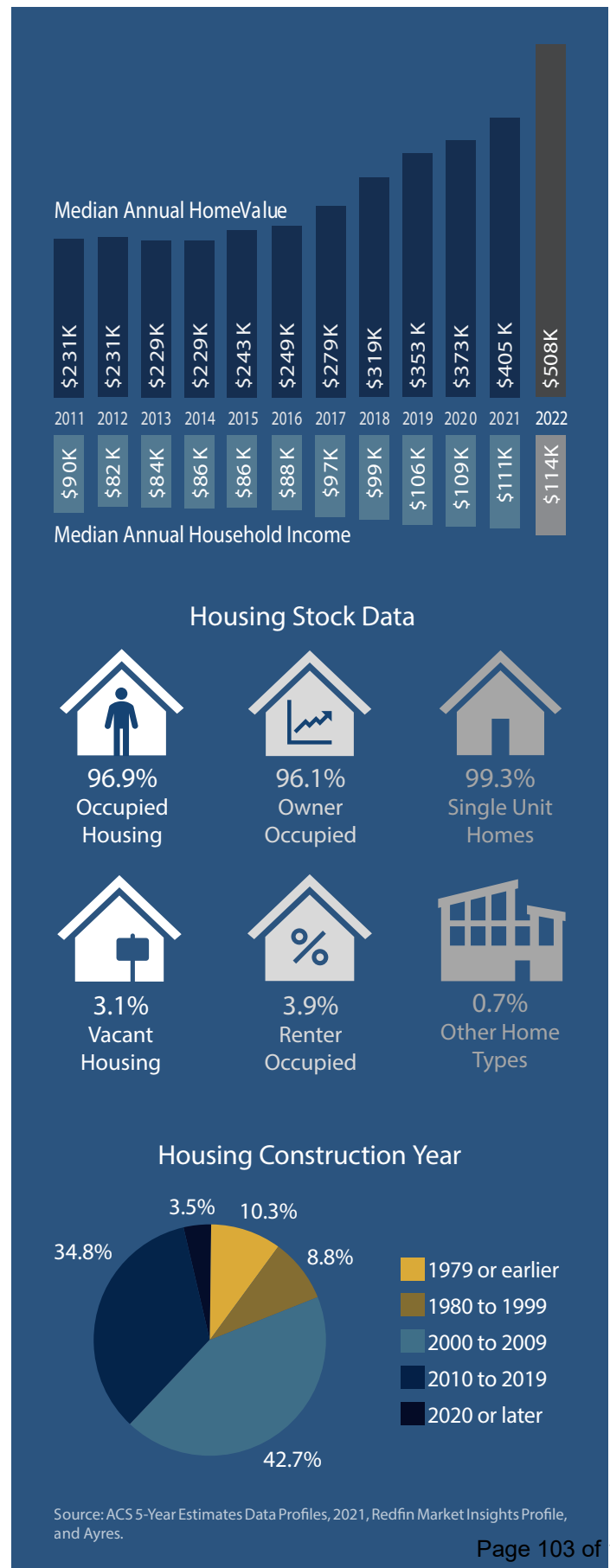
Housing

The local housing market is dominated by recently built single-family detached homes with little to no rental units and few vacancies. Despite the recent economic downturn and the increasing interest rates, housing demand in Severance remains steady. To achieve a balanced demand, the number of housing units on the market should be equal to six months of sales from the previous 12 months. In 2022, 318 houses were sold, which implies 159 houses as the six-month demand. A scan of the market indicates 110 houses listed for sale, which yields demand for 49 houses. This suggests that Severance continues to have a competitive housing market.

The average home price, based on actual sales, has increased from \$359,000 in 2019 to \$508,000 in 2022, providing substantial equity growth for residents.

It should be no surprise that 77 percent of the houses in Severance were built after 2000, on average adding around 90 new houses per year and the local population has tripled in the last decade. Commercial development lags housing growth, which is evident in Severance.

Census data indicates that 96.1 percent of the housing units in Severance are owner-occupied, which is significantly higher than the state average of 64.9 percent. As a result, the commute time for resident's average 25.5 minutes, which is slightly higher than the state average at 23.7 minutes.





04 COMMUNITY OUTREACH

Summary

This project incorporated a variety of community education and engagement touch points with stakeholders, local employees, and residents.

- Stakeholder discussions were conducted early-on as the project kicked off. Information was gathered from major employers and public institutions. These discussions guided the development of educational content and the community-wide survey.
- Educational materials were developed and made available online and as hard copies with the Town. Hard copies were distributed during targeted community activities including Severance's Town Christmas celebration in December 2022. Over 60 individuals and family groups visited the project booth to learn about and share their insights on the housing assessment and concurrent land use code updates.
- A community-wide survey was completed with a response rate of over 20% of Severance households.
- As part of the associated Land Use Code update process, the Town established a Land Use Advisory Committee consisting of one resident representative from each neighborhood. The committee provided advice and guidance on the code updates.

Survey Findings

As part of the engagement efforts, a survey was prepared to assess the communities' perceptions of housing in Severance, housing plans, and to gather input on specific policy areas. The survey was shared on the Town's social media platforms, a postcard was mailed to 2,720 households in and around Severance with instructions on how to access the survey, and consultant representatives were at local community events with touch pads for residents to respond.

Over the course of December 2022 and January 2023, the survey received 544 verified responses of which 479 currently live within the town limits. Those that do not currently live within town indicated they live near Severance or own property in Severance. The responses from individuals not within town limits included, "I am a farm owner within ½ mile of the town limits to the north," and "I live near town limits."

A summary of the responses is provided below as part of this report section and in full detail with comments as an appendix.

Have you already given your feedback in the Housing Assessment Survey?

If not, please follow the link or scan the QR code to begin.
The survey should take no longer than 5 minutes.



<https://www.surveymonkey.com/r/SeveranceHousing>

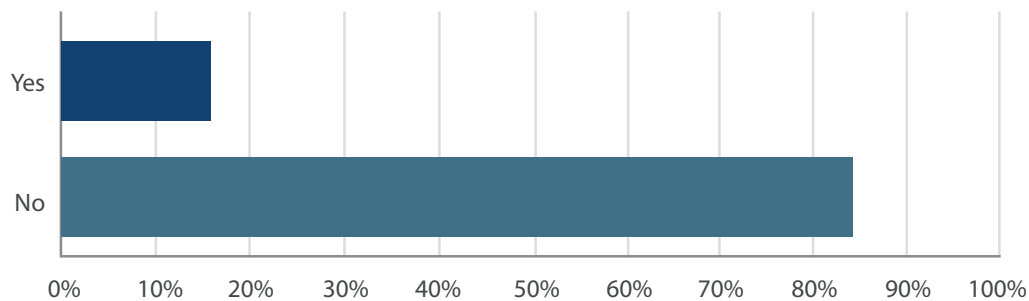
Why is this survey important?

Community feedback is a critical part of this process and is greatly appreciated! Survey responses become a part of the land use code update and local housing policy efforts the Town is working to implement. Your feedback helps guide the Town's approach to important topics like workforce and senior housing, rental units, and more. Help us shape the future of housing in Severance by participating.



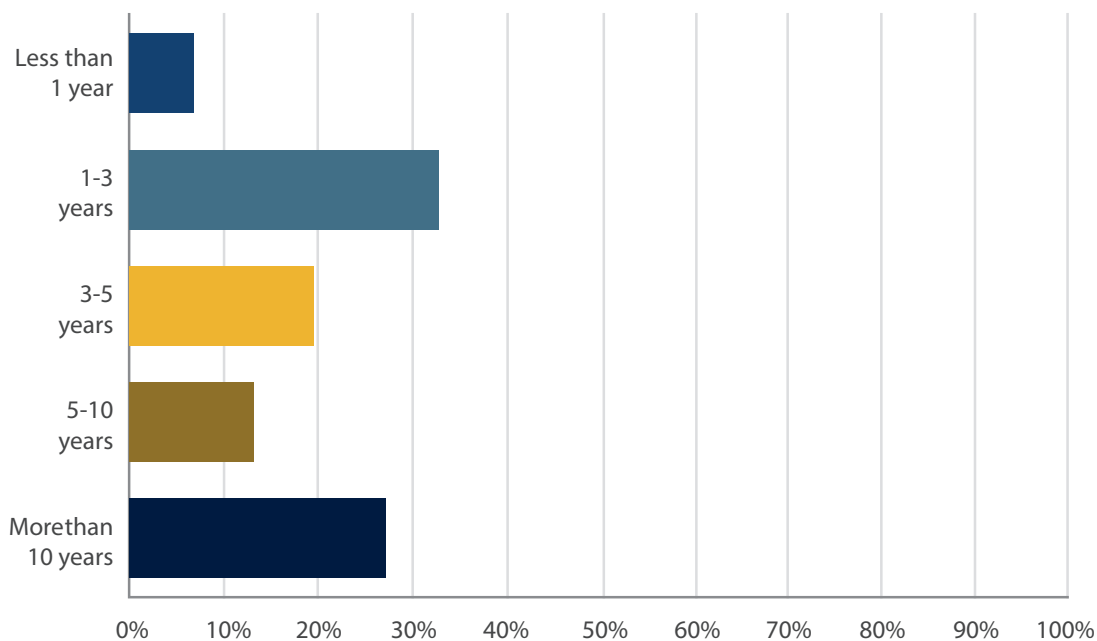
Do you work in Severance?

84 percent of the respondents indicated that they work outside of Severance with 16 percent working locally.



How long have you lived in Severance?

60 percent of the population have lived in Severance for less than five years, and 73 percent have lived in Severance less than ten years.



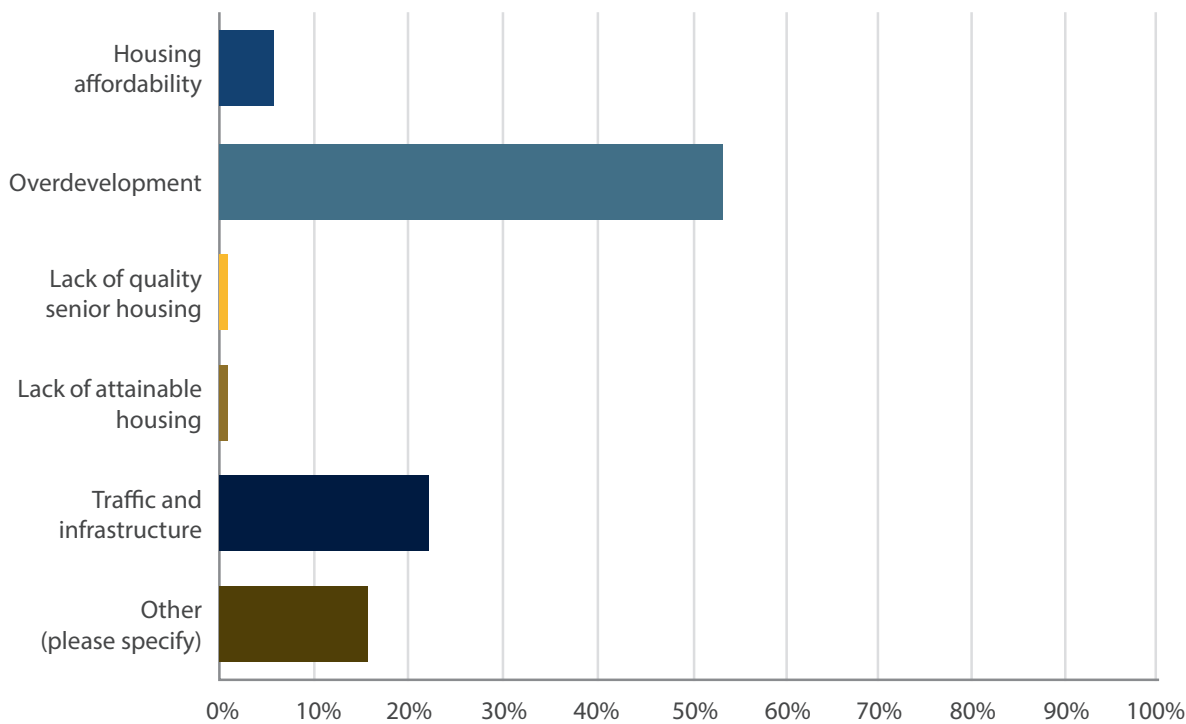
When thinking about my housing situation in Severance, I plan to...

Most of the residents indicated a desire to remain in Severance for the long term, but were split on the decision to retire in town or move elsewhere for retirement.

ANSWER CHOICES	
Stay here for the long-term (through retirement)	42%
Stay here for awhile, but I may retire elsewhere	43%
Move in the next three to five years	14%
Move in the next year	1%

My biggest concern regarding housing in the Town of Severance is...

“Overdevelopment” was the most frequently cited concern. This would seem to reflect the recent growth occurring in the town. 86 individual comments were provided ranging from infrastructure and development concerns to a lack of commercial amenities including restaurants and grocery stores. Traffic was also frequently mentioned along with concerns about school capacity.



Over 82 percent of the respondents indicated that it was important or somewhat important that essential workers afford to live in Severance.

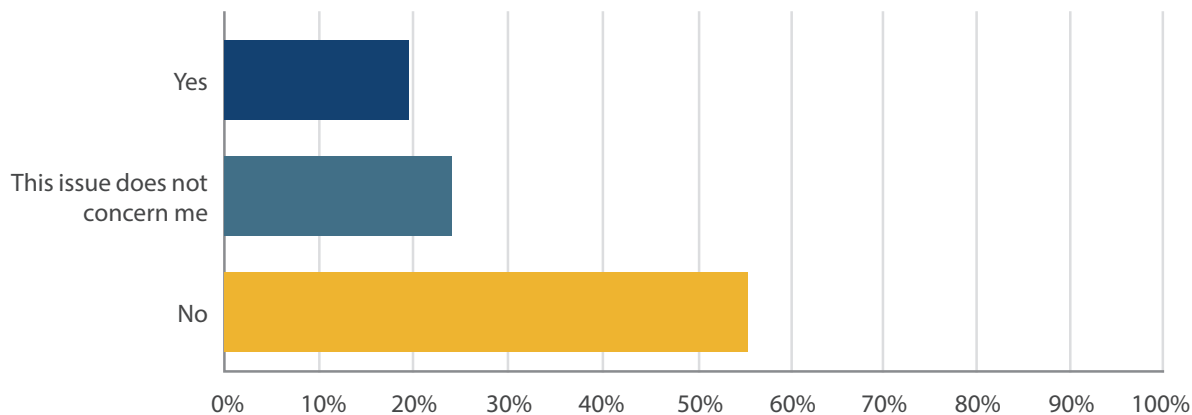
Yes, this is very important to me	55%
It is somewhat important, but I have greater concerns	27%
It's not as important locally, I think it's a regional issue	14%
It is not important to me	4%

Nearly 52 percent of the respondents indicated the Town is heading in the wrong direction, which can be a cause for concern. The question also received the highest number of comments (180) with concerns ranging from increased traffic, infrastructure, and the lack of amenities.

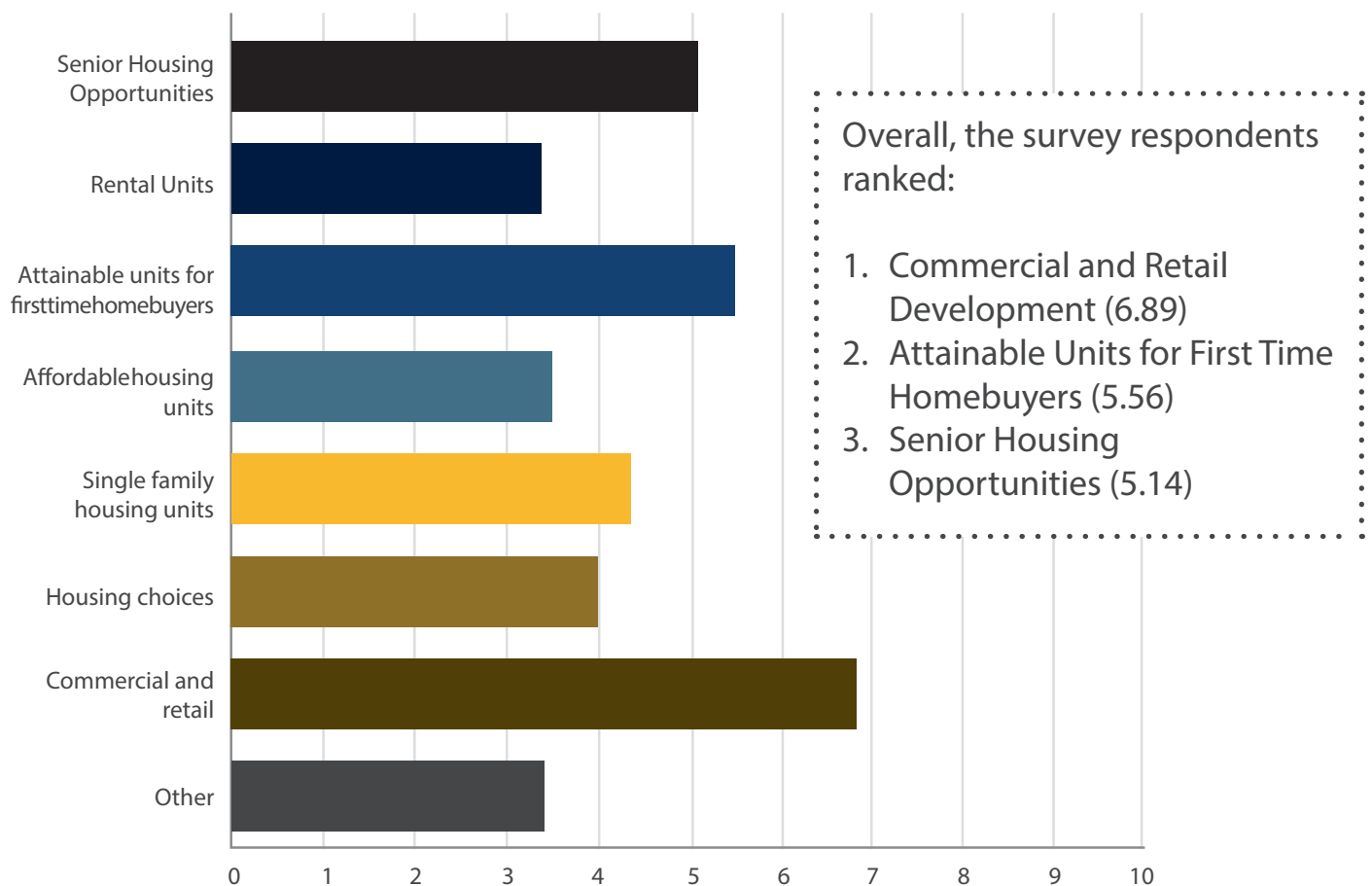


Will children who grow up in Severance be able to remain in, or return to, the community as they start their own households?

56 percent of the respondents indicated that they didn't believe their children would be able to afford to live in Severance. However, many of the comments indicated a general concern for housing costs in the region.



I think Severance needs more...



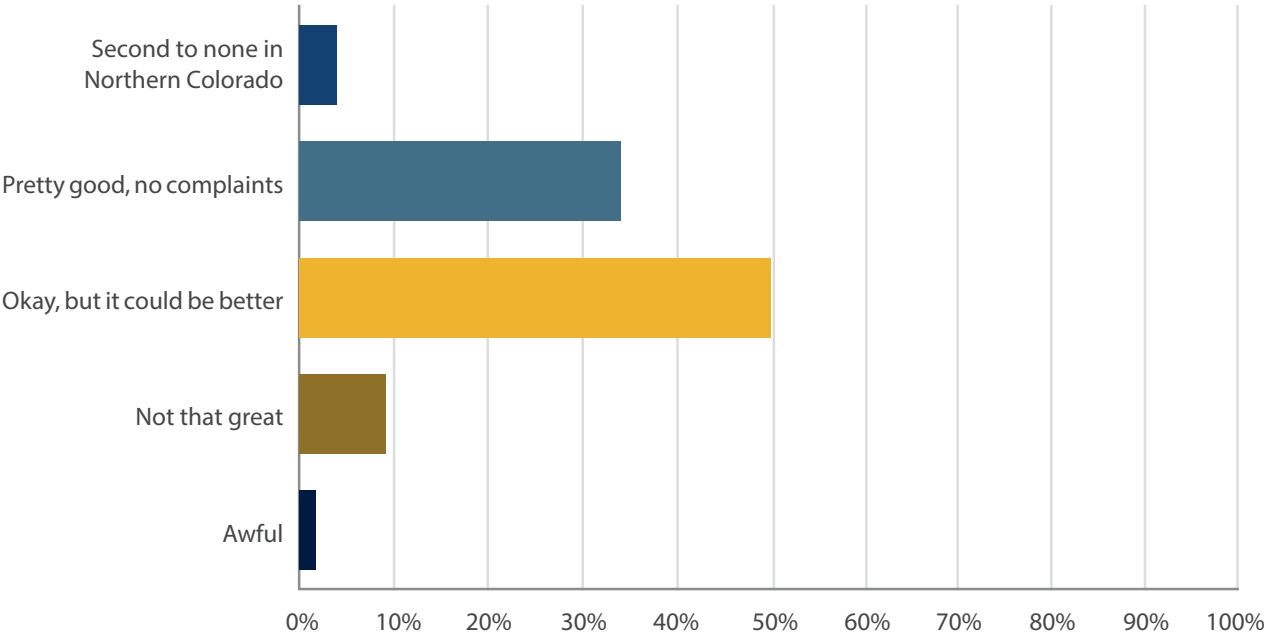
What are your thoughts on opportunities for senior housing in the Town of severance?

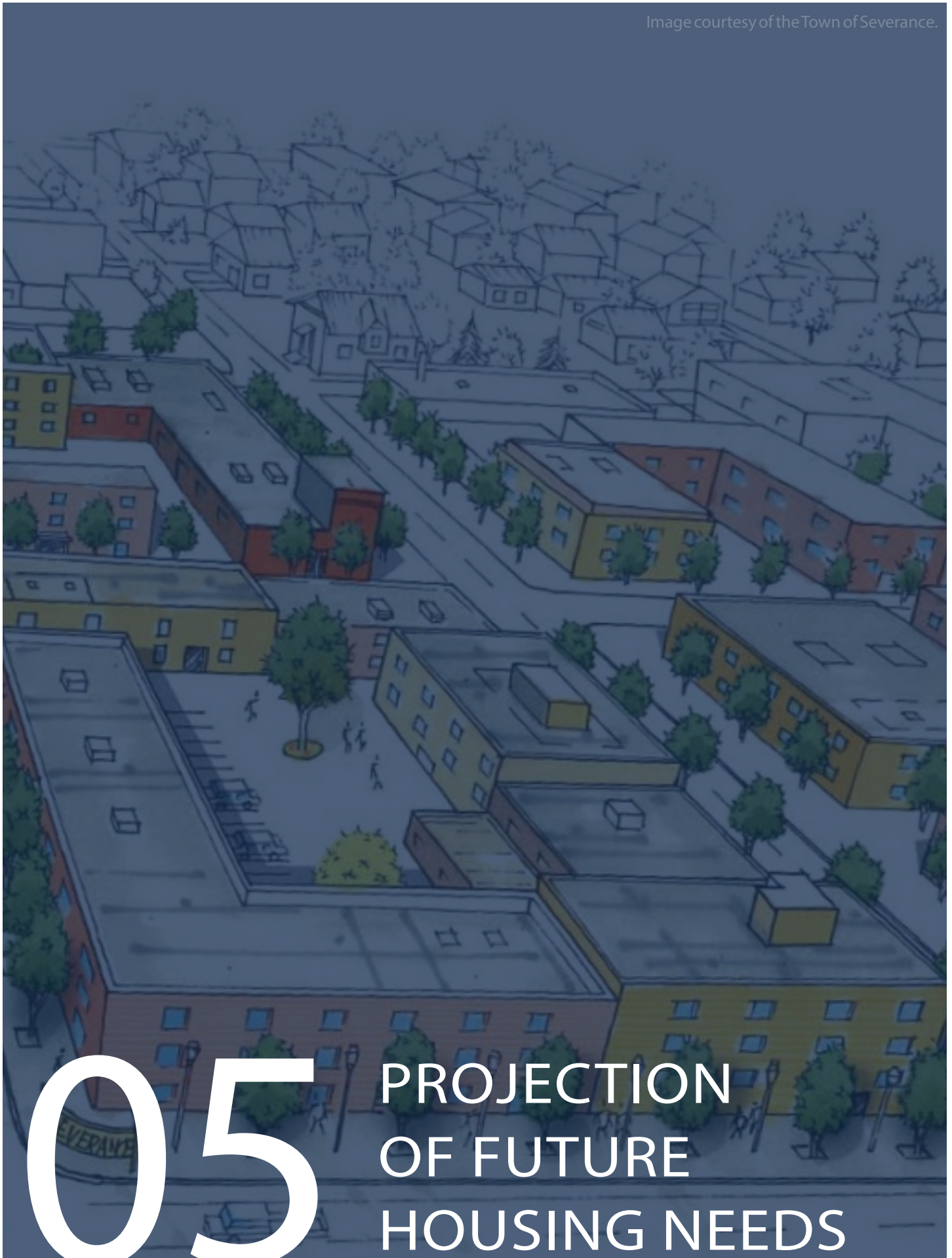
72 percent of the respondents thought it was important to have senior housing available. 25 percent of the respondents indicated a desire for senior housing for themselves or aging parents.

ANSWER CHOICES	
It is important that Severance have senior housing available to those who need it.	47%
I wish there were more senior housing opportunities locally for my aging parent/relative.	15%
I wish there were more senior housing opportunities locally for myself, I'd like to say in Severance as I get older.	10%
There are plenty of senior housing options available locally, we don't need more.	28%

As a resident of Severance, I would rate the Quality of Life locally as...

89 percent of the respondents expressed a positive opinion on the local quality of life in Severance. In the narrative responses, many indicated a desire for more commercial opportunities including a local grocery store.





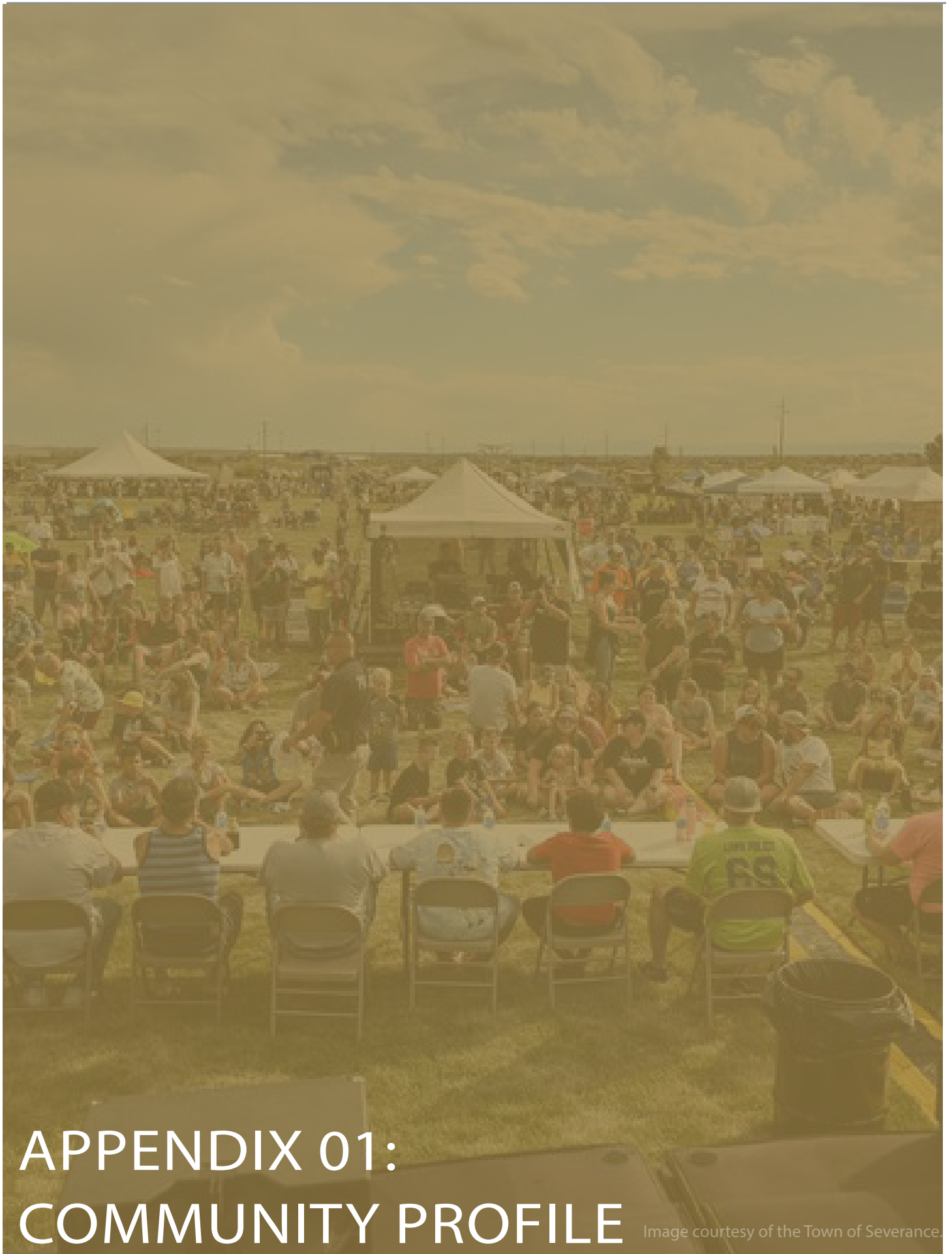
It can be challenging to project specific housing needs in Severance given that market demand does not conform to municipal boundaries. Housing demand in Severance is influenced by economic trends in Weld County and by the larger Northern Colorado housing market. The Severance housing market is dominated by single-family homes. According to the Census data, 96 percent of homes are single-family, owner-occupied units and less than 4 percent of the units are renter occupied. By comparison, in the Town of Windsor, 80 percent of the units are owner-occupied and 20 percent are renter occupied. Also, 99 percent of the houses are at least two-bedroom and 50 percent of the housing units are greater than 4-bedroom units. This data was confirmed through conversations with Town staff and visual observations of existing development patterns and recent development applications.

In recent months, the for-sale housing market has slowed, likely due to the rise in mortgage interest rates and inflationary pressures. However, while the community still boasts a modest demand for housing at around 29 units and prices have remained stable over the last 18 months, the volume of home sales has decreased from a peak of 783 units sold in 2020 to 318 units in 2022, and projected sales of around 240 units in 2023. In addition to rising interest rates and inflationary pressures, the Town experienced a moratorium on new building permits due to water capacity and delivery challenges from North Weld Water District.

It is clear from the data that Severance lacks housing diversity. And, with a large dependence on single-family detached housing development, the Town will be reliant on new construction to ensure adequate revenue to fund basic services. Incorporating additional housing product types of varying densities can create greater efficiencies in service delivery, as explored in the revenue and expenditure analysis. Density does not have to mean high rise buildings. There is a growing interest and need for “missing middle” housing types that provide for greater flexibility within a single-family housing context. This includes duplexes and tri-plexes, cottage housing and other medium density housing product types

While there has been a low supply of multi-family rentals in Severance, a scan of publicly available sites including Zillow and Redfin indicate an uptick in the number of single-family homes that are being offered for rent. A recent scan showed up to a dozen homes being offered for rent ranging from \$2,400/month to \$3,200/month. In the past year, one would have been fortunate to find one or two houses for rent on these same sites. As this area of the market grows, the Town may wish to consider regulations to maintain neighborhood integrity.

Overall, in Weld County, there is a demand for around 1,500 units of rental housing. Given the lack of multi-family housing supply in Severance, the Town may seek to take advantage of the greater demand for this type of housing to drive investment in the historic downtown area or other areas where the infrastructure can support more intensive development.



APPENDIX 01: COMMUNITY PROFILE

Image courtesy of the Town of Severance.

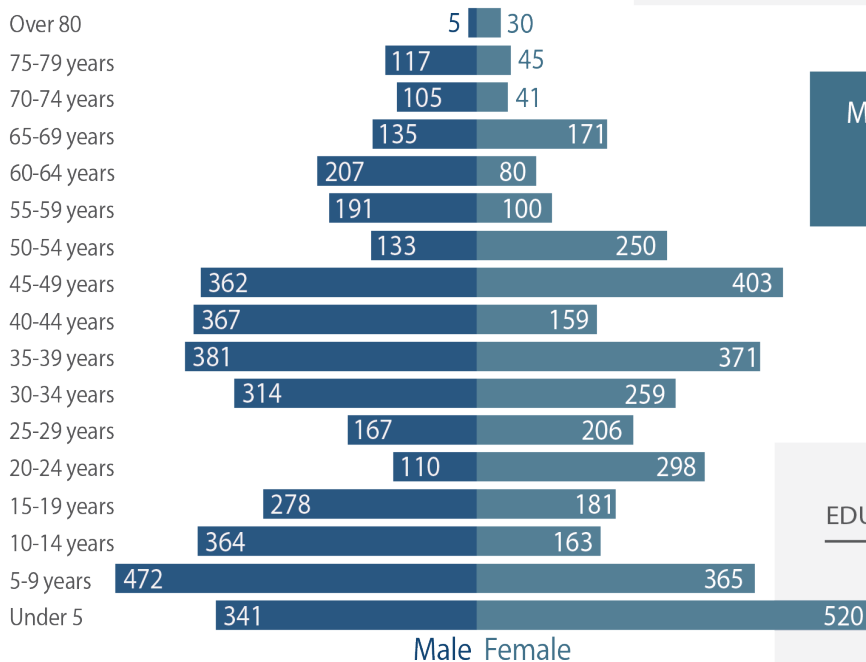
TOWN OF SEVERANCE COMMUNITY PROFILE



129%
growth in population
over the last 5 years

207%
growth in population
over the last 10 years

AGE DISTRIBUTION



Median Male Age

33.9

Median Female Age

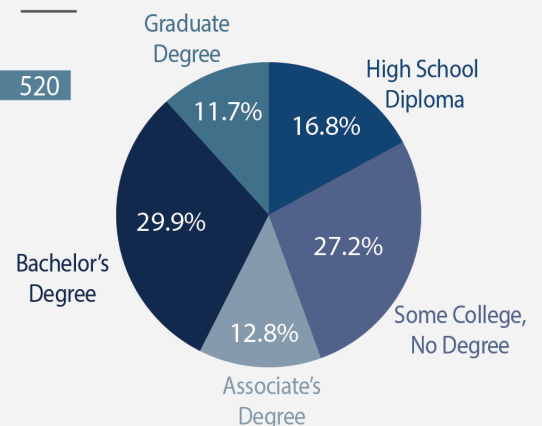
30.9

Approximately
3 in 10
residents are under
18 years old

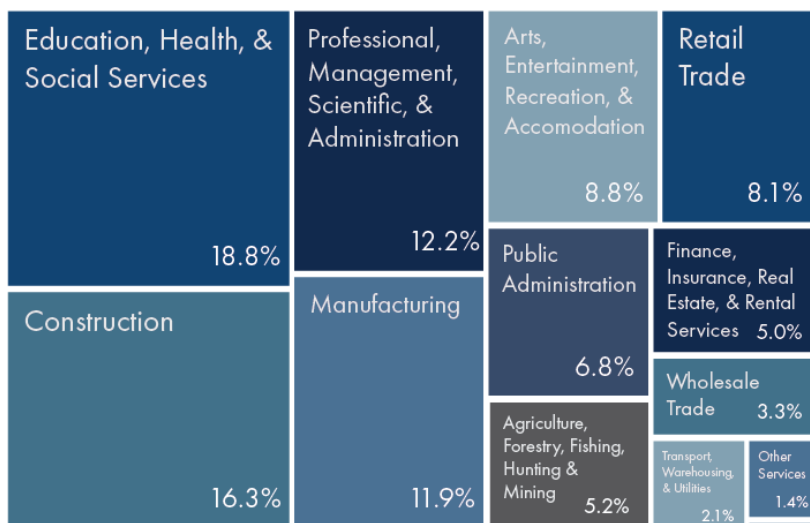


Fewer than
1 in 10
residents are over
64 years old

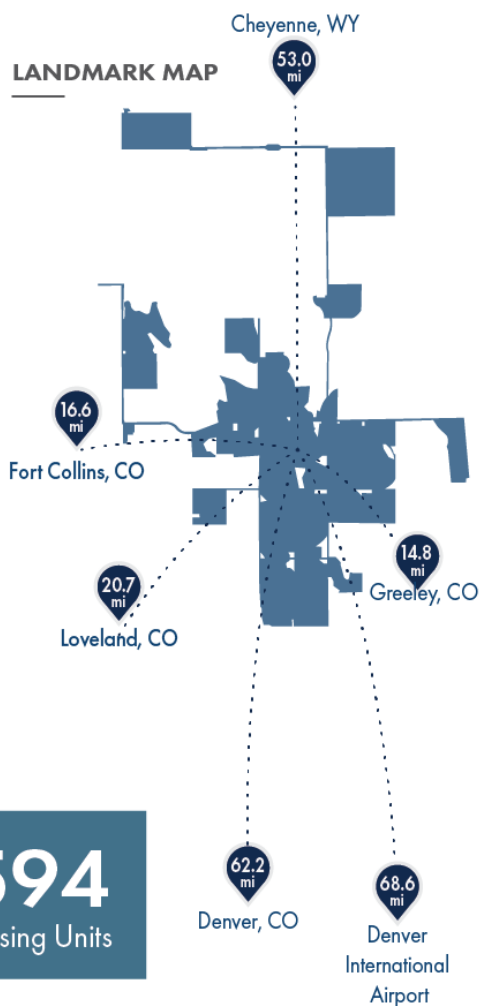
EDUCATIONAL ATTAINMENT



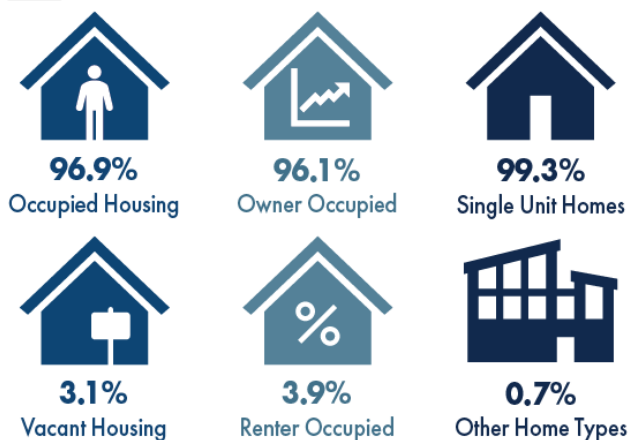
EMPLOYMENT BY INDUSTRY



LANDMARK MAP

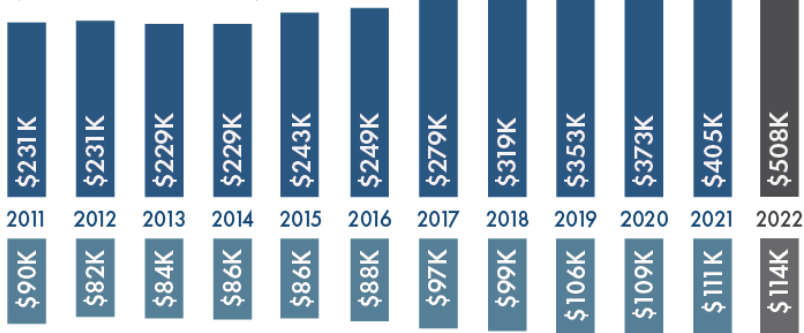


HOUSING DATA



2,594
Total Housing Units

Median Annual Home Value



Median Annual Household Income

120%

growth in home value
over the last 10 years

39%

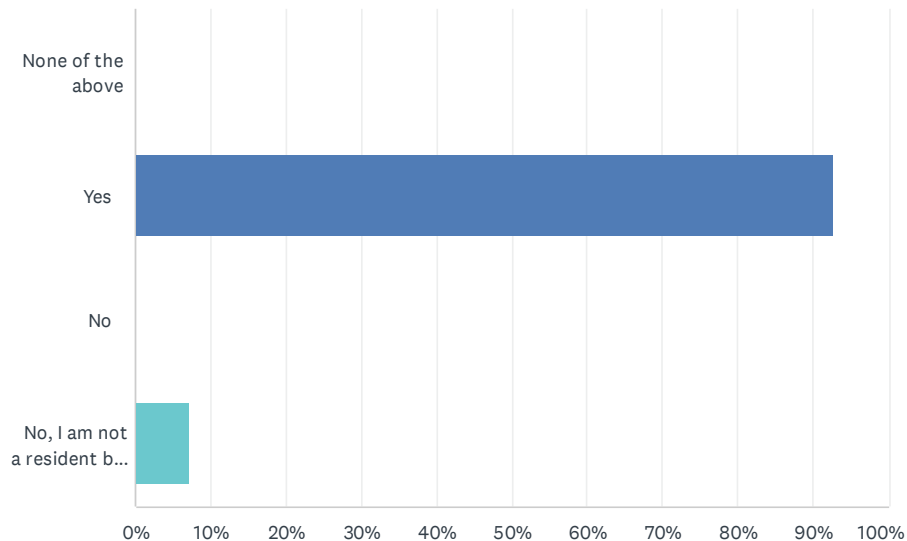
growth in median income
over the last 10 years

Sources: U.S. Census Bureau (2021). Community Profile. https://data.census.gov/profile/Severance_town_Colorado
Redfin Market Insights (2022). Community Profile. <https://www.redfin.com/city/17690/CO/Severance/housing-market>

APPENDIX 02: COMMUNITY SURVEY DATA

Q1 Do you currently live in the Town of Severance?

Answered: 545 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Yes	92.84%	506
No	0.00%	0
No, I am not a resident but I'm still concerned with the state of housing in Severance and would like to provide input. If you answer "No", we ask that you provide us with some insight as to why you are concerned with housing in Severance (IE I work in Severance, or I own land in Severance etc.)	7.16%	39
TOTAL		545

#	NO, I AM NOT A RESIDENT BUT I'M STILL CONCERNED WITH THE STATE OF HOUSING IN SEVERANCE AND WOULD LIKE TO PROVIDE INPUT. IF YOU ANSWER "NO", WE ASK THAT YOU PROVIDE US WITH SOME INSIGHT AS TO WHY YOU ARE CONCERNED WITH HOUSING IN SEVERANCE (IE I WORK IN SEVERANCE, OR I OWN LAND IN SEVERANCE ETC.)	DATE
1	I live between Windsor and severance	1/29/2023 4:22 PM
2	We live on the board of Severance	1/19/2023 7:53 AM
3	I live near the town limits.	12/27/2022 8:11 PM
4	Address is Windsor but live on outskirts of Severance	12/22/2022 5:22 PM
5	I live on the edge of Severance on county property, next to new development and am concerned with light pollution, density, and water issues.	12/15/2022 10:43 AM
6	i live on CR 19, about 1mile and 1/2 from CR 74. The traffic, as you might know is very heavy in this area.	12/12/2022 8:19 AM
7	We own a house in the town, but are not currently living there	12/9/2022 3:27 PM

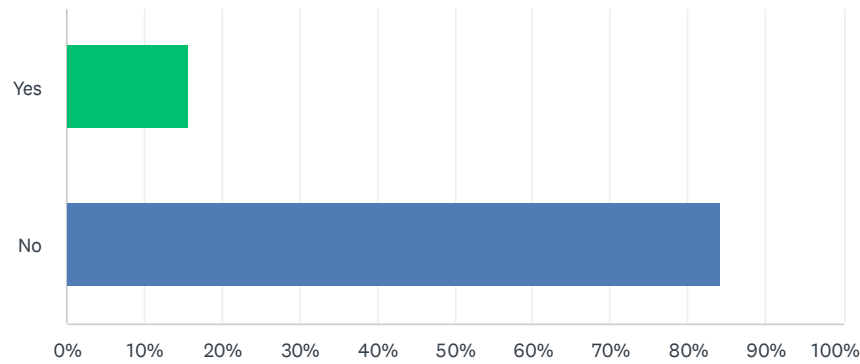
Severance Housing Needs Survey

8	We live on CR 19, right next door to Severance	12/8/2022 11:39 AM
9	We live adjacent to land annexed into the Town of Severance	12/8/2022 8:45 AM
10	I am a farm owner with 1/2 mile of the town limits to the north	12/7/2022 1:02 PM
11	In gma	12/6/2022 5:34 PM
12	Own property in Severance	12/5/2022 10:06 PM
13	My home property is adjacent to Severance.	12/5/2022 9:45 AM
14	I live 2 miles north of Severance. I also shop in Severance.	12/5/2022 9:09 AM
15	Close to	12/4/2022 3:47 PM
16	I live within a short distance from Severance and am impacted by roads, people etc. I live north of Windsor	12/4/2022 1:58 PM
17	Because we live just outside of town and feel it is growing to fast! It's more important to get it right as far as infrastructure etc than to build it fast!	12/3/2022 8:27 PM
18	Live and work here but are zoned Ag	12/3/2022 1:37 PM
19	Live close to severance	12/3/2022 11:29 AM
20	I own land that has been annexed into the town and the rest of our property borders and is completely surrounded by land annexed to the town. We support the town businesses, drive through every day, and are in the same school district as the town.	12/3/2022 8:44 AM
21	I live just north of severance	12/3/2022 8:14 AM
22	I live just outside of town limits	12/3/2022 8:13 AM
23	I live near Severance	12/2/2022 10:49 PM
24	Will be a resident in 3 months.	12/2/2022 8:05 PM
25	My farm is surrounded by Severance subdivisions but I am technically unincorporated.	12/2/2022 5:40 PM
26	because we love within a mile of severance	12/2/2022 5:33 PM
27	Live near town, long time resident of the area	12/2/2022 4:40 PM
28	I live right next door to severance boundary	12/2/2022 4:36 PM
29	my property borders Severance	12/2/2022 3:31 PM
30	The town of Severance is just across the street from me	12/2/2022 2:36 PM
31	I am adjacent to Severance City boundary	12/2/2022 11:21 AM
32	Children go to school in Severance	12/2/2022 7:11 AM
33	Work	12/1/2022 7:21 PM
34	I work in Severance	12/1/2022 6:52 PM
35	I live on the edge of town. CR 76 1/2	12/1/2022 6:43 PM
36	We live very near severance and my daughter goes to school there	12/1/2022 6:32 PM
37	We are moving to the area and our kids will be attending school there.	12/1/2022 6:11 PM
38	I live in weld county just outside of severance and will eventually live in severance.	12/1/2022 5:07 PM
39	I live on Antelope Hill, just on the city limits border	12/1/2022 4:09 PM

Severance Housing Needs Survey

Q2 Do you work in Severance?

Answered: 542 Skipped: 3

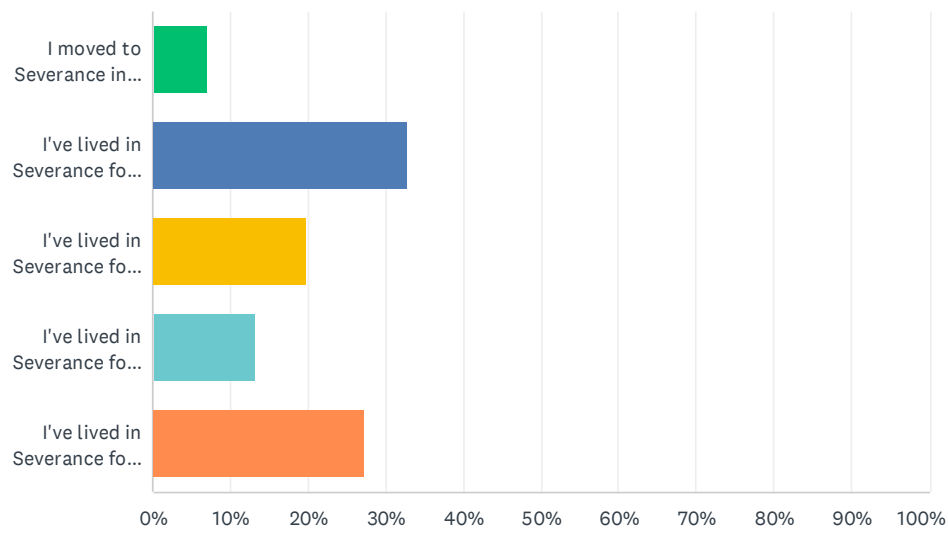


ANSWER CHOICES		RESPONSES	
Yes		15.87%	86
No		84.13%	456
TOTAL			542

Severance Housing Needs Survey

Q3 How long have you lived in Severance?

Answered: 540 Skipped: 5

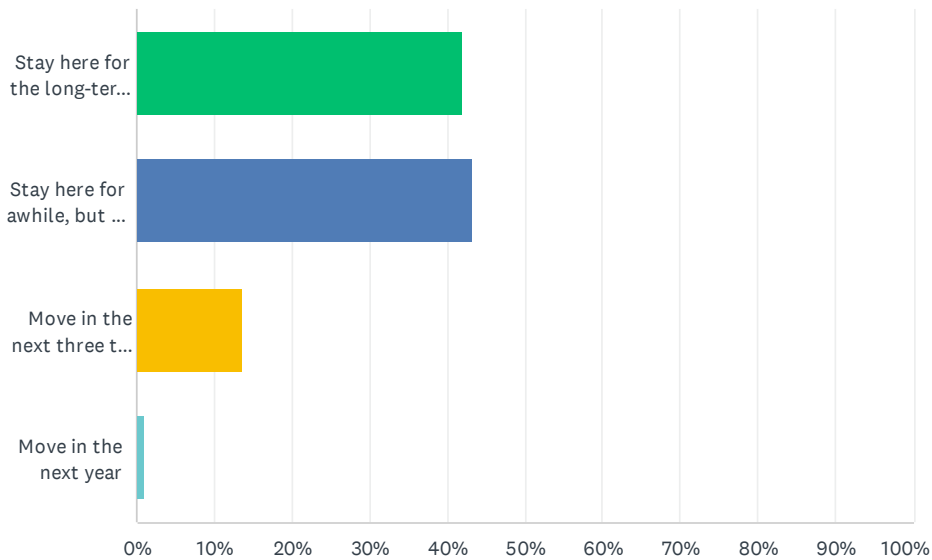


ANSWER CHOICES	RESPONSES	
I moved to Severance in the last 12 months	7.04%	38
I've lived in Severance for less than three years	32.78%	177
I've lived in Severance for less than five years	19.81%	107
I've lived in Severance for less than 10 years	13.15%	71
I've lived in Severance for more than 10 years	27.22%	147
TOTAL		540

Severance Housing Needs Survey

Q4 When thinking about my housing situation in Severance, I plan to...

Answered: 541 Skipped: 4

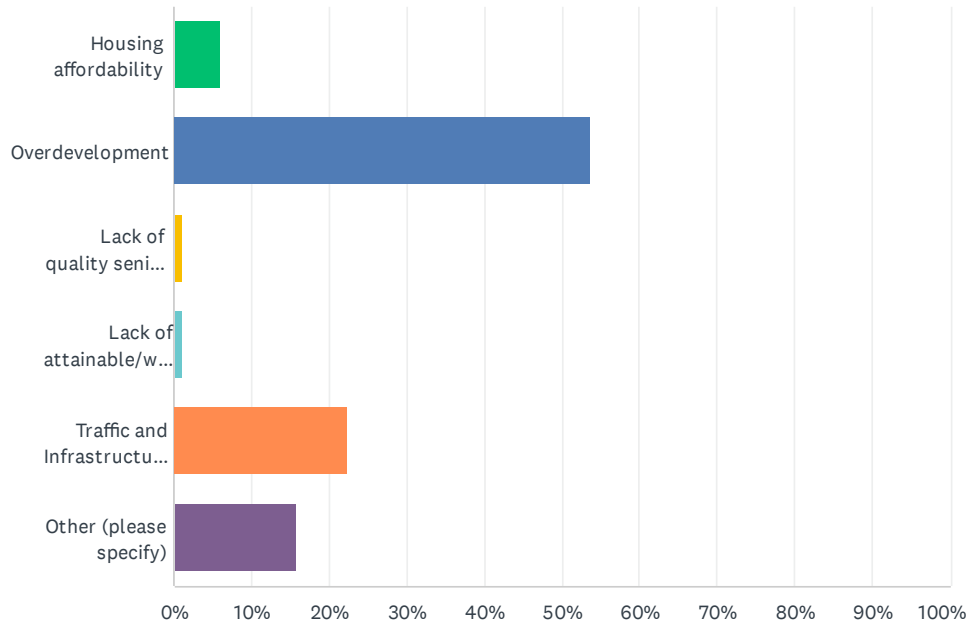


ANSWER CHOICES		RESPONSES	
Stay here for the long-term (through retirement)		41.96%	227
Stay here for awhile, but I may retire elsewhere		43.25%	234
Move in the next three to five years		13.68%	74
Move in the next year		1.11%	6
TOTAL			541

Severance Housing Needs Survey

Q5 My biggest concern regarding housing in the Town of Severance is...

Answered: 545 Skipped: 0



ANSWER CHOICES	RESPONSES	
Housing affordability	5.87%	32
Overdevelopment	53.76%	293
Lack of quality senior housing	1.10%	6
Lack of attainable/workforce housing	1.10%	6
Traffic and Infrastructure burden	22.39%	122
Other (please specify)	15.78%	86
TOTAL		545

#	OTHER (PLEASE SPECIFY)	DATE
1	Water costs; My water costs have gone up 57% despite your notification indicating less than that. I live in a new home, so there aren't any leaks, and I'm not using more water. My salary went up 2%, so I can't really keep up with this.	1/30/2023 9:52 AM
2	The metro taxes are too high	1/5/2023 6:48 PM
3	Cost of utilities and water availability(over population)	12/27/2022 10:12 PM
4	Multiple tax district needs removed	12/18/2022 10:44 AM
5	School and other services capacity including safety and infrastructure, light pollution, water supply, etc.	12/15/2022 10:43 AM
6	We have a lot of housing but none of the services/business to support all the people	12/14/2022 9:30 AM

Severance Housing Needs Survey

	here....and traffic.	
7	Cost of water and constant large price increases each year	12/13/2022 10:30 PM
8	All of the above	12/10/2022 4:51 PM
9	Restaurants and services	12/10/2022 8:04 AM
10	Developers and metro districts not being held accountable for the open spaces in new developments that they are to maintain.	12/8/2022 3:23 PM
11	All of the above!	12/8/2022 8:38 AM
12	Too many homes and not enough businesses. We need more retail and grocery stores to support the residents locally before adding more homes. It seems the town does absolutely nothing to incentivize businesses to come here.	12/8/2022 6:47 AM
13	Lack of matching community features. Severance has houses, 3 schools, and is a food desert.	12/7/2022 7:15 PM
14	Lack of commercial or retail accessibility.	12/7/2022 6:46 PM
15	Water that will be needed for all the new housing. We do not even have the storage tank that was supposed to be installed in 2022 and now we are paying more for the water. So, what does it look like for the future for new house? Keep raising the water rates till no one wants to move here?	12/7/2022 10:39 AM
16	Overdevelopment by developers who only care about making money selling homes and not supporting the community. We don't need more rooftops, we need more infrastructure and business to support what's already here.	12/7/2022 10:36 AM
17	Lack of planning	12/6/2022 5:34 PM
18	Combination of overdevelopment without planning for maintaining greenspace/rural feel and resulting traffic and infrastructure burden	12/5/2022 8:09 PM
19	Traffic and Town management	12/5/2022 9:07 AM
20	All of the above. There is too many housing in Severance. It use to be a nice small town, now there is way too many people and traffic has gotten really bad. Also, water has been an issue with our business since all the houses were developed. The Town of Severance has seem to become money hungry and has forgotten about it small town roots.	12/5/2022 8:20 AM
21	All of the above but mostly overdevelopment of housing & no enticement for businesses/restaurants/grocery store	12/5/2022 7:38 AM
22	Too much development losing the "small town" atmosphere	12/4/2022 5:05 PM
23	Crappy subpar housing that you let build in town. An overzealous police force and all bedroom communities like severance have extremely high price swings. Better home builders and better management. Journey Homes is banded from building in several places for a reason! Wake up!!!	12/4/2022 3:47 PM
24	Wish we get severance employees to do a full days work	12/4/2022 2:32 PM
25	Not enough commercial to support the housing	12/4/2022 1:06 PM
26	to many houses with no infrastructure, water, businesses to sustain it. Also more crime with the cheaper housing going in.	12/4/2022 9:34 AM
27	Not enough commercial land, no stores, sad looking "downtown".	12/4/2022 9:25 AM
28	Concerned about the low quality home builders building in our community.	12/4/2022 5:43 AM
29	Overdevelopment and too much traffic.	12/3/2022 10:51 PM
30	Underdevelopment, Few bike paths & sidewalks	12/3/2022 10:28 PM
31	Overbearing district rules and regulations.	12/3/2022 6:08 PM
32	Lack of infrastructure, needs to be more like it's own town before adding more houses	12/3/2022 5:50 PM
33	ALLOf the above! I moved here after 20 yrs in Windsor. The growth there was not well planned	12/3/2022 12:18 PM

Severance Housing Needs Survey

and exploded. Severance is turning into another Windsor. Please don't let it! I had planned on staying here (I'm older & retired), but am rethinking my position. The quickly increasing traffic, people, etc. are going to ruin this town.

34	No businesses	12/3/2022 11:57 AM
35	The quality of builders in the area. Too many Journey Homes	12/3/2022 11:53 AM
36	Ovrdevolpment and traffic infrastructure and lack of businesses in town as well and housing affordability	12/3/2022 11:46 AM
37	Property taxes are way too expensive. Can not afford to stay here because of taxes.	12/3/2022 11:22 AM
38	Water usage and availability of which of course ties into multiple possible answers under question 5.	12/3/2022 11:02 AM
39	Lack of amenities like grocery store, restaurants and parks and rec for children	12/3/2022 10:11 AM
40	Lack of infrastructure development.	12/3/2022 9:09 AM
41	Keeping from being over developed by cheap homes	12/3/2022 7:06 AM
42	Water availability	12/3/2022 1:11 AM
43	Lack of business in the town, more retail, restaurants	12/2/2022 7:13 PM
44	too many houses with no retail development aka grocery store, shopping, etc.	12/2/2022 7:10 PM
45	We would like to see a sidewalk between Severance Shores and downtown. Also streetlights at CR 21 & 392, CR 23 & 392, and CR 19 & Harmony would help a lot.	12/2/2022 4:10 PM
46	I would say overdevelopment and lack of schools for all these new families that will be coming. Why not build a store or fast food for the high school kids, or a rec center for the kids to go to. There is nothing for these kids in Severance, stop building homes and develop more of the town for the people that are there now	12/2/2022 3:07 PM
47	Housing affordability, overdeveloped, and traffic	12/2/2022 3:06 PM
48	Lack of commercial properties such as restaurants and grocery stores	12/2/2022 1:49 PM
49	Overdevelopment with lack of commercial type businesses and enough school space	12/2/2022 1:47 PM
50	Over development, affordability, not enough food establishment, family entertainment, traffic and infrastructure, allowing metro districts and commercial and retail	12/2/2022 12:15 PM
51	Over population of the schools	12/2/2022 10:56 AM
52	Overdevelopment and overcrowding in schools.	12/2/2022 9:04 AM
53	Too many apartments	12/2/2022 8:13 AM
54	Grocery store.	12/2/2022 7:41 AM
55	Lack of retail. Specifically grocery. Also a lack of schools which hopefully will be helped with the passage of the new bonds.	12/2/2022 7:37 AM
56	Schools are overcrowded in the school district as it is. In addition, the town of Severance has little to no resources for the people living here. We NEED a grocery store at the very least before more houses are built.	12/2/2022 7:28 AM
57	Incentives for businesses. For example G5 just went out of business. How to bring business to support the amount of home growth	12/1/2022 11:06 PM
58	All of the above - too expensive and too many concerns for one particular Builders quality of homes, which I have heard many complaints about. The last thing we need is for so many structures going up and the quality being shotty work and needs to be rebuilt in 2-7 years. That's not affordable for anyone - do it right and with quality. Not with weeds growing out of the living room carpet...We need Businesses before we need more houses, I'm sure a lot of people would like to work in town rather than driving 15-45 minutes away (depending on traffic) and giving money to other towns/businesses.	12/1/2022 10:03 PM
59	Infrastructure to match the growth	12/1/2022 9:50 PM

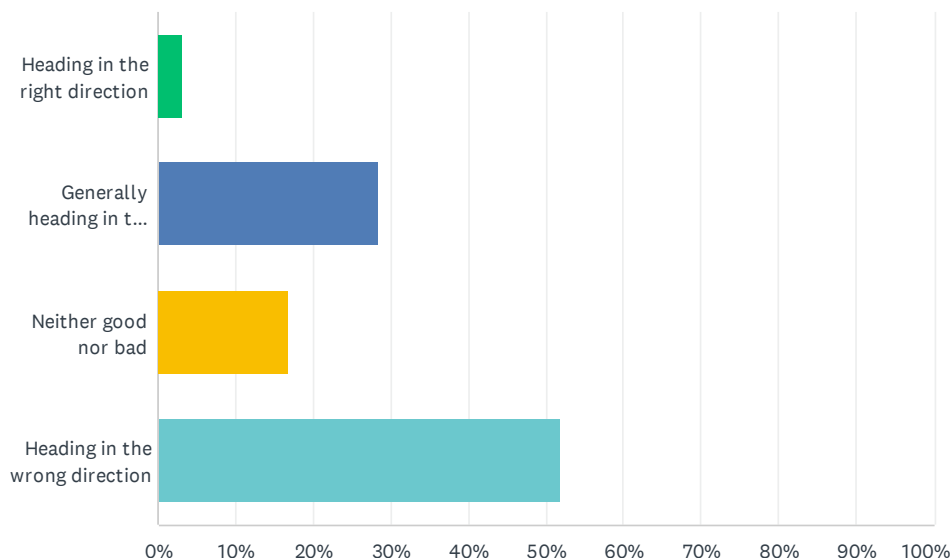
Severance Housing Needs Survey

60	Affordability of housing, and lack of commercial businesses inside town limits requiring me to work outside the community I live in.	12/1/2022 9:25 PM
61	Quality of journey homes making severance home seem run down and less attractive to purchase in the future	12/1/2022 9:07 PM
62	Water supply, lack of future planning	12/1/2022 9:05 PM
63	Lack of business development/opportunities in comparison to surrounding areas.	12/1/2022 8:54 PM
64	Town council and the mayor are more worried about appeasing journey homes then they are about actually building a livable community. Rapid Overdevelopment, lack of concern for the citizens that live here, and the absence of a long term growth plan are make this community the joke of NoCo. Probably time for a leadership change.	12/1/2022 8:50 PM
65	Homes being built too quickly for schools and infrastructure to keep up	12/1/2022 8:22 PM
66	Lack of resources (no grocery/retail stores, doctor offices, short post office hours, etc)	12/1/2022 8:22 PM
67	Lack of retail	12/1/2022 8:00 PM
68	Housing/Builder Diversity	12/1/2022 7:44 PM
69	Tax revenue-generating retail, restaurants, and development. Honestly there needs to be more.	12/1/2022 7:43 PM
70	Too many houses and not enough basic amenities such as a grocery store with produce, meat, etc	12/1/2022 7:18 PM
71	Lack of town infrastructure and lack of commercial spaces.	12/1/2022 7:17 PM
72	Over development with out proper grocery stores in town to serve the people. We need (even a smaller private owned) grocery store. If we dont. We cant have more and more families moving here.	12/1/2022 7:07 PM
73	So many houses and literally nothing else	12/1/2022 7:01 PM
74	Lack of supporting services	12/1/2022 6:43 PM
75	Traffic, infrastructure, amenities, schools, workforce	12/1/2022 6:23 PM
76	Cheaply built homes with no regard for water and schools. Also, overdevelopment and infrastructure.	12/1/2022 6:22 PM
77	Lack of schools, groceries, lack of community pool	12/1/2022 6:20 PM
78	Overdevelopment, lack of infrastructure, taxes	12/1/2022 6:17 PM
79	Too much housing not enough commercial	12/1/2022 6:07 PM
80	Schools	12/1/2022 5:52 PM
81	Lack of shopping, restaurants and general infrastructure It's all just houses	12/1/2022 5:51 PM
82	Lack of grocery stores and accessibility to stores	12/1/2022 5:38 PM
83	Lack of a grocery store. Also, lack of "small dog" dog park.	12/1/2022 5:28 PM
84	School system, overcrowding schools, no rec center, no true grocery store, no real food options	12/1/2022 5:24 PM
85	Services to support growth.	12/1/2022 4:55 PM
86	Seemingly unrestrained passes to big builders. Planning for arterial bypass roads around the town before it's too late and everything is built up. Reducing speed limits is not a growth plan; faster, convenient access to nearby areas is. Water availability.	12/1/2022 3:40 PM

Severance Housing Needs Survey

Q6 In what direction do you think the Town of Severance is heading with regard to housing development and availability of different housing options?

Answered: 516 Skipped: 29



ANSWER CHOICES		RESPONSES	
Heading in the right direction		3.10%	16
Generally heading in the right direction but I have some concerns		28.29%	146
Neither good nor bad		16.86%	87
Heading in the wrong direction		51.74%	267
TOTAL			516

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm a fan of the micro apartments. I know many hate multi-family housing but it is more affordable and preserves more land. We need to protect our land. I liked the cows off 74 and I'm sad there are houses there now.	1/31/2023 7:00 AM
2	Cheap housing at high prices	1/29/2023 4:22 PM
3	The cost of living (i.e. utilities, maintenance, HOA fees), are going to have a significant negative effect to affordability. Increases in rates have pushed many potential buyers out of the market as affordability of home ownership has exponentially grown. The infrastructure of roads, buildings and the town in general needs a lot of work. As the exponential growth of this area has created numerous new developments, the focus on improving infrastructure has lacked attention/action.	1/9/2023 10:12 AM
4	Too much growth and not having the proper infrastructure to support it. Of course, I ABSOLUTELY LOVE Severance the way it is...I would not change one thing as it is today. But I know I'm dreaming.	1/6/2023 10:18 AM

Severance Housing Needs Survey

5	Too much building without infrastructure	1/5/2023 6:49 PM
6	Not sure it's direction	1/1/2023 10:13 PM
7	I do not believe that we need more housing at this point. I am more concerned with commercial opportunities.	12/29/2022 8:16 AM
8	Concern of over populating-water shortage	12/27/2022 10:12 PM
9	Need to take traffic patterns and water into consideration before adding a bunch more houses that no one can afford with a Metro Service District.	12/23/2022 11:34 AM
10	Building houses without concern for infrastructure, such as utilities and grocery stores.	12/22/2022 5:22 PM
11	I believe there should be some higher-end developments for buyers to consider. Custom homes, nice "patio" home communities (not duplexes), and maybe condos/ townhouses (not apartments). We don't need to continue to be the town with the least expensive or most affordable housing in Northern Colorado.	12/20/2022 9:02 AM
12	Adding too many homes too quickly.	12/19/2022 7:01 AM
13	I think the town should have listened to all the complaints about Journey Homes before letting them build all their houses in Severance. Slower growth would have been more ideal I believe.	12/18/2022 8:48 PM
14	All development should be put on hold until the water treatment and delivery systems and waste water systems are brought up to standards.	12/17/2022 6:10 PM
15	Planning should include not stressing or overcrowding our classrooms, protecting our night skies, multi-family and senior housing, grocery etc.	12/15/2022 10:43 AM
16	Quit giving the builders free reign and then passing the costs along to us - this water increase is ridiculous! OUR SCHOOLS ARE OVER-FULL - THIS IS YOUR FAULT!!!!!!	12/15/2022 10:31 AM
17	the town of Severance is over BUILDING	12/14/2022 1:39 PM
18	Too many cheap houses being quickly constructed that are low quality and will be falling apart in 10 years of so lowering values in nearby areas. Foundation settling is rampant in the journey homes.	12/13/2022 10:30 PM
19	The need of Health care facilities, Grocery's store in our area and other retail shopping stores.	12/13/2022 3:27 PM
20	Going in the wrong direction in regards to development. There is too much development being built too fast. I don't think that Severance needs to worry too much about housing affordability because almost everybody works elsewhere, and people choose live here. They are not tied here because of jobs/work.	12/13/2022 3:25 PM
21	Planning the money to be gained for new development without considering the infrastructure needed to support it	12/12/2022 5:00 PM
22	too many houses, not enough local business	12/12/2022 2:18 PM
23	The Journey owners have built too many houses for this area to continue as a small town. It appears it's all about money. I hope the board will reconsider what it best for the area.	12/12/2022 8:19 AM
24	We need to decide if Severance is going to be great or just give up and ask to become Windsor.	12/11/2022 2:51 PM
25	More so than concern is the communication of what this plan is	12/10/2022 1:50 PM
26	Tell me the direction it's going to?	12/10/2022 8:04 AM
27	Not taking schools, affordability, traffic and several other things into consideration when issuing permits	12/9/2022 6:42 PM
28	Growing too fast	12/9/2022 1:52 PM
29	We need a grocery store.	12/9/2022 10:58 AM
30	Over developed	12/9/2022 6:04 AM
31	Too many houses no grocery stores, not enough water nor irrigation water for lawns that HOA require us to have.	12/8/2022 6:01 PM

Severance Housing Needs Survey

32	Growing too fast.	12/8/2022 5:09 PM
33	The Town has primarily one builder. That builder does not provide a quality product for residents. That builder has too much control over housing within the Town. Diversity in builders provides a diversified product across the housing spectrum. Currently, Severance is made up of mostly starter homes on small lots.	12/8/2022 3:38 PM
34	Deterioration of country lifestyle Create traffic levels that will jeopardize the safety of everyone Homes that more-or-less all look the same Streets that discourage walking and cycling Speeding Need a "time out" to allow the town to catch up.	12/8/2022 9:37 AM
35	No real plan for improved roads for traffic loads. No commercial development to assist with costs. Allowing low quality homes to be built with lack of accountability from the developer. Not negotiating in good faith with neighbors who live next to annexed land. Not following through with proposed engineered intersections. Not working to increase safety at intersections 392 and 23 as well as other intersections along CR 23 and 21	12/8/2022 8:45 AM
36	Too many houses, not enough infrastructure, not enough commercial to support population	12/7/2022 10:22 PM
37	We headed in the wrong direction. We were over over building homes without having the proper infrastructure. Our roads and traffic are awful and our schools cannot keep up.	12/7/2022 8:51 PM
38	We need more affordable options for people to move to our town and have access to commercial/retail shops to keep our money in town	12/7/2022 6:46 PM
39	Way too many Journey homes. Way to many new neighborhoods in general but if you're going to allow them then maybe bring in some higher end builders like bridge water . No more journey homes! The quality and aesthetics of those homes are not up to par for such a growing community. All of the floor plans and colors are the same. Would like to limit residential growth. We need a grocery store! A king Soopers!	12/7/2022 5:25 PM
40	Our current infrastructure can't support the multiple housing developments already here. We need to take care of our current residents needs first & develop a plan that is beneficial to the community.	12/7/2022 1:13 PM
41	The availability of water and traffic concerns as well as affordable utilities should be addressed before any more housing annexations are considered, including the Moody plot	12/7/2022 1:02 PM
42	Need to work on the water issue before you move forward with more new housing.	12/7/2022 10:39 AM
43	We need to slow the building of homes and focus on development of infrastructure and business that support the families already here. We need tax revenues from sources other than property tax. Without simple amenities like a grocery store, people have to spend their money outside of town just for the basic needs. And if we have an abundance of low income housing with no local jobs or transportation, how are those with no car able to support themselves? If there are no jobs or activities for kids, crime will increase simply due to boredom.	12/7/2022 10:36 AM
44	There is nothing wrong with growth but it doesn't seem like Severance cares about long term sustainability. School are overcrowded yet we continue to build more houses and neighborhoods. Builders are not bringing enough to the table when they propose developments. They need to bring water and contribute to building the school, not just providing ground or money for it. There isn't enough water, not enough water storage, not enough schools and before the long roads and infrastructure will suffer. My taxes are going through the roof, what once was a quaint tiny town away from the masses has now turned into a crowded and unaffordable place to live. I'm a native to the Severance/Eaton area and I do not plan on staying around. I see the writing on the wall, we are no longer in a small town community. It is growing faster than what is sustainable or enjoyable.	12/7/2022 8:45 AM
45	A small number of anti growth voices have too much influence over board members. That influence could kill the town. Diverse housing development is proven to be economically sound and leads to balanced communities.	12/7/2022 7:39 AM
46	Loosing the rural feel that we've always known Severance. Too many fields being turned into track homes with subpar standards from a builder. People are moving out of homes because of the Metro taxes that they thought they could afford and couldn't. Traffic is a big concern as well with going forward. The roads can not hold more traffic. I'd rather see the downtown area cleaned up and business take over spaces.	12/6/2022 8:10 PM

Severance Housing Needs Survey

47	Small town mentality in Town Board	12/6/2022 5:34 PM
48	There are no walkways or bike lanes on CR 23. Moving within the town has significant safety issues for pedestrians, bikes, children, animals, walkers and runners.	12/6/2022 4:58 PM
49	The plan on CR21 is ridiculous. Too many homes with no thoughts on roads, schools, water usage	12/6/2022 3:28 PM
50	Want to keep it a Nice, Quiet Small-ish town. Mid-level and Up developments.	12/6/2022 11:17 AM
51	They sure developing too quickly and we can't get our kids the decent education we moved here for	12/6/2022 2:21 AM
52	Building single family homes too quickly without supporting businesses and infrastructure. Severance is just basically a town of houses now	12/5/2022 9:15 PM
53	Came here to get away from people and now everyone is moving here	12/5/2022 7:43 PM
54	Too many homes for the resources available. The schools are over crowded, we don't have a grocery store and these huge expensive houses are being built in what we wanted to be a small town.	12/5/2022 6:44 PM
55	To much building in the area. Needs to slow way way down. Moved here because it was small town atmosphere. Not the case anymore.	12/5/2022 2:51 PM
56	The town needs its own grocery store and other retail stores.	12/5/2022 2:08 PM
57	I don't know enough to say	12/5/2022 1:38 PM
58	We could use some infrastructure as we continue to grow.	12/5/2022 1:06 PM
59	Unlimited growth?	12/5/2022 9:45 AM
60	Housing growth is fine - would like to see a "downtown" area, small and quaint to grow with the residents.	12/5/2022 9:07 AM
61	Remember to do infrastructure first	12/5/2022 7:38 AM
62	Slow down growth. There are already too many people in the other towns, let us be the small community.	12/4/2022 10:37 PM
63	The current infrastructure and utilities cannot support the current residential developments. Severance has not brought in commercial developments to boost tax revenues.	12/4/2022 8:33 PM
64	Too much development, too fast.	12/4/2022 5:05 PM
65	There didn't seem to be any plan by the town. The developers did what they wanted	12/4/2022 4:48 PM
66	It is growing so quickly, so it may be hard for the town to prepare for such quick growth.	12/4/2022 2:54 PM
67	Too much building for the area and available infrastructure and water	12/4/2022 1:58 PM
68	Concerned about over development and lack of infrastructure	12/4/2022 10:52 AM
69	I only fear my children will be placed in overcrowded schools. With plans to build more homes I want to see another middle and elementary school built. The west side of greeley is also growing sending more children to RE-4 school district. The schools are already full as is and I moved here mainly because of the school districts and small town vibes. With more schools being built first and then more homes it will ease us all.	12/4/2022 10:09 AM
70	Too much housing not enough businesses	12/4/2022 10:04 AM
71	to many housing with no infrastructure, water, businesses to sustain it. Also more crime with the cheaper housing going in.	12/4/2022 9:34 AM
72	to many houses and not enough business	12/4/2022 9:23 AM
73	There's no doubt in my mind the city political leaders will allow unbridled housing growth no matter what this survey states.	12/4/2022 9:09 AM
74	Overbuilding! We have plenty of houses but need commercial development, natural areas and open spaces. Traffic is a huge concern as well.	12/4/2022 9:00 AM

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75	I feel like we have a ton of housing which is causing over development, but If we head that way we need infrastructure to support it.....stores, restaurants, gas station. We need to maintain a lot of green space in the community!!	12/4/2022 7:18 AM
76	too many postage stamp sized house lots. Multifamily housing in inappropriate areas.	12/3/2022 7:40 PM
77	I don't know what the plans are	12/3/2022 5:27 PM
78	Over building high priced houses	12/3/2022 1:41 PM
79	Would not want to see over priced rentals of multi family apartments run by journey homes would affect the town of severance in multiple wsys	12/3/2022 11:46 AM
80	New growth has not been paying it's way. The water situation with North Weld Water district is the prime example	12/3/2022 11:15 AM
81	I am disappointed that I am spending my money on other towns on groceries, fast food, etc. (Windsor, Timnath) when I could spend it in Severance but we have only two restaurant options and no grocery store or other commercial stores. Keeping our money in town to benefit Severance is so important!	12/3/2022 10:21 AM
82	Too much housing before adding amenities	12/3/2022 10:11 AM
83	People are moving here, building houses, building families, Severance needs to evolve and grow with that. It's future depends on it.	12/3/2022 9:09 AM
84	I see only big houses being built. No other option.	12/3/2022 8:39 AM
85	It's about money not the citizens	12/3/2022 8:29 AM
86	I do not want anymore housing developments. Keep Severance small and great!	12/3/2022 8:18 AM
87	To many houses for the businesses and roads can handle	12/3/2022 8:14 AM
88	Smaller developers with fewer homes and larger property 1 to 5 acre lots keep the ranch lose the city	12/3/2022 7:06 AM
89	Water! Severance has spread itself way too thin. Neighborhoods like Golden Eagle Acres should never been annexed. Town services never reach outlying neighborhoods.	12/2/2022 11:04 PM
90	Too much housing already. Purely a "bedroom community" with practically everyone traveling out of town and back daily. But now on steroids. It's a significant drawback with all this housing growth and it's certainly a compounding problem. We don't need more housing... we need to initiate more business infrastructure and retail opportunity to help balance things out first and foremost. As well as improving the current traffic burdens and new found dangers that exist.	12/2/2022 8:55 PM
91	Roads do not support traffic volume	12/2/2022 8:02 PM
92	Severance needs to focus on commercial business development to generate a tax base and workforce development that will help support population growth	12/2/2022 6:48 PM
93	high density growth stressing infrastruture	12/2/2022 6:40 PM
94	This town had the appearance of single family homes. An outlying "bedroom" community from the larger towns. Now I hear word that apartments may be in the future... Ask yourself- who is going benefit from this? Certainly the developers. The city with increased tax revenue. But at what cost? The cost is the loss of the single family home feel. THAT should not be the direction the city goes!	12/2/2022 6:25 PM
95	Concerned with overbuilding, would like to see more businesses/resturants, rec center, splash park.	12/2/2022 6:24 PM
96	Too much growth too quickly. Severence growth is a burden on neighboring communities i.e. Windsor.	12/2/2022 5:19 PM
97	Over developed with no clear plan to support growth	12/2/2022 4:40 PM
98	Way too much building with no regard for roads, water, or schools that go along with rapid growth	12/2/2022 4:36 PM
99	I would like to keep single family homes as the main housing market. Not apartments or	12/2/2022 4:29 PM

Severance Housing Needs Survey

	townhouses.	
100	I was impressed that you required a developer to participate in providing land and cash toward an elementary school. Also, pleased that development was stopped due to water concerns.	12/2/2022 4:03 PM
101	some of the builders are putting up some pretty shoddy constructs	12/2/2022 3:31 PM
102	Too many homes going up with nowhere for the kids to go to school. no rec centers, no fast food for high school kids. It is constant housing going up and nothing else . stop building more homes and focus on the town for the people there now and our kids	12/2/2022 3:07 PM
103	To many houses all ready,short on water to much traffic no grocery store no medical facility. Schools are already crowded.	12/2/2022 2:37 PM
104	I have no idea! It appears that they are building without thought of where kids will go to school	12/2/2022 2:36 PM
105	To many houses not enough schools. And water	12/2/2022 2:15 PM
106	Severance does not need to focus on large scale, multifamily developments. Those can be located in the larger communities in the area (Ft Collins, Loveland, Greeley). Severance needs to focus on creating open space and natural areas to be used by residents.	12/2/2022 11:52 AM
107	Infrastructure can't keep up with overdevelopment	12/2/2022 10:53 AM
108	There does not seem to be a strong plan to manage the growth and infrastructure which will continue to lead to housing becoming less affordable as taxes have to continually be increased to pay for the unmanaged growth. Also often feels like the city is working too closely with the same developers who are making money and passing the cost of this unfettered growth to the citizens. I am supportive of growth but oppose growth with no true plan and for the benefit of a few companies rather than the citizens of severance.	12/2/2022 10:23 AM
109	We seriously need to consider the impact of increased housing development on our water supply and wastewater treatment capabilities.	12/2/2022 9:47 AM
110	We don't have enough water for all these developments. I liked the small town feel but it's vanishing fast.	12/2/2022 9:41 AM
111	Too many single houses, not enough other options	12/2/2022 9:41 AM
112	too fast and without needed infrastructure. Schools, roads, water	12/2/2022 8:54 AM
113	We are over developing when it comes to housing. We do not have enough space in our schools to keep building more homes.	12/2/2022 8:30 AM
114	too many houses being built - we don't have the water or other infrastructure to support this	12/2/2022 8:27 AM
115	NO. MORE. HOME. BUILDING! We moved to Severance to be a bit further from the rat race. We liked it being a small knit community. Now it is overrun and way too many people. One of the charms about Severance was that it was a small town. We don't have any revenue as everyone travels elsewhere to get their goods. We should work hard to keep Severance small and the income that we generate should be from Small, mom and pop places. Right now, Severance is running the risk of becoming just another place that people treat as a good starter home community.	12/2/2022 7:49 AM
116	We need more schools and a grocery store.	12/2/2022 7:28 AM
117	We have no grocery store, our schools are over capacity and do not have necessary infrastructure to take on any more housing before infrastructure is addressed.	12/2/2022 7:11 AM
118	Has a lot of options but doesn't have the schools or commercial business to support the people.	12/2/2022 6:42 AM
119	Not making developers pay for more, lack of water storage, lack of water making our bills go up.	12/2/2022 6:04 AM
120	Over development	12/2/2022 6:04 AM
121	Journey cookie cutter homes.	12/2/2022 5:53 AM
122	Too many houses too fast.	12/2/2022 5:27 AM
123	There isn't anything but houses in Severance. No businesses. More houses get built, and who	12/1/2022 11:13 PM

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moves in? Families with school aged kids. Where are they going to school? They get bused to grandview? In windsor? It's absolutely ridiculous. If these developers want to build more homes, there should be some stipulation that they must also contribute to the education of the families that reside in those homes.

124	Heading in the wrong direction — some people moved to Severance wanting a small town. The housing developments are not nice. Severance looks like nothing but Journey Homes now. I loved when it was a majority of farmland/open space, and a few neighborhoods. At least put nice developments in with larger lots if development must continue. The small town feel was the best, and the infrastructure of the town cannot accommodate the ever-growing population.	12/1/2022 10:22 PM
125	Please just stop building houses right now..	12/1/2022 10:03 PM
126	With 99% of the homes here being journey homes, the town is looking worse and worse every year. We need a variety of builders to diversify the town. To be honest the amount of journey homes here makes severance look cheap and unattractive. Get journey out of here. They have enough made their money on our town already.	12/1/2022 10:01 PM
127	Overdevelopment will ruin the small town atmosphere	12/1/2022 9:22 PM
128	Way too many houses without any other town amenities.	12/1/2022 9:18 PM
129	Too much multi density neighborhoods. Losing small town country feel with all the cookie cutter neighborhoods and our roads can't hold all the traffic as is	12/1/2022 9:08 PM
130	I think it could be a sought after community but there are lots of concerns about future planning and lack of planning for water, amenities etc	12/1/2022 9:05 PM
131	You are doing nothing to help generate tax revenue. It's wrong to only rely on home owners to pay for the town. You also need to stop letting Journey Homes build in this town. Journey homes is a horrible product.	12/1/2022 8:51 PM
132	We currently have enough housing options for what this town is. Town council should probably focus on a dedicated city center and the needs of the current citizens before they start looking at different housing options.	12/1/2022 8:50 PM
133	Not requiring developers to pay their way- should be collecting infrastructure fees	12/1/2022 8:33 PM
134	We need more apartments, townhomes or condos	12/1/2022 8:12 PM
135	The need for schools and businesses like a market and hardware store out way the need for more housing.	12/1/2022 8:09 PM
136	I'm concerned that we don't have the infrastructure we need. Also the burden on the schools as more families move in. We also need some commercial development such as a grocery store.	12/1/2022 8:06 PM
137	Too many new homes and not enough businesses	12/1/2022 8:05 PM
138	Growing too fast and not planning ahead.	12/1/2022 8:04 PM
139	Don't know	12/1/2022 8:04 PM
140	Please no more building	12/1/2022 7:45 PM
141	Too many houses, NO commercial	12/1/2022 7:40 PM
142	Overdevelopment with not enough infrastructure to support	12/1/2022 7:31 PM
143	Too much residential development without important infrastructure and retail/commercial development	12/1/2022 7:21 PM
144	The need for commercial in our town is needed. We love it here and dislike spending our money in nearby towns.	12/1/2022 7:20 PM
145	Too many cookie cutter homes being built	12/1/2022 7:13 PM
146	A bedroom community focus is not a good path for the future. Need retail and commercial/industrial for healthy future.	12/1/2022 7:12 PM
147	Can we please get something other than the crap that Journey builds? The quality of their houses is utter garbage.	12/1/2022 7:01 PM

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148	Would hate to see more subdivisions like we already have. Want to see more townhouses, or senior living, something different.	12/1/2022 6:56 PM
149	Too much growth of housing nothing to support it. Not enough water	12/1/2022 6:55 PM
150	Lack of water and overdevelopment is both a concern here and other areas locally. We are losing our soul and farm land to urban development.	12/1/2022 6:51 PM
151	Overcrowding, low stock in grocery stores as is, schools running over capacity, surrounding land becoming scarce	12/1/2022 6:48 PM
152	I am not seeing any different housing options. Development has been mostly packed lots of houses that look all the same.	12/1/2022 6:48 PM
153	They are pricing people out of their homes the property taxes are outrageous and metro district fees are outrageous and it just gets worse bought a house that was once affordable but now isn't	12/1/2022 6:42 PM
154	The large dense developments are draining resources for those that already live here. The schools are greatly impacted. Severance is no longer the rural community many moved here to be.	12/1/2022 6:40 PM
155	I feel like the builder is dictating the lay of the land and that it isn't thought out. Urban planning seems nonsensical.	12/1/2022 6:35 PM
156	Way too much homes... not enough infrastructure to support. Moved here over 10 years ago, enough to we would stay and retire... probably will leave in a few years.	12/1/2022 6:34 PM
157	The Moody Project is a case of overdevelopment and greed. The schools and infrastructure are not there to support this unchecked growth.	12/1/2022 6:22 PM
158	Hard to say. Seems like Severance wants to grow faster than it can handle.	12/1/2022 6:17 PM
159	Need diversity of housing including rental, apartments, town homes etc.	12/1/2022 6:12 PM
160	Concerned the focus is on growth without proper infrastructure. Traffic trying to get out of town in the mornings is a nightmare and you want to bring in more people?	12/1/2022 6:04 PM
161	Need more information	12/1/2022 5:57 PM
162	You keep extending permits for housing but roads, schools, water supply, metro districts are a mess and there is no grocery stores or main pieces of a town	12/1/2022 5:51 PM
163	Too many houses with no true town to support them	12/1/2022 5:24 PM
164	We don't have the infrastructure to handle the growing housing	12/1/2022 5:11 PM
165	Way to many houses and development for the roads and infrastructure. Way too congested	12/1/2022 5:08 PM
166	Need to slow growth down a bit and let infra structure (roads) and services (retail) catch up.	12/1/2022 5:07 PM
167	Too many new developments	12/1/2022 5:06 PM
168	Too much rapid growth with no plans for appropriate resources and infrastructure to support it.	12/1/2022 4:55 PM
169	Want less housing. We moved here to stay small.	12/1/2022 4:53 PM
170	What other infrastructure is being considered, as fast as we are growing, a grocery store, hardware store etc. would be nice to have with this many people. Or roads be widened into Ft. Collins, Windsor, Greeley	12/1/2022 4:50 PM
171	Too populated left FT Collins for smaller farming community	12/1/2022 4:21 PM
172	we moved here because we wanted a small town with the farmland feel. WE HATE THE AMOUNT OF HOUSES> ITS RUINING THE LAND, VIEWS and TRAFFIC IS AWFUL! Its tearing down the big beautiful trees. Hiding the mountains. bringing in more crime as teens from neighborhoods are bored and wandering down our dirt roads "looking" for things to do. neighborhood traffic keeps cutting through our dirt road. Its completely losing that small town feel we loved. Concerned about water supply. as well. THIS NEEDS TO STOP! It's that man on the hill . He is money hungry and ruining the landscape!!!! He had all the beautiful cotton wood trees cut down on county road 21 so he could put in yet another neighborhood!!! It used to be the prettiest drive going down CR 21. Now it looks like a warzone! No one in our area is	12/1/2022 4:03 PM

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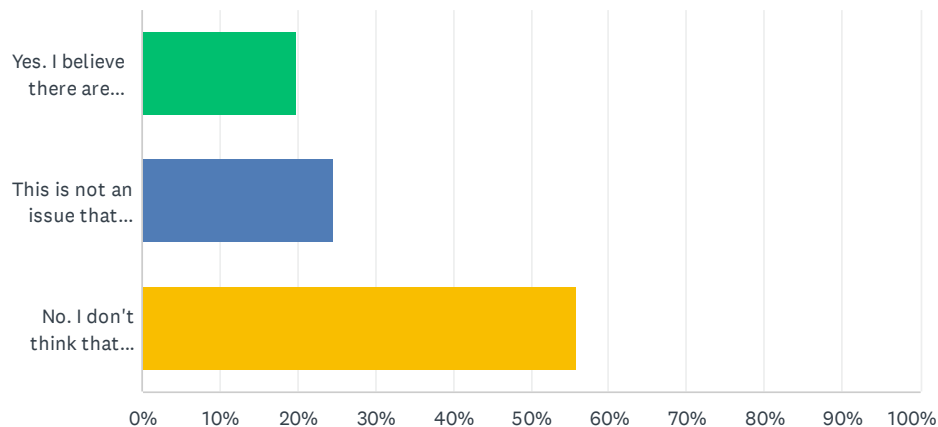
Happy!!! That man on the hill is more concerned about himself than anyone else. His houses are not even done correctly....they are put up way too fast so that cracking and settling is a problem. (had a friend that worked for him years ago) This town is going to go to trash with all the rows and rows and rows of cheap cookie cutter houses he is putting up.

173	Too many houses. Schools and toads can not keep up	12/1/2022 3:47 PM
174	Our schools are becoming way too over crowded. Our water pressure is beyond terrible! And has reduced significantly since the new developments have started. Crime seems to be increasing. Also, our roads can not handle all the traffic! Getting in and out of our subdivision is a nightmare and so unsafe!	12/1/2022 3:18 PM
175	My husband and I are concerned that Severance is growing past what our water supply supports. In general, this is true of all of Colorado.	12/1/2022 3:13 PM
176	There is a need for retail and commercial development. Those need to be addressed. Those businesses are needed more than more housing.	12/1/2022 3:07 PM
177	No water and yet building continues	12/1/2022 2:19 PM
178	Overpopulation of housing is a concern based on current developments such as DRHorton. High density housing impacts all in value and quality of living.	12/1/2022 1:55 PM
179	Overgrowth with out infrastructure	11/1/2022 9:08 AM
180	Too much overdevelopment, regional lack of water, no real solution for school overcrowding except for bond issues every two years. Also, metro districts are going to bankrupt a lot of people here, as people may not be made aware as they should be of associated cost.	10/31/2022 2:47 PM

Severance Housing Needs Survey

Q7 Will children who grow up in the Town of Severance be able to remain in, or return to, the community as they start their own households?

Answered: 527 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes. I believe there are opportunities for first time homebuyers	19.73%	104
This is not an issue that concerns me	24.48%	129
No. I don't think that children will be able to afford to live here in the future	55.79%	294
TOTAL		527

#	OTHER COMMENT OR CONCERN	DATE
1	My own young adult children living in Fort Collins plan to leave Northern Colorado because of lack of affordable housing.	2/17/2023 8:09 AM
2	Home prices in CO will likely continue to increase and unless the middle class average income increases at a parallel rate as home process, I do not believe that homeownership will be available to most in the future.	1/9/2023 10:12 AM
3	Depends on whether decision makers can keep cost of housing, taxes and utilities to reasonable level.	12/27/2022 10:12 PM
4	Given the direction that housing prices have gone in Northern Colorado over the past 5-7 years, it's going to be a tough place for young, first time, homebuyers to locate. Much of the existing housing in Severance will still be the most affordable in the area 5-10 years from now. They'll be more likely to afford a home here than anywhere else in NOCO.	12/20/2022 9:02 AM
5	I think it will be very hard for children to afford living in Colorado when they're adults so this is not just a Town of Severance issue.	12/19/2022 7:01 AM
6	I don't think my children will WANT to live here after what a mess you have made of there CROWDED SCHOOLS and high costs you are passing along with your POOR PLANNING.	12/15/2022 10:31 AM
7	Me and my wife have lived here since 2004 we are in our mid 70's and early 80's it's getting harder to make ends meet, what with the rising cost of living	12/14/2022 1:39 PM
8	Not sure, maybe	12/14/2022 9:30 AM
9	Housing cost are going up faster the wages and we need more affordable homes for the middle	12/13/2022 3:27 PM

Severance Housing Needs Survey

	class.	
10	Prices are up all over, and if they can't afford here, they probably can't afford in other places.	12/13/2022 3:25 PM
11	The housing market will always go up and down. If they can afford to buy a home in Severance, at that time, they should. If they can't, they should look somewhere else. Continuing to build more housing is only going to further the problem. And, honestly, if the town continues to grow, I doubt my family would want to stay. The whole reason we live here is because it's a "small town".	12/12/2022 1:04 PM
12	Not enough commercial infrastructure.	12/8/2022 6:01 PM
13	The cost of housing in northern Colorado prevents young people, especially those who have grown up here, from attaining home ownership. Fees, fees, and more fees does nothing to improve this situation, from building permits to water tap fees. My daughter is a teacher in the Weld RE-4 school district. She will never be able to afford a home in this area. People have to rent and rentals take so much of a person's net income, nothing is left to save for a downpayment! Living in Colorado sucks unless you're wealthy.	12/8/2022 3:38 PM
14	I do not think children will want to return here. We are basically just a town of houses. You have to travel elsewhere for Entertainment and employment.	12/7/2022 8:51 PM
15	They will never be able to afford to live in Severance as long as housing costs continue to rise. Severance is wholly unaffordable.	12/7/2022 6:46 PM
16	The taxes and water issues	12/7/2022 10:39 AM
17	Why would they want to? The schools are overcrowded, infrastructure is lacking, and there are very few amenities or businesses. There are plenty of other places to live that offer more for the right price.	12/7/2022 10:36 AM
18	Taxes alone are ridiculous; now add in the school bond and teacher retention tax, the open land preservation and North Weld Water hikes, who can afford to live here anymore?	12/7/2022 8:45 AM
19	Not with the antigrowth influence.	12/7/2022 7:39 AM
20	Water will be an on-going issue in this area. There is little multiple unit housing.	12/6/2022 4:58 PM
21	Not a priority for Me.	12/6/2022 11:17 AM
22	At least not as a first home.	12/5/2022 5:08 PM
23	But it's not just a problem here...it's a Front Range issue.	12/5/2022 1:38 PM
24	Only if they plan to commute for work. There doesn't seem to be that many job opportunities or variety. There are lots but not in lots of areas.	12/4/2022 2:28 PM
25	I'm retired, what the children of Severance do really is not my concern.	12/4/2022 9:09 AM
26	I think the reason we have so much growth is because the housing is CHEAPER than the cities around where they work.	12/3/2022 8:27 PM
27	No jobs	12/3/2022 1:41 PM
28	I can hardly afford it now and I don't see how kids growing up will be able to afford it unless they live with their parents.	12/3/2022 12:18 PM
29	Not sure	12/3/2022 8:40 AM
30	None of these. Will they want to come back? It's just another city now.	12/3/2022 8:29 AM
31	All of Colorado is expensive!	12/3/2022 8:18 AM
32	A first time homebuyer can buy in the city. Severance is a town not a city	12/3/2022 7:06 AM
33	Relative to other areas in northern Colorado it is one of the most opportune for 1st time homebuyers. There's an excessive number of properties crammed on really small lots with many of those being of poor quality construction equating to some of the cheapest available in all of northern Colorado.	12/2/2022 8:55 PM
34	This is a too far fetched question. The city of Severance should not have the goal of self sustaining children to stay here. There isn't manufacturing, there isn't a huge retail presence	12/2/2022 6:25 PM

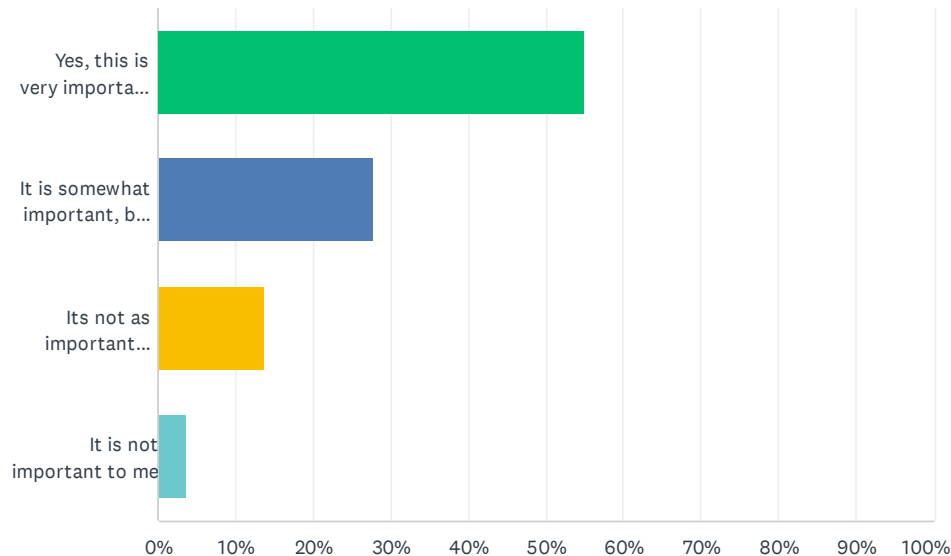
Severance Housing Needs Survey

	and there isn't even a large grocery store. It's premature to plan that far in advance.	
35	This is a weak argument supporting the need for growth. In today's society very few people end up living in the town they grew up in, and there are zero jobs in severance that can actually support living in severance	12/2/2022 4:40 PM
36	I don't think my children will be able to afford to live anywhere in Colorado.	12/2/2022 4:29 PM
37	It would be really tough for a young family to move here as a first home since the current market is so high. But that might adjust in the future.	12/2/2022 4:10 PM
38	No, because if they have kids of their own , they will not be able to attend a Severance elementary school because of overcrowding . The people of Severance are upset because of the lack of stores , restaurants, shops, and rec center or something for our kids, stop building new homes . My daughter could not attend the elementary school in our Neiborhood , she had to go to a school in Windsor that was almost to I-25, that is not fair, build more of the town up before adding MORE homes, it is way too much	12/2/2022 3:07 PM
39	Depends on if the kids choose to get a job and work hard, go to college and get a good career or if they choose to live off the government or work fast food their whole career	12/2/2022 2:36 PM
40	Not as a first time home buyer.	12/2/2022 11:37 AM
41	My daughter is a HS senior - she's upset she can't afford to live in this area unless she keeps living at home.	12/2/2022 8:27 AM
42	Colorado housing is too expensive, especially for those just starting out in their professional lives. Not a Severance issue but a Colorado as a whole issue.	12/2/2022 7:11 AM
43	With the price of water going up to add more subdivisions and people, and pricing going up and taxes, I think there is no way they'll be able to afford to if we continue down this path	12/2/2022 7:11 AM
44	Nothing pre own homes here for those just out of college or in college.	12/2/2022 6:02 AM
45	My daughter and her husband just bought. They quickly ruled out Severance as somewhere they could afford in spite of it being high on their list for desirability.	12/2/2022 5:28 AM
46	I don't think there are enough opportunities in Severance for children to remain in town to work	12/2/2022 4:36 AM
47	There are homes going for 800k. In a plot as big as mine. Ridiculous.	12/1/2022 11:13 PM
48	The future taxes look insane. Severance needs to do a better job planning. This could be a nice farm town, but every day it's getting more cheaply built homes with no infrastructure. It's sad to see.	12/1/2022 10:22 PM
49	With the fluctuating housing market and the cost of living - it's all going to be based off that...	12/1/2022 10:03 PM
50	Unknown sure hope so	12/1/2022 9:50 PM
51	Way to much development, water is getting to expensive because the town has allowed too much development without proper planing and making the new developers pay for infrastructure improvements. And besides that there are just too many people and crowded schools now!	12/1/2022 9:26 PM
52	Why would anyone want their children to move here? There are much better places to live. The schools have become horrible and over crowded due to poor planning by the city. The quality of the homes being built is substandard for the price, and there is nothing here for young families. This is not a community, just a bunch of houses. Give the town to Windsor or Eaton and let them run it.	12/1/2022 8:50 PM
53	I don't think there is much the town can offer if it's just full of houses so I imagine it won't be a desirable place to live.	12/1/2022 8:26 PM
54	Home prices are likely too high in this area for new homeowners.	12/1/2022 8:22 PM
55	Metro tax hurts everyone. Makes it unaffordable even for people that are well off.	12/1/2022 8:09 PM
56	All housing in Colorado is outrageously expensive.	12/1/2022 8:04 PM
57	It's not a Severance issue, it's a Colorado issue	12/1/2022 7:12 PM
58	We have a hard time even providing them with public education. Our schools are filled to the	12/1/2022 7:03 PM

Severance Housing Needs Survey

Q8 Do you think that it is important for those who provide essential public services, such as police, fire, health care and education be able to afford to live in the Town of Severance?

Answered: 539 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, this is very important to me	54.92%	296
It is somewhat important, but I have greater concerns	27.64%	149
Its not as important locally, I think its a regional issue	13.73%	74
It is not important to me	3.71%	20
TOTAL		539

#	OTHER COMMENTS OR CONCERNS	DATE
1	I think having an opportunity to live in the community you serve is important; not mandatory, but important	1/31/2023 1:05 PM
2	for other people too	1/11/2023 7:12 AM
3	It is important to me, I believe that most individuals should be able to afford to live in our region regardless of job description. The sad truth, is that many cannot afford too.	1/9/2023 10:12 AM
4	These are all needed services to build a community.	12/13/2022 3:27 PM
5	First of all, why are we assuming these are the individuals who would be living in affordable housing? Secondly, there are plenty of housing options, in nearby towns and cities. The commute would not be a difficult one. People do it every day.	12/12/2022 1:04 PM
6	Our schools are overcrowded as of now. What plans are there for providing all these services for all the people who have already moved in all those new houses?	12/12/2022 8:19 AM

Severance Housing Needs Survey

7	Are you not paying comparable pay so that they cannot afford to live here	12/10/2022 6:03 PM
8	If they can't live here where are they going to live?	12/8/2022 6:01 PM
9	As a former educator, I would never be able to live in this area on my former salary. Rent is over half of what I made, and that dynamic is not sustainable	12/7/2022 7:15 PM
10	Those who serve the community should be able to live in the community.	12/7/2022 10:36 AM
11	Safety to and from schools and events needs to be addressed so that the amount of traffic is minimized	12/6/2022 4:58 PM
12	That would be nice, but maintain its small, quiet image.	12/6/2022 11:17 AM
13	Our police force is garbage so I couldn't care less if they lived here.	12/5/2022 11:05 PM
14	I think there needs to be the right amount of police and fire for what is in Severance. Healthcare we go else where. Again that is why we moved here was the small town feel.	12/5/2022 2:51 PM
15	These employees should be able to live within 30 minutes of their employment. Living in Severance isn't a priority	12/5/2022 9:07 AM
16	Don't overthink this, stop the growth. This area is going to look like Denver if we don't.	12/4/2022 10:37 PM
17	I am an educator, housing is high and our pay is low.	12/4/2022 7:18 AM
18	I think the city manager and mayor should be required to live in town but others can live elsewhere. Again the problem is that almost everyone who lives in Severance works out of town therefore cheaper should be a goal because apparently it is already cheaper than elsewhere	12/3/2022 8:27 PM
19	They should be able to live here if they choose to do so	12/3/2022 12:18 PM
20	I am not in one of those field so I can't say what might be important to them	12/3/2022 8:47 AM
21	There is no need to lower income expectations to include more people. It took me a lifetime to earn what I have others can do the same. Owning property in Severance is a privilege not a right	12/3/2022 7:06 AM
22	The Town of Severance paying for a gun range is SURE AS HELL not a priority.	12/2/2022 5:40 PM
23	We need to put essential public servants first. My main concern is the level of crime that having more houses will bring. We moved to Severance because it was a small town and we like the small town feel. We do not like the way that the town is growing. We have seen a HUGE increase in car break-ins, crime, car accidents, and in our neighborhood, we have seen an increase in the number of people living under one roof in single family homes-because 10 people can live in one home and afford it, thus increasing car traffic, parking on grass lawns, and speeding in our neighborhood. I like the quaint, quality of life that is Severance, the more we build, the more that will be lost. We want to raise our children in a safe neighborhood in a safe, close-knit town, and that will all soon be lost.	12/2/2022 4:29 PM
24	But we house more public service from other towns then we do are own. We are headed in that direction where they can't even live in the town they work in. Same as windsor.	12/2/2022 12:15 PM
25	It's essential! It's the best way to maximize their support	12/2/2022 4:36 AM
26	People tend to care more, when they are apart of the community they serve/reside in.	12/1/2022 11:13 PM
27	A community should be well thought out before throwing a bunch of additional homes in with no infrastructure. Severance has been poorly planned. We do not have a grocery store, gym, home store, library, water, etc. but keep throwing more homes in. A well developed town would have the accommodations to meet the needs of their residents so needing to leave town is a rare occurrence (which would also help with the horrendous traffic too).	12/1/2022 10:22 PM
28	Yes but not with the plan currently in place for where the school will be at. The plan for the school and businesses is fine, we have a HIGH demand for businesses almost 10,000 people in this town and houses are still being developed (that has been delayed). Public Services such as Police, Fire, Health Care and Education should probably receive a housing stipend honestly. We all know teachers don't get paid what they deserve, we can't developers or the town pay their mortgage (not with taxpayers money) since cost of living is so high, income is still low and houses are not cheap. Be there for the people who are there for us and our	12/1/2022 10:03 PM

Severance Housing Needs Survey

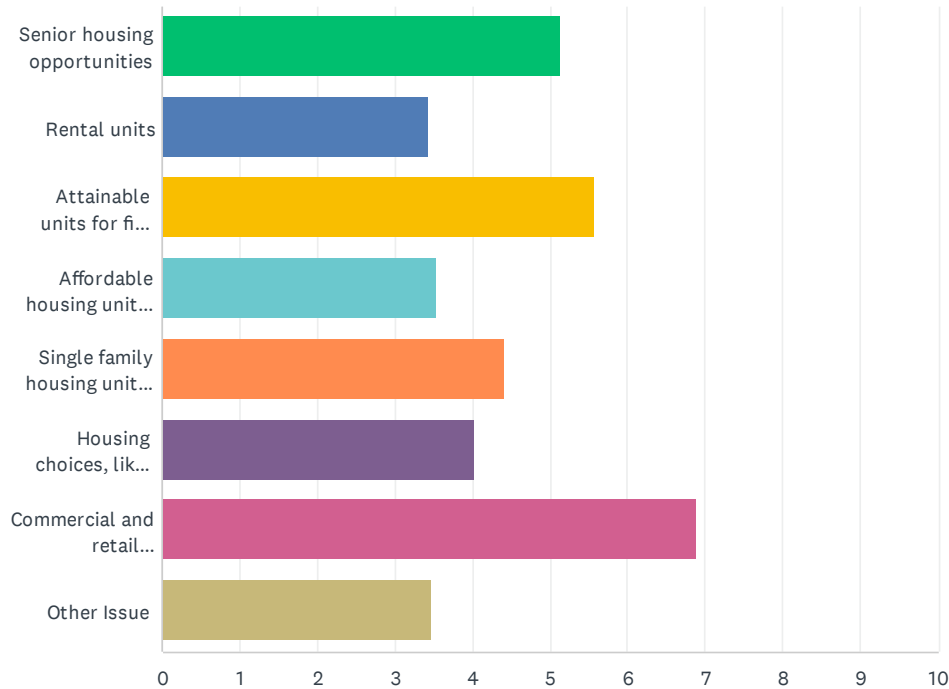
families... We are a community right? For #9 - I don't think severance needs anything other than Businesses.... I would delete all of the other options if I could...

29	As A Firefighter myself this is of utmost importance! Our First responders should be able to live in the same town they serve and not be priced out. Same as teachers raise the salaries and provide affordable housing options if needed	12/1/2022 9:50 PM
30	I want our first responders to be able to afford to live in the community they serve. Unfortunately their current pay combined with housing options greatly restricts that.	12/1/2022 9:25 PM
31	Severance's current plan to allow low quality builders to build junk homes does not help anyone.	12/1/2022 8:50 PM
32	It's important we all be able to afford to live near our jobs	12/1/2022 8:04 PM
33	Don't make cheap housing a solution to underpaying these types of workers.	12/1/2022 6:51 PM
34	I think those who provide essential services will live and work where it is best for them. I don't think the decision has to do with affording to live in Severance	12/1/2022 6:48 PM
35	This is literally the cheapest suburb of Fort Collins.	12/1/2022 6:35 PM
36	I feel police, fire, teachers, etc should receive tax breaks, discounts, whatever it may be to live in the town they service. If Severance is good enough to work in and take money from - they should live here.	12/1/2022 5:08 PM
37	We need stores or more services but also understand I would rather travel then get more housing.	12/1/2022 4:53 PM
38	This would be ideal, but my greatest concern is the Town is building too quickly and on every available open space.	12/1/2022 4:09 PM
39	Many people commute to what ever town they work in whether its Denver or Cheyenne. Why would it matter if they live here. If they are at their house they are off duty anyway.	12/1/2022 4:03 PM
40	A lot of the reason people move here is because it is affordable. As growth happens the affordable areas keep moving out.	12/1/2022 3:40 PM
41	Living in the community you serve shouldn't be a priority. I work for the Denver Fire Department and live here, very few members in Denver live in Denver.	12/1/2022 3:07 PM
42	It goes far beyond the groups listed. Very few people live and work in Severance. The people that can earn enough from their job in Severance to afford a mortgage here number what, 50 at most?	10/31/2022 2:47 PM

Severance Housing Needs Survey

Q9 I think Severance needs more....(please rank)

Answered: 542 Skipped: 3

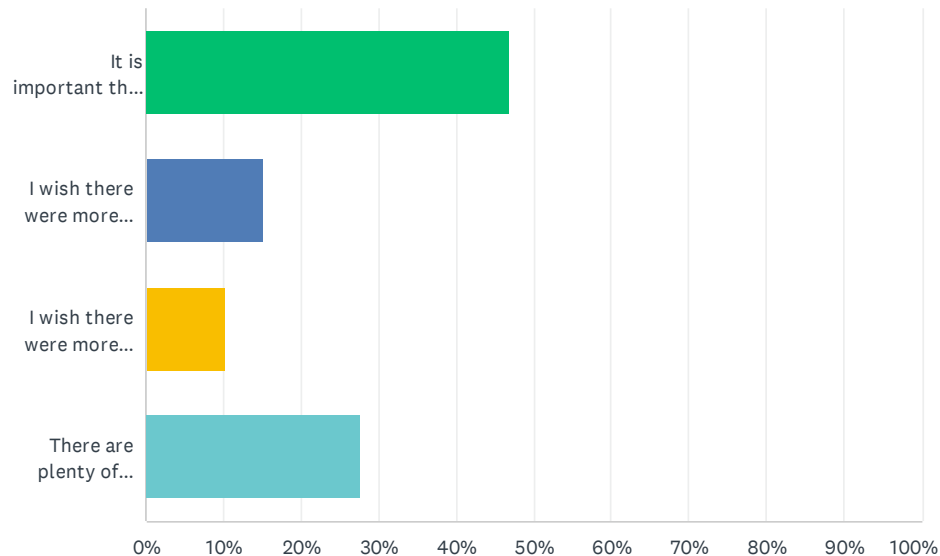


	1	2	3	4	5	6	7	8	TOTAL	SCORE
Senior housing opportunities	5.26% 25	19.16% 91	24.63% 117	18.95% 90	12.63% 60	8.63% 41	8.21% 39	2.53% 12	475	5.14
Rental units	1.09% 5	7.22% 33	7.66% 35	11.16% 51	13.35% 61	23.63% 108	21.66% 99	14.22% 65	457	3.43
Attainable units for first time homebuyers	7.43% 35	23.14% 109	24.63% 116	21.23% 100	13.80% 65	6.58% 31	2.34% 11	0.85% 4	471	5.56
Affordable housing units for lower income families	4.32% 20	4.32% 20	9.07% 42	14.25% 66	12.96% 60	16.85% 78	21.81% 101	16.41% 76	463	3.53
Single family housing units regardless of income	5.60% 26	13.36% 62	14.22% 66	12.07% 56	18.32% 85	15.95% 74	15.09% 70	5.39% 25	464	4.41
Housing choices, like condos, duplexes, or mixed-use type housing	2.55% 12	8.94% 42	11.28% 53	15.53% 73	20.00% 94	18.51% 87	15.96% 75	7.23% 34	470	4.03
Commercial and retail development, we have plenty of housing already	65.98% 353	11.96% 64	4.86% 26	2.43% 13	3.55% 19	2.99% 16	4.67% 25	3.55% 19	535	6.89
Other Issue	11.66% 52	16.37% 73	4.71% 21	3.36% 15	4.26% 19	4.93% 22	7.85% 35	46.86% 209	446	3.47

Severance Housing Needs Survey

Q10 What are your thoughts on opportunities for senior housing in the Town of Severance?

Answered: 519 Skipped: 26



ANSWER CHOICES	RESPONSES	
It is important that Severance have senior housing available to those who need it.	46.82%	243
I wish there were more senior housing opportunities locally for my aging parent/relative	15.22%	79
I wish there were more senior housing opportunities locally for myself, I'd like to stay in Severance as I get older	10.21%	53
There are plenty of senior housing option available locally, we don't need more	27.75%	144
TOTAL		519

#	ADDITIONAL COMMENTS OR CONCERNS	DATE
1	I just don't know if there is a need since I'm not looking for housing. Windsor is close enough but do they have space available? I think it is more important to have senior housing close to the services they need, medical, grocery, rec center, etc. Build those first.	1/31/2023 7:00 AM
2	This isn't to be heartless... The other small towns, i.e. Eaton, Ault, Pierce, Nunn, etc. Have it so why does Severance need it or need to worry about it? Windsor is a 10 min drive to their facilities. Greeley is 15-20 min drive... We have other things to worry about here in Severance...	1/11/2023 7:12 AM
3	The answer depends on what the senior housing will offer. Severance does not offer much for services so I wouldn't want seniors to feel siloed/alone by living here.	12/19/2022 7:01 AM
4	There is senior housing/activities in Windsor. There are more important problems facing Severance at the present time.	12/17/2022 6:10 PM
5	WE DON'T NEED ANY MORE HOUSING - REGARDLESS OF TYPE -hard to rank them above as we DO NOT NEED ANY MORE HOUSING!!	12/15/2022 10:31 AM
6	I would love to stay in my own home, but the rates of services continue to skyrocket	12/14/2022 1:39 PM

Severance Housing Needs Survey

7	Senior housing helps keeps families close together to care for older family members and assist in making them stay in the same area.	12/13/2022 3:27 PM
8	I don't have an opinion on this as I'm not familiar with this type of housing	12/12/2022 8:19 AM
9	If you have senior housing, you need public transportation. How will they access medical and shopping services since there are none here?	12/11/2022 3:36 PM
10	Why would seniors want to live where there is nothing for them to do? Nothing here supports a senior lifestyle.	12/11/2022 3:17 PM
11	Why?	12/11/2022 2:51 PM
12	Nursing homes?? Please define senior housing	12/10/2022 6:03 PM
13	There is no reason to be concerned with senior housing until The Town has the commercial base to support the needs of the elderly. What are these people suppose to do in Severance?	12/8/2022 3:38 PM
14	We need more affordable options in all localities.	12/7/2022 7:15 PM
15	There really isn't any retail that would benefit senior living in Severance. Dollar General is really the only place seniors can purchase from.	12/6/2022 8:10 PM
16	This is hard to answer because I'm not sure it's a great place for seniors considering the lack of access to any amenities or resources. They would have to travel for doctors and groceries etc	12/5/2022 6:44 PM
17	Without many close businesses like grocery stores Or care centers, I don't see it making sense for senior housing to be here. It wouldn't seem very convenient.	12/5/2022 5:08 PM
18	I do think there is a need in NOCO for good senior housing and complexes.	12/5/2022 1:06 PM
19	Need retail/commercial business before senior housing. Land availability does seem limited	12/5/2022 9:07 AM
20	I think there is plenty of housing and commercial properties that we need to put a stop on ALL building.	12/5/2022 8:20 AM
21	Senior housing is a tough sell for Severance without any supporting infrastructure - medical care, mass transit, pedestrian friendly grocery, pharmacy, and other related services	12/4/2022 6:13 PM
22	Doesn't matter it's inflation	12/4/2022 3:47 PM
23	I don't know enough about Severance's plan for senior housing to comment.	12/4/2022 3:10 PM
24	Don't care	12/4/2022 2:32 PM
25	Windsor is near by and has plenty of opportunities for senior living.	12/4/2022 10:09 AM
26	Not sure what you are talking about for seniors. Is it nursing home, assisted living, independent living or single family homes seniors can afford? An independent living option would be a good idea.	12/3/2022 8:27 PM
27	one story duplexes would be great for Seniors!	12/3/2022 7:40 PM
28	We need to get some medical offices and a grocery store with a pharmacy to support senior needs	12/3/2022 1:37 PM
29	Even though I am against MORE expansion (this town cannot support the growth at the rate it's growing) there should be affordable senior housing.	12/3/2022 12:18 PM
30	The items for ranking in question 9, in my opinion are all no higher than 7 or 8 in importance. Severance needs to slow down ALL growth until the cost of growth can be paid for by the new construction. NOT by people that have lived here for years	12/3/2022 11:15 AM
31	No opinion	12/3/2022 10:24 AM
32	I feel like seniors are buying a lot of the small ranches because they don't have dedicated senior housing where they might have more appropriate living assistance	12/3/2022 10:11 AM
33	Seniors need to be able to shop locally. Build retail first	12/3/2022 9:22 AM
34	Might be a good idea. Possibly after there are more local businesses, centers and supporting	12/2/2022 8:55 PM

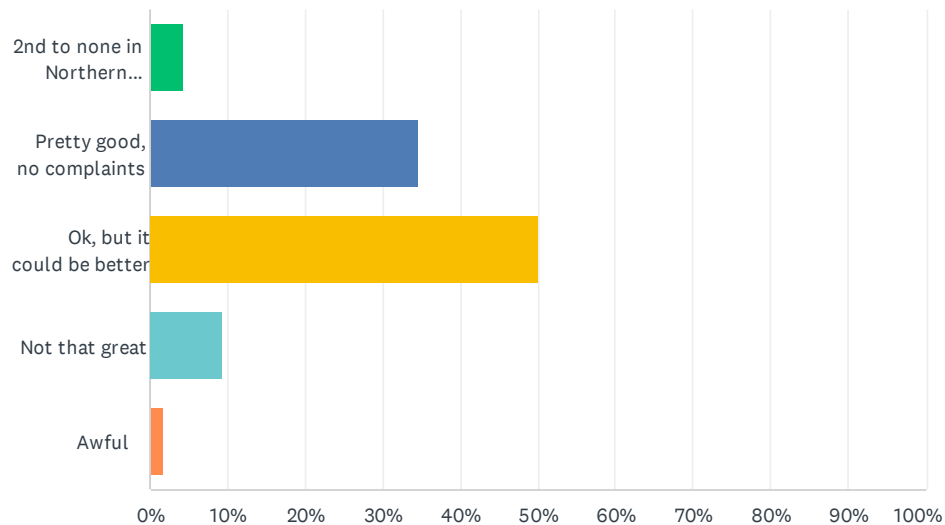
Severance Housing Needs Survey

	facilities in town.	
35	Look, this town and properties are known as "higher end". People move here because of that. Why are you changing that? There's no public transit. No grocery stores. Why the push for public housing? Greeley and Fort Collins have the infrastructure, stores and places to work to support those goals. The change for that will cost money and it's not my desire to turn this town into a Greeley.	12/2/2022 6:25 PM
36	Continuous care retirement community is becoming an important consideration for us.	12/2/2022 4:16 PM
37	I'm not for or against it, neutral	12/2/2022 2:36 PM
38	No opinion	12/2/2022 1:47 PM
39	Severance is a younger community.	12/2/2022 11:59 AM
40	There are no admenities in this town for Seniors to live here	12/2/2022 6:02 AM
41	Not a concern of mine	12/2/2022 4:36 AM
42	None of these answers fit me	12/2/2022 12:50 AM
43	They wouldn't be affordable any way.	12/1/2022 11:13 PM
44	This should be the least of Severance's concern. This isn't going to be a nice town to live in for future years with all of the cheap Journey homes and no accommodations.	12/1/2022 10:22 PM
45	And I only say this because if 1000 more homes get built in this town, it's going to be too congested, too much for seniors to enjoy and get around, safely and in general. Seniors always have a big place in my heart and need an affordable place to live but if the town keeps growing with people and homes, I think it will make it less enjoyable for them and the community.	12/1/2022 10:03 PM
46	This is less of a concern to me right now, because I believe it would be silly to house a bunch of senior citizens in a town that has limited resources to help them recreationally, medically, or provide basic groceries to them.	12/1/2022 8:12 PM
47	The problem with this is most seniors need to shop and have things to do to be active and Severance has none of this currently.	12/1/2022 7:16 PM
48	There are so many in Windsor, I don't think Severance could compete with the ones in Windsor	12/1/2022 7:01 PM
49	Most of my neighbors are seniors and have been here from the beginning. It's cheaper here than anywhere else around fort collins	12/1/2022 6:35 PM
50	We are going to be in the market for senior housing / 1 person housing within the next 1-3 years. It would be great to have them close to us so we can spend time together and help take care of their property.	12/1/2022 4:11 PM
51	There are CLOSE TOWNS everywhere with plenty of Senior Housing. It used to take me 20 to 30 min. to get to Loveland. Keep building in Severance and it will take 20 minutes just to get somewhere here in this town! STOP with the building.	12/1/2022 4:03 PM
52	It would be nice, but right now not urgent.	12/1/2022 3:40 PM
53	Until our population stabilizes, people with fixed income will continue to be faced with increased taxation needed to fund our overcrowded schools, that is, until we run these housing developers off who keep shoving growth down our throats. Options could be similar to the senior housing development south of Windsor's 7th ave on Road 17 or the one east of I-25 on Hwy 14. Options for Severance could be for higher density development along 392 and up on Hwy 14, which would allow easy access to amenities from surrounding areas as well.	10/31/2022 2:47 PM

Severance Housing Needs Survey

Q11 As a resident of Severance, I would rate the Quality of Life locally as...

Answered: 535 Skipped: 10



ANSWER CHOICES	RESPONSES	
2nd to none in Northern Colorado	4.30%	23
Pretty good, no complaints	34.58%	185
Ok, but it could be better	50.09%	268
Not that great	9.35%	50
Awful	1.68%	9
TOTAL		535

#	OTHER (PLEASE SPECIFY)	DATE
1	Severance needs a good sized grocery store like King Soopers	2/17/2023 8:09 AM
2	Some dumpy looking areas on 4th street, between Mahogany and 1st street. Properties don't need to look wealthy, but tidy improves the area greatly.	1/5/2023 6:37 PM
3	Good, just a few tweaks like a good small local eatery, a couple cute downtown shops. Don't want big box, stores, etc. Also, discouraging truck traffic on 74 is very important to me	1/1/2023 10:13 PM
4	I would like to be able to stay in Severance when I need things- more commerical so I don't have to drive to Windsor, Greeley or Fort Collins.	12/29/2022 8:16 AM
5	No shopping available, have to travel to one of the other towns and that is where our money is going to other towns around us. The quality of housing is poor	12/23/2022 11:34 AM
6	the cost of living is increasing to support the infrastructure.	12/23/2022 10:33 AM
7	We desperately need a grocery store. Need to get rid of the eyesore automotive shop across from Bruce's	12/19/2022 7:12 AM

Severance Housing Needs Survey

8	We live in Severance but are always driving to other towns to do our shopping and activities since there is very little to do here in town.	12/19/2022 7:01 AM
9	This survey is putting the cart before the horse! Development is fine when the infrastructure is up to standards. No further development should take place, except for commercial development until the water and sewer systems have been updated. Where have the tap fee, building permit funds, etc. gone instead of being put toward infrastructure updating. How can the town justify raising water rates by 20% per year when they have received enough revenue from tap and building fees to build a new water treatment and delivery system?	12/17/2022 6:10 PM
10	I bought my house almost 17 years ago and was on the South End of town. Looking for that small town feel with the convenience to get to Windsor, Greeley or Fort Collins or even Centerra, All in LESS then 20 minutes. Now I can barely get out of town in 20 minutes as you have surrounded me with low income renters and no good way to get out of town. Not to mention my kids are crowded in their classrooms and have been sitting on crates in trailers for at least the last FOUR YEARS - this is UNACCEPTABLE - I do not blame the bond for failing the last time (thank goodness it passed this time) I BLAME YOU FOR OVER BUILDING WITH PISS POOR PLANNING - where were you planning to educate all these kids? Where were you planning to get water? Get a clue!	12/15/2022 10:31 AM
11	we used to have an HOA that took pretty good care of everything for a reasonably fare price. Now that's going up and I see there not taking of anything	12/14/2022 1:39 PM
12	Having a senior center would be great.	12/13/2022 3:27 PM
13	Need more commercial/retail, maybe a big grocery store, and mor road infrastructure, ie more 4 lane roads before we just blast in more housing developments. CR. 74/Harmony Rd is way too crowded and overused as it is..	12/13/2022 3:25 PM
14	The truck traffic is horrible. Infrastructure needs to catch up with the out of control building that was not regulated before any more subdivisions are built.	12/13/2022 11:08 AM
15	Love the small town feel it has at the moment. Hate that it won't stay that way. I grew up here and chose to raise my kids here. If I wanted to live in a booming metropolis, I would have moved to one.	12/12/2022 1:04 PM
16	The traffic has become a huge problem	12/12/2022 8:19 AM
17	Over taxation, and a small business improvement	12/10/2022 6:03 PM
18	Yax hikes are getting out of hand.	12/10/2022 6:02 PM
19	We need an actual grocery store closer and rec center	12/10/2022 1:50 PM
20	There has been no benefit to us as the town has grown. Noise and light pollution is horrendous now. The town is nothing but ugly, crammed together houses and a dollar general. Would be nice to see more rural style horse properties go in.	12/9/2022 1:52 PM
21	We have to drive to Fort Collins for everything.	12/8/2022 6:01 PM
22	Severance needs commercial development, not more houses!	12/8/2022 3:38 PM
23	There is a distinct lack of a grocery store of significant size. With so many new constructions, it should be possible to build a grocery store that is closer to us than Windsor.	12/8/2022 3:05 PM
24	Would love to have a grocery store. And more accessible ways to know what is going on in Severance Also when will the library be built	12/8/2022 8:45 AM
25	Have to leave town and take business to other towns/counties. Results in gas use increase and local gas station is near criminal price gouging, so my gas money leaves the town too.	12/8/2022 8:16 AM
26	I would honestly love for Severance to be annexed by Windsor to move entirely to Windsor or Timnath. Anywhere more convenient.	12/8/2022 6:47 AM
27	We have to travel outside of town for groceries, gas, fast food. No water to support growth. Why are so many houses going up before water, commercial, infrastructure, schools ??	12/7/2022 10:22 PM
28	We need a grocery store	12/7/2022 7:15 PM
29	I want to keep my hard earned money in town. I want to buy my groceries here, eat out in town with many different options and buy things I need in town without having to spend my money	12/7/2022 6:46 PM

Severance Housing Needs Survey

	for other towns to better their communities.	
30	Grocery store would be beneficial	12/7/2022 1:13 PM
31	As a native and a person wanting the country life I would say the accelerated progress and growth is very close to making Severance less enjoyable than it was. It's not quite a Windsor problem, but close. Why can't Severance separate from Windsor and become our own town? If not can we start getting our own Rec center or grocery store and taxes? Can we start getting restaurants and quit making it hard for current, or what used to be current places like G5, restaurants to expand in ways that would serve our community? We need a 3-5 year hiatus on ALL residential building until we can get infrastructure, schools and water back into surplus. We may have just passed a bond but with the Moody project and the new housing development along Hwy 257 as well as by Raindance those new schools are already over crowded and they aren't even built yet. It looks to me the town and people in leadership are only interested in their kickbacks and aren't actually doing the right thing to ensure a prosperous, quiet place to live. Money always talks and it's clear that has been the priority for the last 3 to 4 years. Sure it's great for folks moving from big cities, of course they think it's so wonderful and such an improvement. They leave their over crowded schools, crime ridden neighborhoods and corrupt cities to come to ours thinking it's great but they also bring the very thought process and mindset that corrupted their previous homes to our town; before long we become what they left. I'm not alone in my thinking, the people that have called this area their home for over 5 years are unhappy and will continue to be so as the growth continues out of control.	12/7/2022 8:45 AM
32	A Couple more businesses, ie. restaurant, grocery... otherwise, very nice.	12/6/2022 11:17 AM
33	Continue development of trail system including around New Windsor Reservoir per long range plan.	12/6/2022 8:26 AM
34	I spend far too much time worrying about Development that will negatively impact my kids and my safety. We need sidewalks not more people	12/6/2022 2:21 AM
35	I would love to have closer amenities here such as a grocery store (how do we convince Aldi to come this way), outdoor neighborhood pool, some more food businesses...	12/5/2022 5:08 PM
36	I wouldn't want to live anywhere else, however I would like to see more local commercial businesses built in Severance, especially restaurants. I would like to see better infrastructure and more improvements to the traffic. I also live in a Journey home that was built 2 years ago and am still working with their warranty department to fix issues that should've been fixed prior to the closing of the house. I believe they shouldn't build anymore houses until they honor their commitment and responsibility to their current homeowners in this community.	12/5/2022 4:13 PM
37	Too big too fast. Not much of a small town anymore. Really sad.	12/5/2022 2:51 PM
38	There are very few amenities here as the population expands rapidly.	12/5/2022 1:38 PM
39	We love the small town feel and the little bit of affordability over FTC and Loveland. Love not being too crowded and nice farmland around us. Not looking to make this a big town.	12/5/2022 1:06 PM
40	I'm not a resident	12/5/2022 9:09 AM
41	Way to many people compared to 10 years ago. It has made the town less enjoyable to live in. Miss the small town vibes that use to make Severance unique.	12/5/2022 8:20 AM
42	As surrounding areas develop at lightning speed areas like Severance will see an increase in demand.	12/4/2022 6:13 PM
43	There is a lack of nice parks and restaurants for social life. We have it better than most but can always improve. We just cannot over develop and become like Fort Collins and Timnath.	12/4/2022 2:54 PM
44	I wish severance employees did what they get paid for	12/4/2022 2:32 PM
45	a grocery store would be nice since others are too crowded and further away-more traffic makes it take longer to get there. Need library, which is supposed to be coming. A few shops would be nice.	12/4/2022 2:28 PM
46	Need more stores	12/4/2022 9:25 AM
47	We have a very nice town! I recommend focusing on safety, high quality education and infrastructure. I'm not sure our roads are equipped to handle the many homes being built here. I	12/4/2022 9:00 AM

Severance Housing Needs Survey

also would like to make sure we have enough water for our residents. I don't want to hear about a water shortage when houses are continually being built without securing enough water.

48	housing developers should be required to donate/reduced price certain amount of lots to be used for habitat for humanity	12/4/2022 8:57 AM
49	Severance needs to keep its small town feel. The rural lifestyle is its best draw. This is the reason GOOD planning is a must. I am afraid the town board is more interested in growth than the what is good for the town itself.	12/3/2022 8:27 PM
50	More things for kids and families to do, like a Community center with pool and basketball courts, exercise rooms, etc.	12/3/2022 7:40 PM
51	Our biggest complaint again is the infrastructure, We really wish there was at least a grocery store in town, maybe some fast food options. All severance seems to be is houses. Would be nice to stay in town for more things	12/3/2022 5:50 PM
52	We need businesses here instead of everybody having to commute for work.	12/3/2022 1:37 PM
53	Severance needs to make sure there are enough schools and enough water to support this community	12/3/2022 1:37 PM
54	I've already listed my complaint	12/3/2022 12:18 PM
55	Most of us moved here for a semi-rural quality of life. Unfortunately Severance is moving in the same direction as Windsor and Timnath. That is not the quality of life I desire	12/3/2022 11:15 AM
56	We don't have any commercial tax base to continue to upgrade and improve our town and the only solution to cover costs has been to increase taxes on homeowners in town, making severance unaffordable to live in. We need commercial amenities here like a grocery store, 24 hr gas station, fast food restaurants for convenience sake, more restaurants in general, etc. I am tired of my hard earned money being spent in other cities to be used on the upgrades in their towns/cities while ours is in dire need of upgrade projects. We don't have 24/7 police services by our own police department, either and I think that is unacceptable. Why isn't our police 24/7, this seems like a safety issue for us as residents. When I have had to call police, sometimes I'm told there's only one officer available and they're handling another call?? Why not two or three? What if the one is tied up on an emergency and another emergency happens?	12/3/2022 10:21 AM
57	Grocery store and more restaurants needed	12/3/2022 10:11 AM
58	I would like the two lane widened out of Timnath going east on 74. I really would like access to bike paths from severance	12/3/2022 8:40 AM
59	It would be better if I didn't have to drive to another town for needs such as groceries or dining options.	12/3/2022 8:39 AM
60	Used to be great. Now it's just Fort Collins jr.	12/3/2022 8:29 AM
61	The more we build, the more issues and crime will arise! Keep Severance small!!!! Keep quality of life high!	12/3/2022 8:18 AM
62	Not enough commercial	12/3/2022 7:25 AM
63	Don't change a good thing	12/3/2022 7:06 AM
64	We desperately need a grocery store here!! Would love Sprouts to come	12/2/2022 10:36 PM
65	Do not turn into Windsor or Fort Collins. Those towns are 10 minutes away	12/2/2022 9:19 PM
66	Severance has allowed builders to develop large communities with zero amenities... this is a problem	12/2/2022 6:48 PM
67	We love the community but we need to make it more of a community by making it more of a town which includes for example a swimming pool that is easily accessible to the children in our community and a grocery store which will provide tax revenue for our town. We also need more businesses besides these and begin to let people go and socialize with other community members where they don't have to go windsor for example a golf course or a pool again.	12/2/2022 6:26 PM
68	Want to spiff up the city. Get the local businesses to clean up their front yard(s). Just look at the corner of main and 74. Also... you could change the city motto to not include bulls crying. How disgusting. You should be ashamed of yourselves.	12/2/2022 6:25 PM

Severance Housing Needs Survey

69	No complaints, just concerns for future if rampant housing growth continues	12/2/2022 6:24 PM
70	Needs a grocery store and a community swimming pool	12/2/2022 5:33 PM
71	Good but declining with overdevelopment and severe crowding coupled with lack of infrastructure to support the undesirable rampant growth	12/2/2022 5:27 PM
72	When we chose to raise our family here, we knew the quality of life would be great. That was our top priority when choosing to live here. Second was schools. And both of those choices were decided upon because we loved that Severance was small. Because Severance is small, both quality of life and good schools could be obtained. The more we build and grow, the more those things become harder to obtain. Crime will increase, traffic accidents and busy traffic will increase, schools will become overcrowded thus lowering the quality of education that my kids deserve because of large class sizes and less teachers, and this once beautiful, quiet town will become large and overrun, and unpleasant to live in. I wish we had more of a say in stopping the growth, that is was less political and the residents had more of a say. We moved here because we thought this would be it. We didn't move to Severance, hoping that it would grow and grow and bring in more crime, traffic, people. Please keep Severance small.	12/2/2022 4:29 PM
73	Relatively small community located conveniently near larger communities. All the benefits of a smaller community with the benefits of larger communities within easy reach.	12/2/2022 4:16 PM
74	We need a grocery store	12/2/2022 4:03 PM
75	retail, grocery opportunities are lacking. Most all shopping goes out of town. Need better church representation.	12/2/2022 3:31 PM
76	we have nothing here but homes, do not bring low income to severance , it will bring crime, drugs, We moved to severance to get away from all that, so do not bring it to the town of severance	12/2/2022 3:07 PM
77	There needs to be a closer grocery store (King Soopers) and other conveniences available	12/2/2022 2:19 PM
78	Local shopping very limited	12/2/2022 2:01 PM
79	Refer to question 5	12/2/2022 12:15 PM
80	Used to be a good place, but mis-management and rapid, poorly planned growth has ruined it. you should consider renaming the town "Journey".	12/2/2022 11:59 AM
81	Lacks grocery stores and other resources for how large it has become.	12/2/2022 11:52 AM
82	Need more schools, ease traffic congestion, and less growth. All the festivals and things are so crowded now we don't even want to attend.	12/2/2022 11:37 AM
83	Better infrastructure development (sidewalks, stop signs, lights at major intersections on County Road 21). Lower speed limits on all of County Road 21.	12/2/2022 10:47 AM
84	Need better infrastructure, road repair, more recreational spaces and activities for our children and teens, a real grocery store would be fantastic. I'm tired if having to drive 15 minutes into Windsor or Timnath	12/2/2022 10:32 AM
85	we need more community resources, recreation. A center, a pool, library, Your survey should have asked if these things would be supported.	12/2/2022 8:54 AM
86	Our one gas stations consistently gouges prices. It would be really nice to have more retail, grocery, and/or gas stations on the 74 corridor	12/2/2022 8:38 AM
87	way over developed with no services or amenities locally	12/2/2022 8:27 AM
88	We need a grocery store.	12/2/2022 8:13 AM
89	We need a grocery store, but it cannot be a commercial store. We need to keep Severance a small bedroom community. This part of its charm. Bring in a grocery stores and retail stores that are not big chains. That's how we said ourselves apart.	12/2/2022 7:49 AM
90	Need more businesses, we don't have water for what's already here, traffic flow should also be addressed before adding more congestion.	12/2/2022 7:11 AM
91	Grocery store	12/2/2022 7:11 AM

Severance Housing Needs Survey

92	Need some stores or restaurants in severance not more houses - schools are already overflowing and taxes keep going up	12/2/2022 6:48 AM
93	Was better 5+years ago	12/2/2022 6:04 AM
94	Was much better before all the houses went up.	12/2/2022 5:53 AM
95	Closer amenities would make it 2nd to none	12/2/2022 5:45 AM
96	It was better before all the Journey homes filled every open space. Now I'm kind of embarrassed to live here.	12/2/2022 5:28 AM
97	We need commercial development so we stop taking our tax dollars to Windsor and can get 7x 24 police support	12/2/2022 4:36 AM
98	We need a pool or splash pad	12/2/2022 3:32 AM
99	Too many houses, roads first and then schools and then condos	12/2/2022 1:33 AM
100	Three years ago, I was thrilled to live in Severance and would have ranked it #1. I absolutely loved all the farm land and small town feel. There was hardly any traffic and the people were always kind to each other. Now, it's starting to feel crowded, we're losing restaurants and have hardly any accommodations to fulfill the needs of residents. I used to feel very safe out here and lately it seems like I'm constantly seeing numerous posts of breaking into people's cars, vandalism, and crazy people going into people's homes. This is not like the Severance I loved.	12/1/2022 10:22 PM
101	Need more restaurants and fun events	12/1/2022 10:03 PM
102	Please stop all the development! We don't have enough infrastructure, school space, grocery stores, restaurants and traffic is already getting really bad! Please preserve the "country/land, open space" that we all loved and why we moved here!	12/1/2022 9:57 PM
103	It was awesome 15 years ago, way to many people now	12/1/2022 9:26 PM
104	Severance used to be a great small town and a great place raise a family. It is quickly losing its appeal.	12/1/2022 8:50 PM
105	Infrastructure is needed to accommodate the housing	12/1/2022 8:33 PM
106	I miss the town I moved to.	12/1/2022 8:26 PM
107	We need more shopping options here, specifically a grocery store. I would also like to see more bike lanes to make it possible to get around town (especially county road 23) without a vehicle.	12/1/2022 8:22 PM
108	The Journey Homes neighborhoods are not great.	12/1/2022 8:19 PM
109	We need sidewalks that actually connect the housing areas to town. We need an actual grocery store and some type of food service (not coffee!!)	12/1/2022 8:12 PM
110	Would like Biking/Walking Trails	12/1/2022 8:04 PM
111	There are very limited amenities. We need commercial options.	12/1/2022 8:01 PM
112	Less building keep it small	12/1/2022 7:45 PM
113	Unless I'm going to Bruce's... I'm leaving Severance. With the closure of G5 the town really needs to look into its business-friendly incentives and how to attract retail business it a growing consumer area.	12/1/2022 7:43 PM
114	I love it, but we really need a grocery store.	12/1/2022 7:43 PM
115	Need a grocery store.	12/1/2022 7:07 PM
116	We HAVE to leave Severance to do anything. Retail, grocery stores, gas, all has to be done in Timnath/Fort Collins/Windsor.	12/1/2022 7:01 PM
117	Housing Development in past 5 years is too much.	12/1/2022 6:51 PM
118	Need a grocery store, restaurants, etc	12/1/2022 6:45 PM
119	Except for the constant construction traffic tearing up our roads	12/1/2022 6:35 PM

Severance Housing Needs Survey

120	Walking/biking trails would make Severance incredible.	12/1/2022 6:31 PM
121	Overdevelopment has negatively impacted the quality of life.	12/1/2022 6:22 PM
122	Would love an affordable community pool	12/1/2022 6:20 PM
123	Great town to live in. Quite and small. Traffic is bad roads can't handle it. Every time we turn around it seems that taxes are being raise. We have children that go to Windsor for school when we have an Elementary school right across the street. I have learned that our fire department runs a 2 man engine and maybe a part timer if one is available. Seems like the PD needs more man power as well. A lot of things need to be improved before Severance starts to build more homes.	12/1/2022 6:17 PM
124	I would love to see more downtown shops, stores and more family events.	12/1/2022 6:11 PM
125	Was better before all the growth, traffic and stoplights. Loved this area for the country feel surrounded by farmland that now keeps being plowed under to pad pockets of developers.	12/1/2022 6:04 PM
126	Downtown could be cuter, more rules enforced. Clean it up add a few trees	12/1/2022 5:57 PM
127	There are few retail and business opportunities. Town feels more like just houses than an actual community to be in	12/1/2022 5:40 PM
128	Not safe - crime is increasing - traffic is terrible - lost small town feel	12/1/2022 5:08 PM
129	Ten years ago it was great, but currently the town can't adequately provide safety, recreation, and other resources (i.e. grocery store, restaurants, youth sports) for the community due to overpopulation.	12/1/2022 4:55 PM
130	Was 2nd to none 5 years ago. Overdevelopment without corresponding infrastructure improvements has reduced quality of life.	12/1/2022 3:36 PM
131	We've only lived here for 6 months, but so far no complaints.	12/1/2022 3:13 PM
132	Parks, open spaces, did you know there isn't 1 baseball field available for use to the public that isn't fenced and locked off! My boys aha their friends need a place to play baseball in the spring summer and fall with their friends.	12/1/2022 3:07 PM
133	Need more commercial opportunities...i.e restaurants, grocery store	12/1/2022 2:19 PM
134	desperately need services in the area to draw more commercial businesses. The town seems a bit stagnant in that regard. Slow growth is not a viable alternative. Those who feel that way need to step into new millenium!	12/1/2022 1:55 PM
135	People moving here might like it, but I know what we've lost. When we were a much smaller community, life was so much better. We didn't have crowded roads, noise pollution, light pollution, and had great views and a sense of community. We had wildlife, we could see stars, and it was quiet at night. We may have more expensive houses now, but our quality of life is much worse. I can't think of a single thing we have now as a result of all this growth over the past 10 years, in particular, that makes up for everything we've lost. The small town attitude towards self-sufficiency that Severance residents shared at the time has been supplanted by people moving here from the city with expectations that all the amenities of the city would be available here.	10/31/2022 2:47 PM



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 152 - All Boards and Commission Joint Meeting	Nicholas Wharton, Town Manager	Council Member Meyers
ACTION REQUESTED		
Town Management asks that the Town Council discuss and take action on the request for an all boards and commission joint meeting. • Actions that may be taken: ○ Move to approve the request for an all boards and commissions joint meeting ○ Take No Action		<u>Discussion</u> <u>Action Requested</u>
BRIEF SUMMARY		
As requested during council member petitions and discussed during the July 11th Town Council Work Session, Town Management has scheduled a regular agenda item to discuss and take possible action on creating an all boards and commission joint meeting.		
PUBLIC SUPPORT/CONCERN		
N/A		
ANALYSIS AND RECOMMENDATION		
Town Management asks that the Town Council discuss and take action on the request for an all boards and commission meeting.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: None		



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 153 - Resolution 2023-40R: A Resolution of the Town Council of the Town of Severance, Colorado, Adopting the Good Citizen Reward Policy	Nicholas Wharton, Town Manager	Council Member Fries
ACTION REQUESTED		
Town Management asks that the Town Council review, discuss, and take action on Resolution 2023-40R: A Resolution of the Town Council of the Town of Severance, Colorado, Adopting the Good Citizen Reward Policy. • Actions that may be taken: ○ Move to Approve Resolution 2023-40R and allocate \$10,000 from the Council's Discretionary Fund to create this program ○ Take no Action		<u>Discussion</u> <u>Resolution</u> <u>Action Requested</u>
BRIEF SUMMARY		
As requested during council member petitions and discussed during the April 11th Town Council Work Session, Town Management has scheduled a regular agenda item to discuss and take possible action on adopting the Good Citizen Reward Policy. The Citizen Advisory Board (CAB) did recommend approval of the Good Citizen Reward Policy as presented in the packet.		
PUBLIC SUPPORT/CONCERN		
N/A		
ANALYSIS AND RECOMMENDATION		
Town Management asks that the Town Council take action and approve Resolution 2023-40R and allocate \$10,000 from the Council's Discretionary Fund to create this program.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Resolution 2023-40R - Good Citizen Reward Policy 2. Town of Severance Good Citizen Reward Policy		

**TOWN OF SEVERANCE
RESOLUTION NO. 2023-40R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, ADOPTING THE GOOD CITIZEN REWARD
POLICY**

WHEREAS, at the Town Council’s request, Town Management has prepared a policy regarding the offering of a reward for information leading to the arrest and conviction of any person(s) committing vandalism in the Town of Severance; and

WHEREAS, the Town Council desires to approve the “Good Citizen Reward Policy” in the form attached to this resolution.

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

Section 1. The Town Council hereby approves the Town of Severance “Good Neighbor Reward Policy” in the form attached to this resolution.

RESOLVED AND APPROVED this 26th day of September, 2023.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney



Town of Severance Good Citizen Reward Policy

The Town of Severance will offer a reward of up to one thousand dollars (\$1,000.00) for information leading to the arrest and conviction of any person(s) committing vandalism against Town property and publicly accessible land, not to exceed one (1) reward of one thousand dollars (\$1,000.00) per violation.

The Town's Chief of Police shall determine the exact award amount. In the event of multiple information contributors, the Town shall divide the reward amount as it deems appropriate by the Chief of Police. For the purposes of this section, diversion of the offending violator to a community service program or a plea bargain for a lesser offense shall constitute a conviction.

Claims for rewards under this section shall be filed, processed, and paid in accordance with procedures established by the Town Management. Claims for rewards under this section shall be filed, in writing, with the Severance Police Department. Each claim shall:

1. Identify the date, location, and kind of property damaged or destroyed,
2. Identify the law enforcement agency that filed a report and the date it was filed,
3. Identify by name the person who was convicted, and
4. Identify the court and the date upon which the conviction occurred.

No claim for a reward shall be allowed by the Town Council unless the Town investigates and verifies the claims accuracy and determines that this section's requirements have been satisfied. The investigation must determine that the claimant's information was relevant and directly responsible for the arrest and conviction of the suspect.

Any criminal activity, including vandalism, on Town Property and publicly accessible land will be subject to prosecution and a trespass order for a minimum 12-month period. The reward policy shall not apply to incidents of vandalism against private personal property or incidents of vandalism that are perpetrated outside the boundaries of the Town of Severance.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg 156 - Resolution 2023-41R : A Resolution of the Town Council of the Town of Severance, Colorado, Providing for Revised and Additional Budget Appropriations in Fiscal Year 2023 for the Police Station Renovation Project	Bill Cornelius, Community Development Director	Bill Cornelius, Community Development Director, and Nancy Mueller, Finance Director
ACTION REQUESTED		
Town Management and Staff ask that the Town Council review, discuss, and take action on Resolution 2023-41R: A Resolution of the Town Council of the Town of Severance, Colorado, Providing for Revised and Additional Budget Appropriations in Fiscal Year 2023 for the Police Station Renovation Project. • Actions that may be taken: ○ Approve Resolution 2023-41R ○ Approve Resolution 2023-41R with Alterations ○ Take no Action		<u>Resolution</u> <u>Action Requested</u> <u>Presentation</u>
BRIEF SUMMARY		
The Police Department Renovation project (PD-2301) was included in the 2024 Adopted Budget as a capital project for 2023. Funding identified for the project included impact fees, grant revenues, and General Fund balance. The grant amount awarded was 10% below the budgeted amount appropriated and additional impact fees have been identified to replace the reduced grant funding. With the design review and the need for drainage improvements, there is a request for an additional \$450,000 of funding to meet projected costs. An RFP to acquire a Construction Manager at Risk (CMaR) team for the PD renovation was advertised on March 15, 2023. CMaR is an alternative delivery project approach that brings a General Contractor and Architect/Engineer on board as a team, to work directly with the Owner/Town throughout both the design and construction phases of a project. The Town received four solid proposals from CMaR teams for the project. The Town scored all RFP respondents and interviewed the top three CMaR teams. After selection of the most qualified CMaR team (Architect/Engineer and Contractor) and a predesign meeting was held, the team determined that instead of a renovation, a new PD building was the most efficient option to go with based on the available budget, the condition of the current police department building, challenges with renovation of the existing building, and future expansion capabilities. At the initial stages of design, the estimated costs were a rough order of magnitude (ROM) with a high percentage of contingency. After several meetings with Town staff, including the Police Chief, to determine the functional needs of the police department and the Town, the Architect's design provided the requested function in the new PD building, but also provided design aesthetics that were pleasing and modern, and met the Town's budget. The consensus by staff was that the design was a great start to redeveloping the downtown		

area with an attractive and functional building and site. Once the building floorplan, building exterior materials, and furniture, fixtures, and equipment (FFEs) along with site work, were further identified and real-world costs were applied during a cost modeling session, the costs were shown to be higher than originally anticipated. Most of the available budget was originally put into the building design's function and form without a deep dive into the existing site challenges which, upon further investigation, drove up costs considerably from what was originally anticipated and modeled. At the initial stages of the design process, the CMaR team had not yet hired their sub-consultant engineers to identify and quantify costs for ancillary design features, equipment, and site work. For instance, the original site cost modeling only considered a few thousand dollars for site drainage (storm sewer system and appurtenances), but in reality, once the civil engineer analyzed the site, that cost rose to \$143,000. Town staff have worked diligently with the CMaR team to narrow the project scope down as much as possible to go from a \$700,000 overrun to \$400,000 to keep the current aesthetically pleasing structure and not go back to just a new version of what we currently have, a basic rectangular building.

It must be noted that of the \$450,000 extra funds being sought to continue with the current design, \$87,000 is the owner's contingency, and \$89,773 is the contractor's construction contingency. If contingencies are not used, they revert to the Town. A breakdown of both hard and soft costs is provided within the attachments, along with renderings of the design. As part of the CMaR process, a guaranteed maximum price (GMP) will be finalized at 90% design, which will lock in costs with subcontractors and material procurement.

Time is of the essence, as locking in subcontractors and current costs that have been modeled will change if funding decisions are delayed. If new funds are not allocated for the current design, a revised design will push the project back a few months, and new pricing and long lead item delivery times will determine the bottom line of a more basic structure and site, which ultimately may very well still come in well over budget.

PUBLIC SUPPORT/CONCERN

N/A

ANALYSIS AND RECOMMENDATION

Town Management and Staff ask that the Town Council take action and move to approve Resolution 2023-41R: A Resolution of the Town Council of the Town of Severance, Colorado, Providing for Revised and Additional Budget Appropriations in Fiscal Year 2023 for the Police Station Renovation Project.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. 2023-41R Resolution for Amended Budget PD-2301
2. PD-2301 PROJECT PAGE
3. PD Estimate_Soft_Cost_Matrix
4. PD_Estimate (hard costs)
5. 2023 0726 Severance Police Concept Drawings

RESOLUTION NO. 2023-41R

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF
SEVERANCE, COLORADO, PROVIDING FOR REVISED AND
ADDITIONAL BUDGET APPROPRIATIONS IN FISCAL YEAR 2023 FOR
THE POLICE STATION RENOVATION PROJECT**

WHEREAS, the Town appropriated budget in the 2023 Adopted Budget for the Police Station Renovation project; and

WHEREAS, the Town has identified a need to revise the funding sources of the project due to a reduction in grant funding; and

WHEREAS, there exists additional Public Safety Impact Fees that can be appropriated to replace the grant funding; and

WHEREAS, there has been a desire to revise the project from a building renovation to the construction of a new building; and

WHEREAS, the construction of a building requires a properly prepared site; and

WHEREAS, the building site needs to have work completed to provide adequate drainage; and

WHEREAS, due to inflation and the availability of materials, construction costs have increased; and

WHEREAS, the Town needs to appropriate an additional \$450,00 of impact fees for the Police Department Building Project; and

WHEREAS, in accordance with Section 8.10 of the Town of Severance Home Rule Charter, the Town Council may modify appropriations by resolution during the fiscal year for unanticipated budgetary issues, so long as such modified appropriations do not cause total expenditures within a fund to exceed the beginning fund balance or the funds available plus anticipated revenues and other sources of funds within the fund as estimated in the budget; and

WHEREAS, the Town Council desires to modify appropriations and to authorize the expenditure of certain funds by enacting a supplemental budget appropriation to the 2023 Town budget.

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

Section 1. The following modifications to appropriated revenues, unencumbered revenues and appropriation of fund balances for Fiscal Year 2023 as set forth below are hereby approved:

A. Deappropriation of DOLA grant revenue:

DESCRIPTION	AMOUNT
DOLA GRANT	(75,000)

B. Appropriation of unanticipated revenues:

DESCRIPTION	ACCOUNT	AMOUNT
PUBLIC SAFETY IMPACT FEES	15-32-3000	75,000
PUBLIC FACILITIES IMPACT FEES	14-32-3000	160,000

C. Appropriation of fund balances:

DESCRIPTION	SOURCE	AMOUNT
RESTRICTED STORMWATER FUND BALANCE	IMPACT FEES	125,000
RESTRICTED PUBLIC FACILITIES FUND BALANCE	IMPACT FEES	165,000

TOTAL NET FUNDS TO BE APPROPRIATED: \$450,000

Section 2. The following modifications to budget expenditures for Fiscal Year 2023 as set forth below are hereby approved:

A. Expenditures by Project and Fund:

DESCRIPTION	PROJECT	ACCOUNT	AMOUNT
Construction	PD-2301	75-51-7500	(75,000)
Construction	PD-2301	75-51-7500	75,000
Construction	PD-2301	75-51-7500	450,000

TOTAL NET EXPENDITURES: \$450,000

Section 3. The Town Manager is directed to affect the necessary transfers to comply with this resolution, and to update beginning balances to actual balances for a more accurate statement of budget status.

RESOLVED AND PASSED THIS ____ DAY OF _____, 2023.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Leah Vanarsdall, MMC, Town Clerk

APPROVED AS TO FORM:

Hayashi & Macsalka, LLC, Town Attorney

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

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

VICINITY MAP



Project Costs/Year

2023

2024

2025

2026

2027

2028

2029

Total

Professional Services

350,000

Construction

2,242,334

Contingency

400,000

Total

2,992,334

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2,992,334

Funding Sources

General Fund

952,334

Facilities Impact Fees

1,100,000

Public Safety Impact Fees

215,000

DOLA Grant

725,000

Total

2,992,334

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2,992,334

SEVERANCE PD TOTAL PROJECT COST COORDINATION MATRIX



	Description	OWNER	ARCH.	CMGC	Comments
001	CMGC Preconstruction Services & Delegated Design				
002	Preconstruction Services				
003	Preconstruction Estimating & Tracking			x	
004	Schematic			x	
005	Design Development			x	
006	Construction Documents			x	
007	Constructability & Design Reviews			x	
008	Schematic			x	
009	Design Development			x	
010	Construction Documents			x	
011	Delegated Design (For Traditional Trade DB Pkgs)				
012	Landscape Irrigation Engineering & Design				3/31 not needed per Nick
013	Irrigation Performance Spec		N/A		3/31 not needed per Nick
014	Irrigation Construction Documents			N/A	3/31 not needed per Nick
015	Wet Sprinkler Fire Protection Systems Engineering & Design			x	
016	Fire Alarm Systems Engineering & Design			x	
017	Structural Steel Connections Engineering Design & Details		x		
018	Steel Stairs, Railings & Misc. Metals Engineering & Design		x		
019	Structural Metal Stud Framing Engineering & Detailing	N/A	N/A	N/A	assumed to be not applicable?
020	Dimensional Wood Framed Structures Engineering & Detailing		x		
021	BIM 3D Coordination Clash Detection & Resolution Services	N/A	N/A	N/A	assumed to be not needed
022	Prefabricated Structures/Systems Engineering & Design		N/A	N/A	
023	Pre or Post Tension Site Cast Concrete Systems	N/A	N/A	N/A	not applicable
024	Structural Precast Concrete Panel Engineering	N/A	N/A	N/A	not applicable
025	Structural Site Cast Concrete Tilt Panel Engineering	N/A	N/A	N/A	not applicable
026	Heavy Timber & Glu-Lam Structural Main Frame Systems	N/A	N/A	N/A	not applicable
027	Curtainwal Engineering	N/A	N/A	N/A	not applicable
028	Prefabricated Light Ga Metal Frames Truss Systems	N/A	N/A	N/A	not applicable
029	Pre Engineered Metal Buildings	N/A	N/A	N/A	not applicable
030	Outdoor Bleacher Structures	N/A	N/A	N/A	not applicable
031	Tennis Courts	N/A	N/A	N/A	not applicable
033	Services & Reporting Traditionally Contract Direct by Owner				
034	Geotechnical Services & Reporting				
035	Preliminary due diligence borings & report				Inc in Infusion Fee
036	Project borings & Final Geotech Report & Recommendations		Inc Above		3/31 please provide per Nick
037	Materials Testing - Construction				materials testing typically direct to Owner due to conflict of interests
038	Base Construction Testing Services		\$15,000		3/31 please provide per Nick
039	Chapter 1 IBC Building Inspections Services - If Project is being permitted through the state	N/A			
040	Fire Penetrations Observations/Reporting	?			
041	Rough/Above Ceiling Mechanical Observations/Reporting (if not performed by AHM, State or DORA)	N/A			all inspections assumed to be performed by Town of Severance via SAFEbuilt
042	Commissioning - Mechanical, Plumbing, Electrical				Mech. Cx services typically direct to Owner due to conflict of interests
043	Energy Efficiency (Comcheck) Observations/Reporting	x			
044	Mechanical Systems Commissioning	x			
045	Lighting Systems Commissioning	x			
046	Surveying Services Outside of Construction Required Surveying	x			
047	ALTA Survey/Existing Site Survey				Included in Infusion Fee
048	Phase I - Environmental Site Assessment (ESA)		N/A		Not required per Bill 8/29
050	Design Services & Consultant Fees				
051	ARCHITECTURAL DESIGN SERVICES		\$142,500		Infusion
052	Pragramming & Space Development		Inc Above		
053	Site Analysis		Inc Above		
054	Schematic Design Documents		Inc Above		
055	Design Development Documents - Drawings & Specifications		Inc Above		
056	50% or 95% Construction Documents for Team Review		Inc Above		
057	100% Construction Bid Documents		Inc Above		
058	Construction Admin.				to be awarded in Phase 2
059	Closeout				to be awarded in Phase 2
060	ARCHITECTURAL ADD SERVICES				
061	Envelope Design - Roofing & Exterior Wall Systems Analysis, Comchecks Consulting		Inc Above		
062	Furniture Preliminary Layout Coordination		N/A		
063	Acoustical Engineering		N/A		3/31 not needed per Nick
064	Door Hardware Consulting & Spec Writing Services		Inc Above		
065	LEED or Green Globes Certification Consultant Services		N/A		assumed to be N/A

SEVERANCE PD TOTAL PROJECT COST COORDINATION MATRIX



	Description	OWNER	ARCH.	CMGC	Comments
066	CIVIL ENGINEERING SERVICES				
067	Site Analysis/Conceptual Design		Inc Above		
068	Schematic Design		Inc Above		
069	City/Town/AHJ - Site Plan Submittal Design Documents & Calcs and Entitlements		Inc Above		
070	Design Development		Inc Above		
071	Construction Documents		Inc Above		
072	Construction Admin.				to be awarded in Phase 2
073	Closeout				to be awarded in Phase 2
074	TRAFFIC ENGINEERING SERVICES				
075	Initial Site Plan Submittal Design & Services for AHJ Planning Dept.		Not Included		assumed to be not applicable?
076	Traffic Calculations for AHJ Review/Approval		Not Included		assumed to be not applicable?
077					
078	LANDSCAPE DESIGN SERVICES				
079	Initial Site Plan Submittal Design & Services for AHJ Planning Dept.		Inc Above		
080	Schematic Design		Inc Above		
081	City/Town/AHJ - Site Plan Submittal Design Documents & Calcs		Inc Above		
082	Design Development		Inc Above		
083	Construction Documents		Inc Above		
084	Construction Admin.				to be awarded in Phase 2
085	Closeout				to be awarded in Phase 2
086	IRRIGATION DESIGN SERVICES				
087	Schematic - Prelim. Irrigation Site Plan & Systems Narrative		Inc Above		
088	Hydraulic Calculations		Inc Above	x	Typically need someone to do early hydraulic calcs for water tap sizing early on.
089	Construction Documents		Inc Above	?	
090	STRUCTURAL ENGINEERING SERVICES		Inc Above		
091	Structural As Builts of Existing Building	x			assumed that Town has structural as builts of existing building for design team to work from
092	If Town does not have Structural As Builts of existing foundation and core/shell.....				
093	Forensic analysis and documentation of existing foundation		?		unsure if this is needed?
094	Forensic analysis and documentation of existing wood framed load bearing systems		N/A for new build		3/31 yes, per Nick
095	Schematic Narratives & Preliminary Framing Plans		Inc Above		
096	Design Development		Inc Above		
097	Construction Documents (including Wood Frame Engineering required)		Inc Above		
098	Construction Admin.				to be awarded in Phase 2
099	Closeout & Final Structural Letters				to be awarded in Phase 2
100	FIRE PROTECTION SPRINKLER SYSTEMS ENGINEERING				
101	Fire Protection As Builts of Existing Fire Protection Systems	x			assumed that Town has fire protection as builts of existing fire sprinkler systems for design team to work from
102	If Town does not have Fire Protection As Builts of existing Fire Sprinkler Systems.....				
103	Forensic analysis and documentation of existing fire protection systems		N/A for new build		3/31 no, it is functional per Nick
104	Schematic Narrative for Fire Protection Systems		x		
105	Fire Protection Systems RFP to Prequalified Subcontractors for Early DB Award & Release of Design work & Engineering			x	
106	Design Development			x	
107	100% Construction Documents			x	
108	HVAC, PLUMBING & ELECTRICAL ENGINEERING				
109	MEP As Builts of Existing Building	x			assumed that Town has structural as builts of existing building for design team to work from
110	If Town does not have MEP As Builts of existing MEP Systems.....				
111	Forensic analysis and documentation of existing MEP systems		N/A for new build		3/31 yes, assuming new system per Nick
112	Schematic Narrative & comparison matrix of different mechanical systems recommended for this project with costs vs. benefits analysis of each		Inc Above		
113	Design Development		Inc Above		
114	100% Construction Documents		Inc Above		
115	Construction Admin.				to be awarded in Phase 2
116	Closeout				to be awarded in Phase 2
117	FIRE ALARM ENGINEERING				

SEVERANCE PD TOTAL PROJECT COST COORDINATION MATRIX



Description	OWNER	ARCH.	CMGC	Comments
118 Fire Alarm System As Builts of Existing Fire Alarm Systems	x			assumed that Town has fire alarm as builts of existing fire alarm systems for design team to work from
119 If Town does not have fire alarm As Builts of existing fire alarm systems.....				
120 Forensic analysis and documentation of existing fire alarm systems		N/A for new build		3/31 no, functional per Nick
121 Schematic Narratives		x		
122 Design Development			x	
123 100% Construction Documents			x	
124 DIVISION 27 LOW VOLT SYSTEM DESIGN SERVICES				
125 Low Volt System As Builts of Existing Low Volt Systems		N/A for new build		assumed that Town has fire alarm as builts of existing fire alarm systems for design team to work from
126 If Town does not have Low Volt System As Builts of existing low volt systems.....		N/A for new build		
127 Forensic analysis and documentation of existing low volt systems		N/A for new build		3/31 unsure per Nick
128 Low Volt System Schematic Narratives	?	?		
129 Low Volt Systems Design Development	?	?		
130 Low Volt Systems 100% Construction Documents	?	?		
131 Security Systems	\$6,500			3/31 No, Town will use our vendor for Security, Doors, Phones. Wiring will need to be completed. per Nick
132 CCTV	\$10,000			
133 Access Control Design	\$25,000			
134 Intercom/Public Address/Paging/Nurse Call/etc.	?			
135 Network/Server & Data Systems/Cabling Design & Engineering	x	\$6,500		
136 Phone Services & Infrastructure Cabling	x	In Above if required?	x	Is existing fire alarm working off of a POTS line or over data? 3/31 cabling by GC per Nick
137 Audio Visual	\$21,000			
138 Clock Systems	?			
140 Phone Systems	?			
141 DAS/Distributed Antenna System/BDA/BI Directional Amplification/Radio Frequency Booster Systems (now required for any building exceeding 25,000 SF)	N/A			Not required
143 DAS (Distributed Antenna System) for Wireless Services	N/A			Not required?
144				
146 FURNITURE & Equipment				
147 Furniture -shelves	\$25,000			
149 Lockers	\$10,000			
150 Evidence Lockers	\$10,000			
152 Weapons Lockers	\$10,000			
153 Gym Equipment				
153 Owners Contingency				
147 Total Project Contingency @ 3%	\$87,000			
149 Escalation Contingency				1% Carried in Hard Cost
150 Bidding & Buyout/Design Contingency @ 2%				2% Carried in Hard Cost
149 Construction Contingency @ 3%				3% Carried in Hard Cost

\$204,500 \$164,000 \$0

Soft Cost Total \$368,500

Hard Cost Total - based on Infusion 7/11
Schematics \$2,992,427

TOTAL PROJECT COST - CURRENT TREND \$3,360,927

Current Town of Severance Budget \$2,960,000

Over Budget (\$400,927) -14%

ALTERNATES

1 Add Emergency Generator	\$176,824	Rejected
2 Add Fire Protection Sprinkler System to Project	\$34,794	Rejected
3 Add a Fire Wall between Sally Port & PD to allow for future addition (not required if item 2 accepted)	\$13,690	Accepted
4 Deduct to utilize concrete Aprons at Sally port instead of Paving the Back Drives	(\$8,302)	Accepted
5 Reduce Landscaping Scope by 1/2	(\$31,667)	Accepted

**SEVERANCE PD
TOTAL PROJECT COST COORDINATION MATRIX**



Description		OWNER	ARCH.	CMGC	Comments
6A	Add a v pan offsite through public works to improve existing drainage issues on public works campus	\$10,260	Rejected		
6B	Add a 235' LF Storm Sewer on South Side of 2nd Street to Improve Public Works Drainage	\$143,741	Accepted and Revised		
7	Add Seismic Criteria to Project if req'd by AHJ	\$54,758	Rejected		
8	(item not used)				
9	Add SolaTubes for more daylighting	\$11,408	Rejected		
10	Add for FP to Purchase New Gym Eq. for PD	\$20,534	Rejected		
11	Add for FP to Demo both existing buildings on site	\$28,845	Accepted		
12	Add for FP to Demo both existing storage building on public works to the west of PD site	\$29,969	Accepted		
13	Bring in 550 cubic yards of Fill Dirt to raise PD finished floor approximately 2' for better street viewability (base proposal assumes working with existing site balance that would be sunken)	\$20,963	Accepted		
14	Remove all asphalt	(\$79,143)	Tentative		
15	Add grease trap and trench drains at Sally Port	\$25,098	Rejected		



Severance Police Department Budget

Schematic Design

ESTIMATE DATE: 08/30/23
 BUILDING AREA IN SQ FT: 4697
 DRAWINGS PREPARED BY: Infusion
 DRAWINGS ARE DATED: 7/26/2023

DIV NO	DIVISION RECAP	DIVISION TOTAL	\$ PER S.F.	% OF TTL
00	General Conditions	370,376	\$78.85	12.4%
01 02 31 32 33 34	General Requirements, Existing Conditions, Site Work	570,919	\$121.55	19.1%
03	Concrete	112,292	\$23.91	3.8%
04	Masonry	23,220	\$4.94	0.8%
05	Metals	14,250	\$3.03	0.5%
06	Carpentry	281,597	\$59.95	9.4%
07	Moisture Protection	215,324	\$45.84	7.2%
08	Doors, Windows & Glass	189,689	\$40.39	6.3%
09	Finishes	222,709	\$47.42	7.4%
10	Specialties	37,720	\$8.03	1.3%
11	Equipment	0	\$0.00	0.0%
12	Furnishings	8,000	\$1.70	0.3%
13	Special Construction	0	\$0.00	0.0%
14	Conveying Systems	0	\$0.00	0.0%
21 22 23	Mechanical	317,701	\$67.64	10.6%
26 27 28	Electrical & Low Voltage	258,560	\$55.05	8.6%
DIRECT COST		2,622,356	\$558.30	87.63%
	State & Local Tax 5.900%	11,759	\$2.50	0.39%
	Use Tax Clarification	By Owner		
	Permit & Plan Review Fee Clarification	By Owner		
	Project Fee 3.50%	104,735	\$22.30	3.50%
	Construction Contingency 3.00%	89,773	\$19.11	3.00%
	Bidding and Buyout Contingency 2.00%	59,849	\$12.74	2.00%
	Liability Insurance 1.40%	42,044	\$8.95	1.4050%
	Builder's Risk Insurance 0.32%	9,636	\$2.05	0.3220%
	Project Escalation 1.00%	29,924	\$6.37	1.00%
	Preconstruction Fee 0.00%	See Precon Agreement		
	Performance and Payment Bond LS	22,352	\$4.76	0.75%
TOTAL COST		\$2,992,427	\$637.09	100.0%

Division 00 General Conditions

Item Code	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
01 10 00 ADMINISTRATIVE REQUIREMENTS						
01 11 01	Superintendent	32	Wks	178,477	\$38.00	5.9643%
01 11 06	Project Engineer	10.56	Wks	42,603	\$9.07	1.4237%
01 11 07	Project Coordinator	10.66	Wks	22,753	\$4.84	0.7604%
01 11 00	Project Manager	16.00	Wks	86,838	\$18.49	2.9019%
01 12 00 FIELD OFFICE EXPENSES						
01 12 01	Courier	32	Wks	1,600	\$0.34	0.1%
01 12 02	Reproductions/Reprographics	32	Wks	1,600	\$0.34	0.1%
01 12 04	Field Office Equipment	32	Wks	2,400	\$0.51	0.1%
01 12 05	Field Office Supplies	32	Wks	2,400	\$0.51	0.1%
01 12 06	Textura	1	LS	3,400	\$0.72	0.1%
01 21 00, 01 22 00 TEMPORARY FACILITIES						
01 21 01	Jobsite telephone/Sup. Cell phone/Radios	7	Mo	2,217	\$0.47	0.1%
01 21 04	Portable chemical toilets	7	Mo	1,589	\$0.34	0.1%
01 22 01	Office trailer	7	Mo	19,215	\$4.09	0.6%
01 22 05	Temporary storage	7	Mo	3,326	\$0.71	0.1%
01 22 07	Safety supplies/First Aid	7	Mo	1,109	\$0.24	0.0%
01 22 08	Water, ice and cups	7	Mo	850	\$0.18	0.0%
DIVISION 1 TOTALS				370,376	\$78.85	12.4%

Division 2 Site Work

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
02 32 00 Geotechnical Investigation						
1	By Owner	1	Clar.	Clarification		
02 32 00	Geotechnical Investigation			0	\$0.00	0.0%
02 25 10 Site Basic Means & Materials						
1	Capenter Site Setup and Teardown	1	LS	14,806	\$3.15	0.5%
2	Site Laydown Materials	1	LS	5,500	\$1.17	0.2%
3	Hoisting Equipment/Tools	1	LS	19,500	\$4.15	0.7%
02 25 10	Site Basic Means & Materials			39,806	\$8.47	1.3%
02 41 13 Selective Site Demolition						
1	Demo of Existing Buildings and Foundations on Site Accepted Trend Log Item #11 (Included as of 8/29 meeting with Severance)	1	LS	25,425	\$5.41	0.8%
2	Demo for Existing Buildings and Foundations West of Site Accepted Trend Log Item #12 (Included as of 8/29 meeting with Severance)	1	LS	26,416	\$5.62	0.9%
02 41 13	Selective Site Demolition			51,841	\$11.04	1.7%
31 00 00 Earthwork						
1	Earthwork Pkg	1	LS	77,440	\$16.49	2.6%
2	Site Import (Not Inc)	1	Exc	Excluded		
3	Clear and Grub Site	34,000	SF	Inc Above		
4	Excavation for Foundations and Slab and Back Fill	420	CY	Inc Above		
5	Site Grading	29,300	SF	Inc Above		
31 00 00	Earthwork			77,440	\$16.49	2.6%
31 11 00 Site - Civil						
1	Point Calcs	1	LS	15,836	\$3.37	0.5%
2	Civil Design Coordination	1	LS	15,836	\$3.37	0.5%
31 11 00	Site - Civil			31,672	\$6.74	1.1%
31 25 00 Erosion/Sedimentation Control (SWMP)						
1	Erosion/Sedimentation Control (SWMP)	1	LS	20,377	\$4.34	0.7%
2	Inlet Protection			Inc Above		
3	Concrete Washout			Inc Above		
4	Maintain Erosion Control			Inc Above		
5	Remove Erosion Control			Inc Above		
31 25 00	Erosion/Sedimentation Control (SWMP)			20,377	\$4.34	0.7%
31 25 01 Stormwater Inspection & Audit						
1	3rd Party Inspections & Audits	8	Mo	4,000	\$0.85	0.1%
31 25 01	Stormwater Inspection & Audit			4,000	\$0.85	0.1%
32 12 00 Asphalt Paving						
1	Asphalt Paving Pkg	1	LS	66,875	\$14.24	2.2%
2	Pavement Striping	1	LS	2,500	\$0.53	0.1%
3	Trend Log Item #4 Accepted Reduce Asphalt SF (Included as of 8/29 Meeting with Severance)	1	LS	(7,315)	(\$1.56)	-0.2%
4	Light Duty Paving Front Parking Lot	440	SY	Inc Above		
5	Recycled Asphalt Abck Drive	410	CY	Inc Above		
32 12 00	Asphalt Paving			62,060	\$13.21	2.1%
32 90 00 Landscaping						
1	Landscaping & Design Build Irrigation Pkg	1	LS	55,518	\$11.82	1.9%
2	Trend Log #5 Reduce Landscaping by 1/2 Cost (Included as of 8/29 Meeting with Severance)	1	LS	(27,759)	(\$5.91)	-0.9%
32 90 00	Landscaping			27,759	\$5.91	0.9%
33 10 00 Utilities						
1	Trend Log Item #13 Bring in 550 cubic yards of Fill Dirt to raise PD finished floor approximately 2' for better street viewability (base proposal assumes working with existing site balance that would be sunken) (Included as of 8/29 meeting with Severance)	1	LS	18,185	\$3.87	0.6%
2	Sanitary Sewer	1	LS	13,000	\$2.77	0.4%
3	Fire Service (Existing Fire Hydrant on Site Removed 8K from this number in Line Item #1 according to Trend log item #17, Included as of 8/29 meeting with Severance)	1	Clar	Clarification		
4	Water Service	1	LS	17,000	\$3.62	0.6%
5	Pot Hole Existing	1	LS	3,000	\$0.64	0.1%
5	Trend Log Item #18 Eliminate Original Storm Sewer at North Side of Building to 2nd Street (Included as of 8/29 Meeting with Severance)	1	LS	0	\$0.00	0.0%
6	Trend Log Item #6B Add Stromwater Quality Pond, 116 LF of New 18" RCP, Replace Storm Existing Structure, Replace existing 18" RCP with 24" RCP, and Add in New FES	1	LS	97,950	\$20.85	3.3%
33 10 00	Utilities			149,135	\$31.75	5.0%
33 46 13 Foundation Drainage						

Division 2 Site Work						
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
1	Perimeter Drain System Pkg	1	LS	25,000	\$5.32	0.8%
33 46 13	Foundation Drainage			25,000	\$5.32	0.8%
33 90 00 Sewer Line Intersection/Camera						
1	Trend Log Item #16 Inspect New & Existing Sewer Lines (To Be Done By Public Works, included as of 8/29 meeting with Severance)	0	LS	0	\$0.00	0.0%
33 90 00	Sewer Line Intersection/Camera			0	\$0.00	0.0%
02 99 01 General Requirements						
1	Wind and Weather Protection Allowance	1	Allow	32,000	\$6.81	1.1%
02 99 01	General Requirements			32,000	\$6.81	1.1%
02 99 04 Site Concrete						
1	Site Concrete	1	LS	49,829	\$10.61	1.7%
02 99 04	Site Concrete			49,829	\$10.61	1.7%
DIVISION 2 TOTALS				570,919	\$121.55	19.1%

Division 3 Concrete						
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
03 06 00 Layout - Concrete						
1	Foundations and Footings	1	LS	58,485	\$12.45	2.0%
2	Slab on Grade	1	LS	38,105	\$8.11	1.3%
3	Interior Footings	1	LS	6,000	\$1.28	0.2%
03 06 00	Layout - Concrete			102,590		
03 10 50 Concrete Basic Means, Layout & Supervision						
1	Concrete layout and verification	1	LS	3,702	\$0.79	0.1%
2	Tools/Equipment	1	LS	4,500	\$0.96	0.2%
3	Material	1	LS	1,500	\$0.32	0.1%
03 10 50	Concrete Basic Means, Layout & Supervision			9,702	\$2.07	0.3%
DIVISION 3 TOTALS				112,292	\$23.91	3.8%

Division 4 Masonry						
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
04 20 00 Unit Masonry						
1	Interior Unit Masonry - non structural	1	LS	23,220	\$4.94	0.8%
04 20 00	Unit Masonry			23,220	\$4.94	0.8%
DIVISION 4 TOTALS				23,220	\$4.94	0.8%

Division 5 Steel

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
05 51 00 Misc Metals						
1	Metal Awning	1	EA	4,000	\$0.85	0.1%
2	Gen Enclosure Posts	7	EA	1,750	\$0.37	0.1%
3	Bollards	8	EA	2,800	\$0.60	0.1%
4	Anchors/Plates for wood stansions	1	LS	2,500	\$0.53	0.1%
5	Sidewalk Steel Chases	2	EA	3,200	\$0.68	0.1%
05 51 00	Misc Metals			14,250	\$3.03	0.5%
DIVISION 5 TOTALS				14,250	\$3.03	0.5%

Division 6 Woods & Plastics						
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
06 10 00 Rough Carpentry						
1	Rough Carpentry	1	LS	17,456	\$3.72	0.6%
06 10 00	Rough Carpentry			17,456	\$3.72	0.6%
06 11 00 Wood Framing						
1	Wood Framing Pkg	1	LS	237,510	\$50.57	7.9%
2	Timber Allowance	1	Allow	12,000	\$2.55	0.4%
06 11 00	Wood Framing			249,510	\$53.12	8.3%
06 40 00 Finish Carp/Arch Woodwork						
1	Cabinetry & Millwork Pkg	1	LS	9,632	\$2.05	0.3%
2	Stainless Steel Counter Top Evidence	1	LS	5,000	\$1.06	0.2%
06 40 00	Finish Carp/Arch Woodwork			14,632	\$3.12	0.5%
DIVISION 6 TOTALS				281,597	\$59.95	9.4%

Division 7 Thermal & Moisture Protection						
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
07 10 00 Dampproofing & Waterproofing						
1	Dampproofing Pkg	1	LS	8,000	\$1.70	0.3%
07 10 00	Dampproofing & Waterproofing			8,000	\$1.70	0.3%
07 21 00 Thermal Insulation						
1	Thermal Roof Insulation	1	LS	21,137	\$4.50	0.7%
2	Thermal Exterior Wall Insulation	1	LS	12,858	\$2.74	0.4%
07 21 00	Thermal Insulation			33,995	\$7.24	1.1%
07 31 00 Sloped Roofing						
1	Sloped Roofing Pkg	1	LS	31,202	\$6.64	1.0%
2	Gutters and Downspouts	1	LS	2,625	\$0.56	0.1%
07 31 00	Sloped Roofing			33,827	\$7.20	1.1%
07 42 13 Metal Wall Panels/Siding						
1	Metal Wall Panels/Siding	1	LS	61,851	\$13.17	2.1%
2	Wood Siding	1	LS	7,453	\$1.59	0.2%
3	Hardi Board	1	LS	31,950	\$6.80	1.1%
3	Synthetic Wood Siding	1	LS	6,750	\$1.44	0.2%
4	Soffit	1	LS	15,000	\$3.19	0.5%
07 42 13	Metal Wall Panels/Siding			123,003	\$26.19	4.1%
07 62 00 Sheet Metal Flashing and Trim						
1	Sheet Metal Flashing and Trim	1	LS	10,000	\$2.13	0.3%
07 62 00	Sheet Metal Flashing and Trim			10,000	\$2.13	0.3%
07 92 00 Joint Sealers						
1	Building & Joint Sealants Pkg	1	LS	6,500	\$1.38	0.2%
07 92 00	Joint Sealers			6,500	\$1.38	0.2%
DIVISION 7 TOTALS				215,324	\$45.84	7.2%

Division 8 Doors & Windows

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
08 10 00 Doors & Frames						
1	Doors & Hardware Pkg	1	LS	47,202	\$10.05	1.6%
2	Installation	1	LS	5,702	\$1.21	0.2%
08 10 00	Doors & Frames			52,904	\$11.26	1.8%
08 33 23 OH Coiling Doors/Grilles						
1	Overhead Door Pkg	1	LS	62,000	\$13.20	2.1%
08 33 23	OH Coiling Doors/Grilles			62,000	\$13.20	2.1%
08 34 53 Security Doors and Frames						
1	Detention Doors	1	EA	25,000	\$5.32	0.8%
08 34 53	Security Doors and Frames			25,000	\$5.32	0.8%
08 41 13 Entrances & Storefronts						
1	Aluminum Storefront Pkg	1	LS	14,250	\$3.03	0.5%
2	Storefront Doors & Hardware	2	EA	17,000	\$3.62	0.6%
3	Reuse Existing BR Windows	1	LS	2,500	\$0.53	0.1%
08 41 13	Entrances & Storefronts			33,750	\$7.19	1.1%
08 50 00 Windows						
1	Windows Pkg	1	LS	14,535	\$3.09	0.5%
2	Skylights (None Included)	1	Exc	Excluded		
08 50 00	Windows			14,535	\$3.09	0.5%
08 99 01 PMD						
1	Access Panels	1	LS	1,500	\$0.32	0.1%
08 99 01	PMD			1,500	\$0.32	0.1%
DIVISION 8 TOTALS				189,689	\$40.39	6.3%

Division 9 Finishes

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
09 06 00 Means and Methods						
1	Interior temporary and permanent protection of finishes	1	LS	8,613	\$1.83	0.3%
2	Gang box	1	LS	8,000	\$1.70	0.3%
4	Final Clean	4,697	SF	4,462	\$0.95	0.1%
09 06 00	Means and Methods			21,075	\$4.49	0.7%
09 21 16 Gypsum Board Assemblies						
1	Drywall/Framing Pkg	1	LS	59,592	\$12.69	2.0%
2	Cell Ceilings	1	LS	9,000	\$1.92	0.3%
3	Trend Log #3 Rated Wall At Sally Port (Included as of 8/29 Meeting with Severance)	1	LS	12,000	\$2.55	0.4%
4	Ballistic Wall at Lobby	1	LS	20,000	\$4.26	0.7%
5	Interior Insulation and Caulking	1	LS	8,500	\$1.81	0.3%
09 21 16	Gypsum Board Assemblies			109,092	\$23.23	3.6%
09 51 00 Acoustical Ceilings						
1	Acoustical Ceiling Pkg	1	LS	17,299	\$3.68	0.6%
09 51 00	Acoustical Ceilings			17,299	\$3.68	0.6%
09 30 00 Tiling						
1	Tiling Pkg	1	LS	5,655	\$1.20	0.2%
09 30 00	Tiling			5,655	\$1.20	0.2%
09 01 60 Flooring Prep						
1	Major Floor Preparation	1	Allow	5,000	\$1.06	0.2%
09 01 60	Flooring Prep			5,000	\$1.06	0.2%
09 60 00 Flooring						
1	Flooring Pkg	1	LS	27,589	\$5.87	0.9%
09 60 00	Flooring			27,589	\$5.87	0.9%
09 80 00 Acoustic Treatment						
1	Acoustical Wall Treatments Pkg (Allowance)	1	Allow	5,000	\$1.06	0.2%
09 80 00	Acoustic Treatment			5,000	\$1.06	0.2%
09 91 00 Painting						
1	Painting	1	LS	25,000	\$5.32	0.8%
09 91 00	Painting			25,000	\$5.32	0.8%
09 99 01 Wall Protection						
1	Wall Protection	1	LS	7,000	\$1.49	0.2%
09 99 01	Wall Protection			7,000	\$1.49	0.2%
DIVISION 9 TOTALS				222,709	\$47.42	7.4%

Division 10 Specialties						
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
10 11 00 Visual Display Surfaces						
1	Marker Boards/Tackboards Pkg	1	LS	3,025	\$0.64	0.1%
10 11 00	Visual Display Surfaces			3,025	\$0.64	0.1%
10 14 00 Building Signage						
1	Interior Signage Pkg	1	LS	2,500	\$0.53	0.1%
2	Exterior Building Mounted Signage	1	LS	7,000	\$1.49	0.2%
10 14 00	Building Signage			9,500	\$2.02	0.3%
10 28 13 Toilet Accessories						
1	Restroom Accessories Pkg	1	LS	4,995	\$1.06	0.2%
10 28 13	Toilet Accessories			4,995	\$1.06	0.2%
10 44 00 Fire Protection Specialties						
1	Fire Extinguishers & Cabinets	1	LS	200	\$0.04	0.0%
10 44 00	Fire Protection Specialties			200	\$0.04	0.0%
10 99 01 PMD						
1	Detention Area Specialties	1	LS	20,000	\$4.26	0.7%
10 99 01	PMD			20,000	\$4.26	0.7%
DIVISION 10 TOTALS				37,720	\$8.03	1.3%

Division 11 Equipment

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
11 66 23 Gymnasium Equipment						
1	Workout Equipment (Not Inc)		Exc	Excluded		
11 66 23	Gymnasium Equipment			0	\$0.00	0.0%
DIVISION 11 TOTALS				0	\$0.00	0.0%

Division 12 Furnishings						
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
12 20 00 Window Treatments						
1	Window Treatments Pkg	1	Allow	8,000	\$1.70	0.3%
12 20 00	Window Treatments			8,000	\$1.70	0.3%
DIVISION 12 TOTALS				8,000	\$1.70	0.3%

Division 13 Special Construction						\$ PER S.F.	% OF TTL
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL			
13 00 00 Special Construction							
1	Special Construction		Clar	Not Included			
13 00 00	Special Construction			0		\$0.00	0.0%
DIVISION 13 TOTALS				0		\$0.00	0.0%

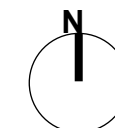
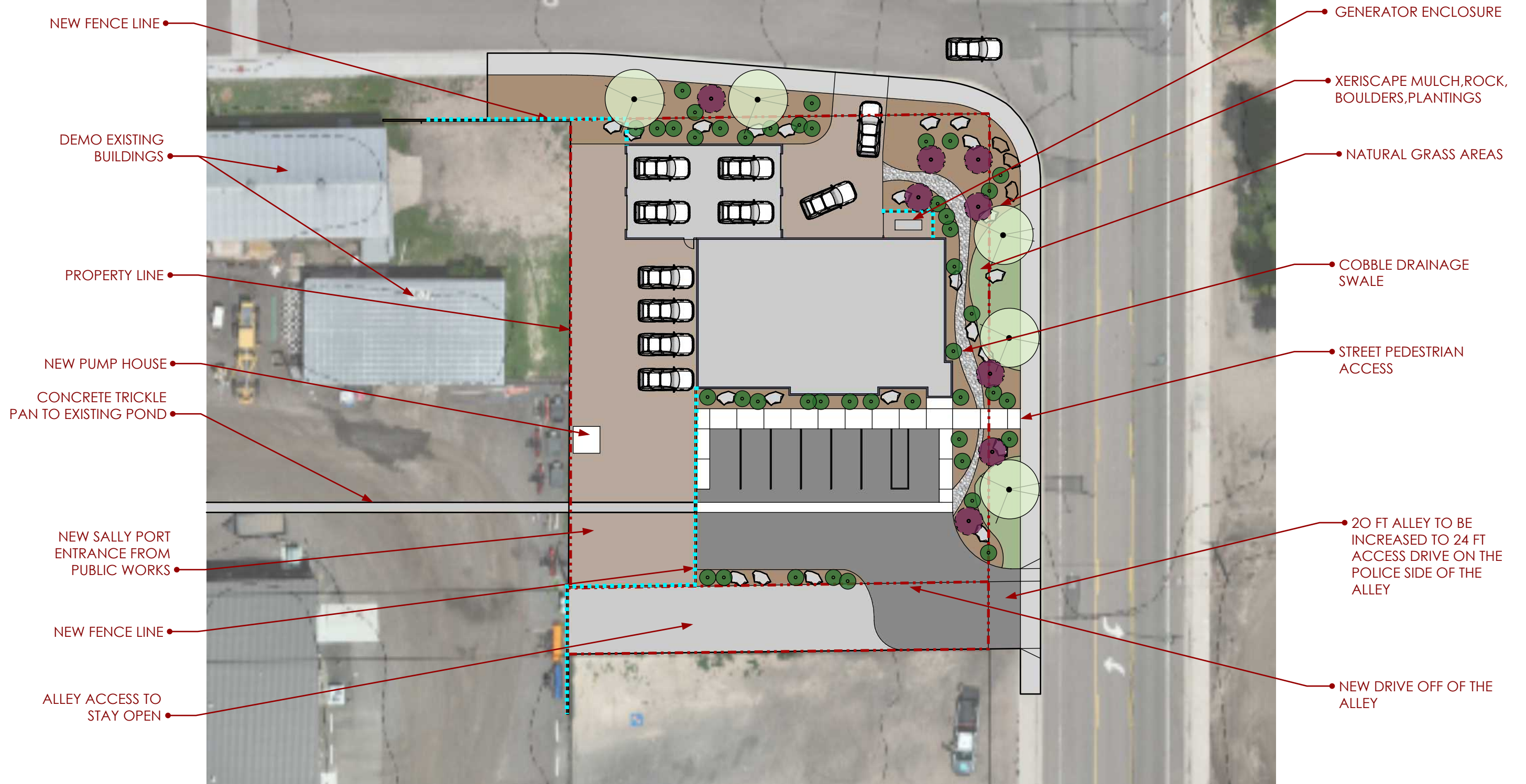
Division 14 Conveying Systems						\$ PER S.F.	% OF TTL
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL			
14 20 00 Elevators							
1	Elevator Pkg		Clar	Not Included			
14 20 00	Elevators			0		\$0.00	0.0%
DIVISION 14 TOTALS				0		\$0.00	0.0%

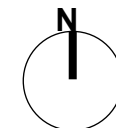
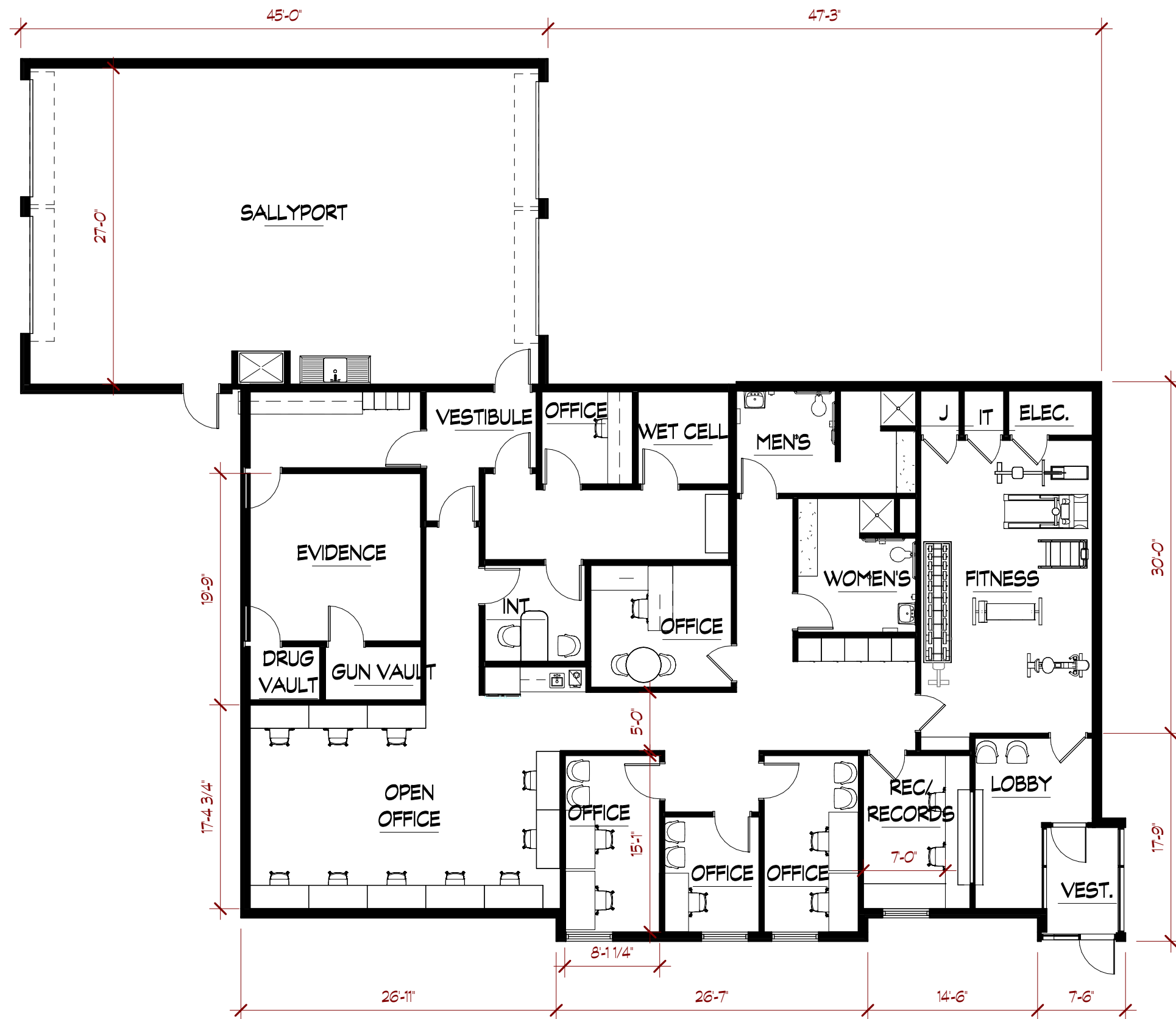
Division 15 Mechanical

LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
21 00 00 Fire Suppression						
1	Fire Protection Systems Pkg (Move Fire Riser) -	1	LS	5,500	\$1.17	0.2%
2	Wet Fire Protection System for new Building		Clar	Excluded		
21 00 00	Fire Suppression			5,500	\$1.17	0.2%
22 00 00 Plumbing						
1	Plumbing Pkg	1	LS	147,500	\$31.40	4.9%
2	Grease Trap (Not Inc)	1	Exc	Excluded		
22 00 00	Plumbing			147,500	\$31.40	4.9%
23 00 00 HVAC						
1	Mechanical Pkg	1	LS	152,202	\$32.40	5.1%
2	Roof Exhaust at Evidence	1	LS	10,000	\$2.13	0.3%
23 00 00	HVAC			162,202	\$34.53	5.4%
21 99 01 Mechanical Systems Coordinator						
1	Mechanical Systems Coordinator	20	Hours	2,499	\$0.53	0.1%
21 99 01	Mechanical Systems Coordinator			2,499	\$0.53	0.1%
DIVISION 15 TOTALS				317,701	\$67.64	10.6%

Division 16 Electrical						
LINE NO.	ITEM DESCRIPTION	QUAN	UNIT	ITEM TOTAL	\$ PER S.F.	% OF TTL
26 00 00 Electrical						
1	Eletrical	1	LS	230,060	\$48.98	7.7%
2	Generator (Not Inc)	1	Exc	Excluded		
26 00 00	Electrical			230,060	\$48.98	7.7%
27 00 00 Communications						
1	Structured Cabling	1	LS	28,500	\$6.07	1.0%
27 00 00	Communications			28,500	\$6.07	1.0%
28 13 00 Security Systems						
1	Security Access Control		Clar	By Owner		
2	Intrusion Detection		Clar	By Owner		
3	Video Surveillance		Clar	By Owner		
28 13 00	Security Systems			0	\$0.00	0.0%
26 99 01 Audio Visual						
1	Audio Visual Systems		Clar	By Owner		
26 99 01	Audio Visual			0	\$0.00	0.0%
DIVISION 16 TOTALS				258,560	\$55.05	8.6%

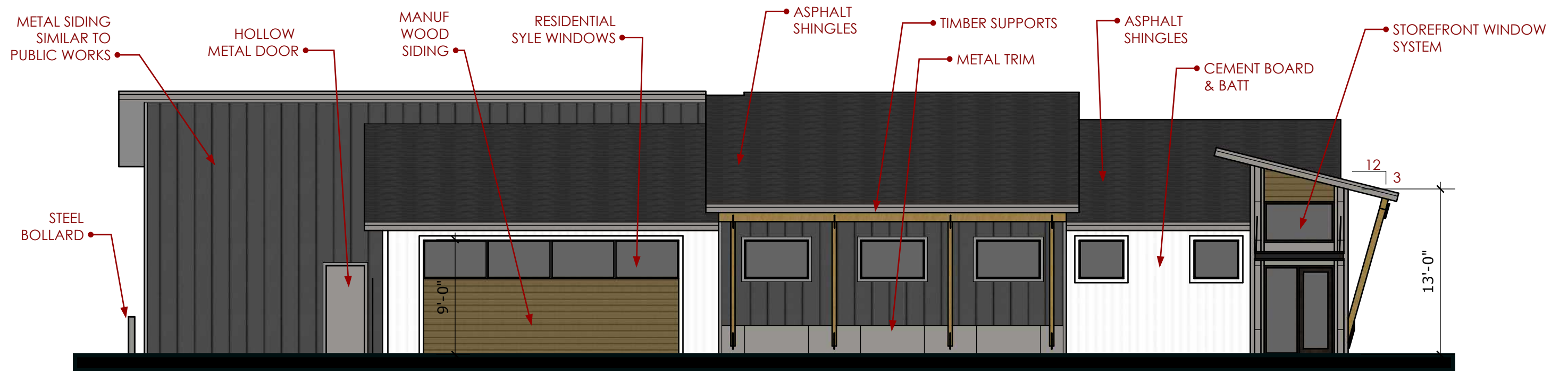




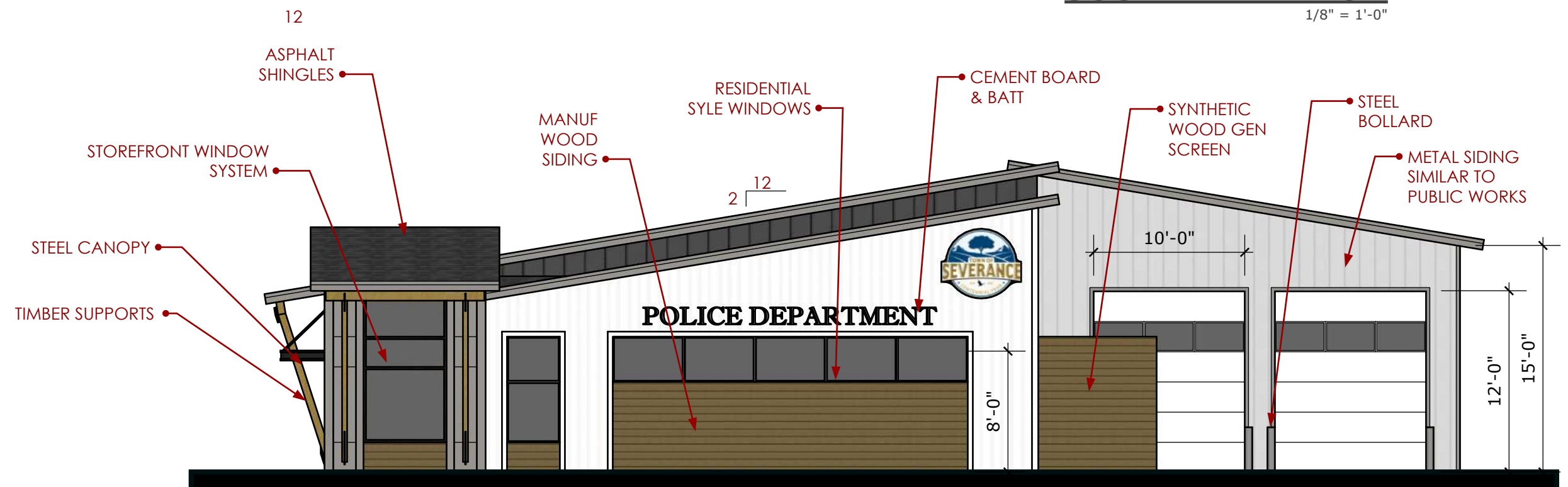


CONCEPT FLOOR PLAN

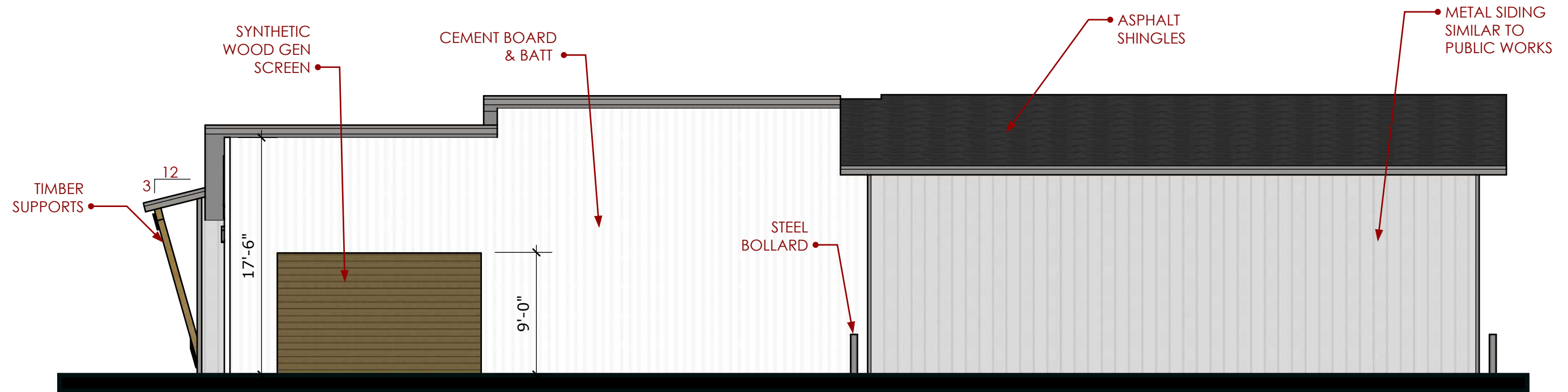
1" = 10'-0"



SOUTH ELEVATION
1/8" = 1'-0"

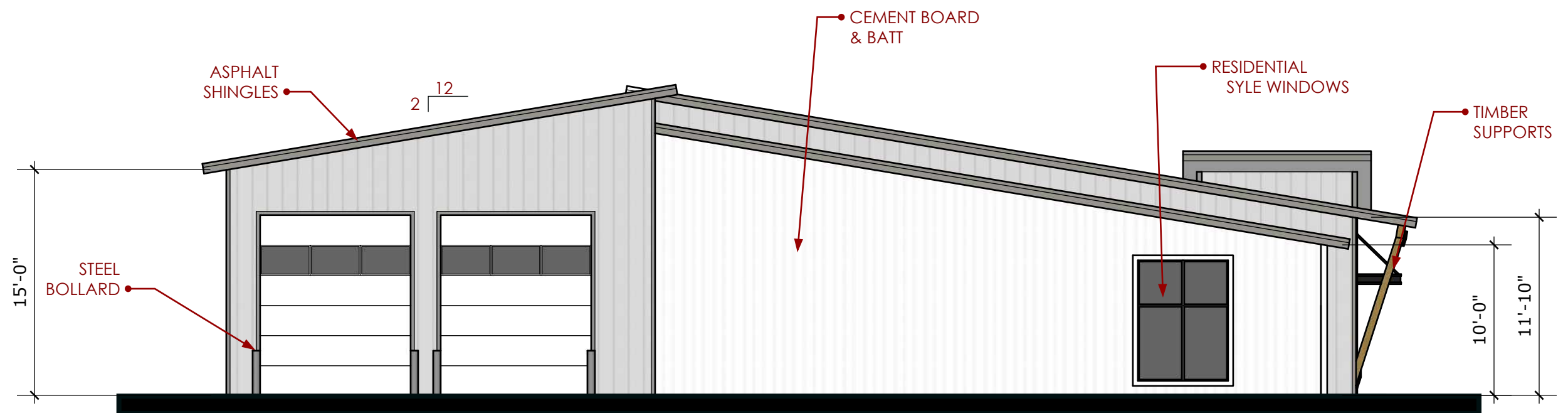


EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"

