



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

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**AGENDA**  
**TOWN COUNCIL WORK SESSION & MEETING**  
**Tuesday, October 24, 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. Pg 4 - Weld RE-4 Presentation**
  - Discussion
  - Staff Presentation: Nicholas Wharton, Town Manager
- 3. Pg 5 - Short-Term Rental Discussion**
  - 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.*

- a. Pg 39 - 10.10.23 Minutes**
- b. Pg 43 - September 2023 Payables Report**
- c. Pg 47 - September 2023 Financial Statements**
- 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. Town Attorney
- b. Town Staff
- c. Town Management
- d. Council Members Liaisons
- e. Mayor

## **C. TOWN COUNCIL**

### **1. Pg 115 - Weld County Assessor Presentation for Property Taxes and Proposition HH**

- Discussion
- Staff Presentation: Leah Vanarsdall, Town Clerk

### **2. Pg 116 - Housing Assessment Presentation**

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

### **3. Pg 191 - Ordinance 2023-13: 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, Lindsay Radcliff, Deputy Town Manager

## **D. COUNCIL MEMBER PETITIONS**

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

## **E. ADJOURN**

### **Town Council MEETING**

*Tuesday, October 24, 2023, 6:00 PM (MDT)*

*Registration URL*

*[https://us02web.zoom.us/webinar/register/WN\\_2IAIq6fPQ3yI0LAXhfwNuw](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.*







## AGENDA ITEM SUMMARY

| AGENDA ITEM                                                                                                                                                                                                                                                                                                                                                                               | SUBMITTED BY                   | PRESENTED BY                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|------------------------------------------------------|
| Pg 4 - Weld RE-4 Presentation                                                                                                                                                                                                                                                                                                                                                             | Nicholas Wharton, Town Manager | Michael McCullar, Chief Operating Officer, Weld RE-4 |
| <b>ACTION REQUESTED</b>                                                                                                                                                                                                                                                                                                                                                                   |                                |                                                      |
| No actions are requested.                                                                                                                                                                                                                                                                                                                                                                 |                                | <b><u>Presentation Discussion</u></b>                |
| <b>BRIEF SUMMARY</b>                                                                                                                                                                                                                                                                                                                                                                      |                                |                                                      |
| At the request of Council Member Bruen, the Chief Operating Officer for Weld RE-4 School District, Michael McCullar, will provide updates on construction in Severance from the recently passed bond measure. This presentation will discuss the expansion of Severance Middle School, the expansion of Severance High School, and the addition of a CTE center at Severance High School. |                                |                                                      |
| <b>PUBLIC SUPPORT/CONCERN</b>                                                                                                                                                                                                                                                                                                                                                             |                                |                                                      |
| None at this time.                                                                                                                                                                                                                                                                                                                                                                        |                                |                                                      |
| <b>ANALYSIS AND RECOMMENDATION</b>                                                                                                                                                                                                                                                                                                                                                        |                                |                                                      |
| No recommendations or actions are requested.                                                                                                                                                                                                                                                                                                                                              |                                |                                                      |
| <b>MATERIALS SUBMITTED</b>                                                                                                                                                                                                                                                                                                                                                                |                                |                                                      |
| The following materials were submitted and included in this packet:<br>1. COMS-SLIDES-Mission_Vision, Strategy RoadShow Slides-20231011 (1)                                                                                                                                                                                                                                               |                                |                                                      |



# *your* **SCHOOLS** **A WELD RE-4 UPDATE**

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**Michelle Scallon, Superintendent**  
**Mike McCullar, COO**

# FAST FACTS

A photograph of three young men in a green screen studio. One student is seated at a wooden desk, wearing a grey sweatshirt with 'WINDSOR' and a star logo. Two other students stand behind him, both wearing large headphones and pointing forward. The background is a solid green wall. A semi-transparent dark blue banner is overlaid across the middle of the image, containing the text 'ENGAGE. EDUCATE. Empower.'

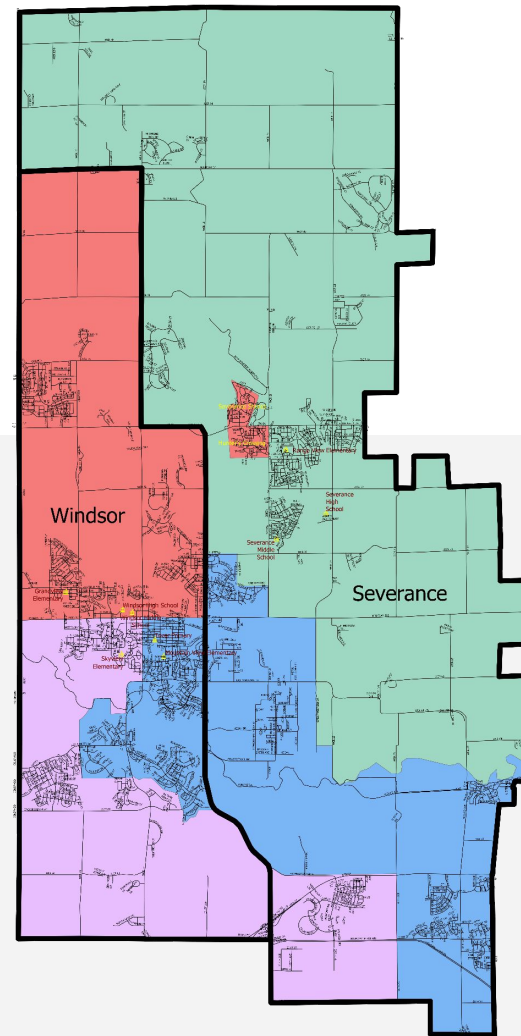
**ENGAGE. EDUCATE.**

*Empower.*

# OUR COMMUNITIES

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- Severance
- Town of Windsor
- West Greeley



# SCHOOLS



2

HIGH SCHOOLS



2

SOON  
TO  
BE 3

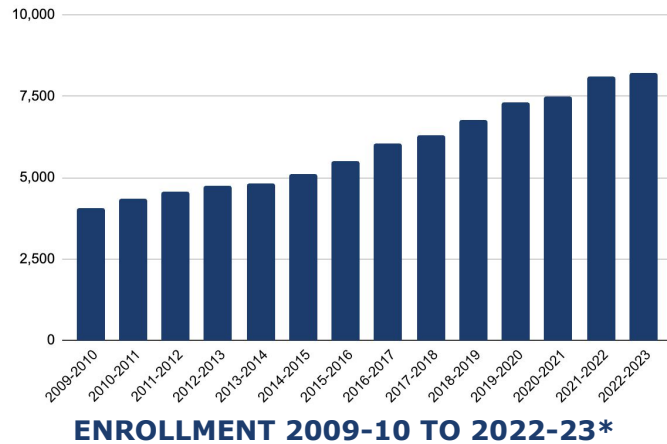
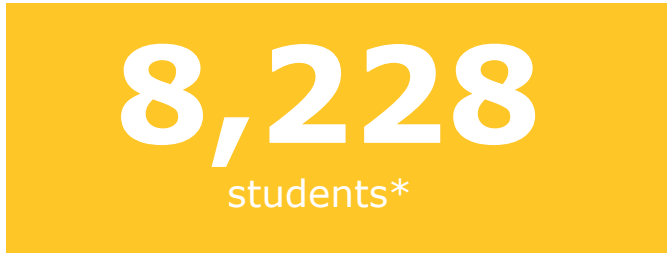
MIDDLE SCHOOLS



5 ELEMENTARY SCHOOLS

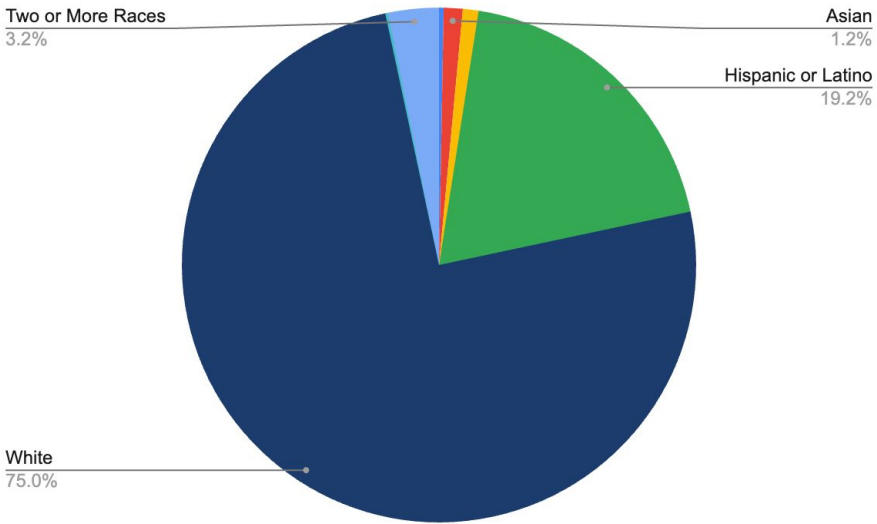
SOON  
TO  
BE 7

# BY THE NUMBERS



\*Includes charter

## RACE / ETHNICITY\*



# 29 LANGUAGES



# BY THE NUMBERS

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**7.7%** G&T\*

**10.1%** SPECIAL EDUCATION\*

**0.6%** HOMELESS\*

**17.6%** FRL\*



**103**  
sq. miles

**5,000**  
meals per day

**STAFF: 507** TEACHERS/CERTIFIED / **63** PROFESSIONALS / **384** CLASSIFIED

\*Includes charter

# INITIATIVES

# STRATEGIC PLAN

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- Proactively manage the impact of growth
- Recruit, retain, and retire quality employees
- Provide a safe and secure learning environment
- Improve student outcomes
- Decrease amount of instruction missed due to behavior
- Promote a culture and climate of trust, unity, and empowerment
- Provide support for mental health



# SCHOOL BOARD

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- Four open positions on November ballot
- Meet the Candidates Night October 17 (posted online)



# BOUNDARY UPDATE



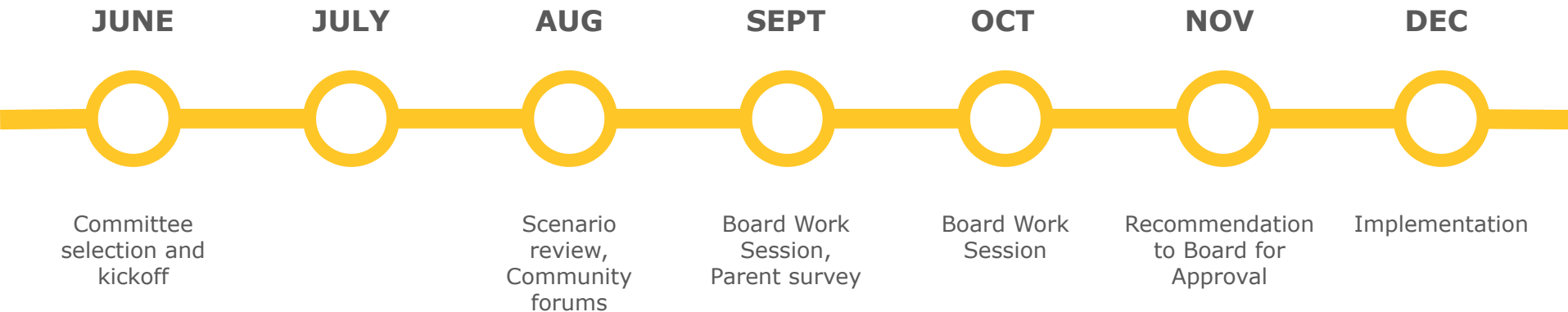


# BOUNDARY ADJUSTMENTS

- Addition of new schools
- Boundary Committee convened in June
- Representative of communities and schools
- Engaged community:
  - Communication
  - Forums
  - Survey

# TIMELINE

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# RECOMMENDATION

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- Presentation to the Board of Education November 13
- Consider for approval:
  - Elementary boundaries
  - Middle school boundaries
  - Enrollment guidelines (transition-year students, Choice Enrollment)



# BOND UPDATE



## **PEAKVIEW SITE**

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- **Total Budget:** \$40,000,000
- **Completion:** June 2024
- **Capacity:** 600 students
- **Status:** Masonry, steel erection, and roofing underway

# RAINDANCE SITE

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- **Total Budget:** \$40,000,000
- **Completion:** September 2024
- **Capacity:** 600 students
- **Status:** Steel erection and roofing underway





# **CR15 MIDDLE SCHOOL**

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- **Total Budget:** \$92,500,000
- **Completion:** June 2025
- **Capacity:** 900 students
- **Status:** 50% Construction  
Document Development
- **Video**

# SMS EXPANSION

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- **Total Budget:** \$26,500,000
- **Completion:** June 2025
- **Capacity:** 300 students
  - Cafeteria expansion
  - Design lab
  - Auxiliary gymnasium
  - Band / vocal expansion
- **Status:** Schematic Design







# **SHS EXPANSION**

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- **Total Budget:** \$22,000,000
- **Completion:** June 2025
- **Capacity:** 476 students
- **Status:** Schematic Design

# SHS CTE CENTER

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- **Total Budget:** \$13,500,000
- **Completion:** January 2025
- **Features:**
  - Welding shop
  - Wood shop
  - Agricultural science lab
  - Greenhouse
- **Status:** Design Development
- **Video**



# **SAFETY & SECURITY**

- **Total Budget:** \$7,058,264
- **Projects:**
  - Public Address System: Summer 2023
  - Camera Upgrades: Summer 2023 - Spring 2024
  - Access Control Upgrades: Summer 2023 - Spring 2024





# Q&A



# THANK YOU

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**Michelle Scallon**  
**[superintendent@weldre4.org](mailto:superintendent@weldre4.org)**



## AGENDA ITEM SUMMARY

| AGENDA ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | SUBMITTED BY                   | PRESENTED BY                      |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|-----------------------------------|
| Pg 5 - Short-Term Rental Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Nicholas Wharton, Town Manager | Nicholas J. Wharton, MPA, ICMA-CM |
| <b>ACTION REQUESTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                |                                   |
| Town Management asks the Town Council to discuss short-term rentals and direct any further actions they deem necessary.                                                                                                                                                                                                                                                                                                                                                                                            |                                | <b><u>Discussion</u></b>          |
| <b>BRIEF SUMMARY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                |                                   |
| Town Management has received several emails from HOAs concerned about the increasing number of short-term rentals and a lack of Town Regulation. Town Management has provided a few documents from the Colorado Municipal League and examples of other municipalities regulating short-term rentals. In addition, images have been included showing existing short-term rentals currently available in the Town.                                                                                                   |                                |                                   |
| <b>PUBLIC SUPPORT/CONCERN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                |                                   |
| Several HOAs have reached out, concerned about the increasing number of short-term rentals and a lack of Town Regulation.                                                                                                                                                                                                                                                                                                                                                                                          |                                |                                   |
| <b>ANALYSIS AND RECOMMENDATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                |                                   |
| Town Management asks the Town Council to discuss short-term rentals and direct any further actions they deem necessary.                                                                                                                                                                                                                                                                                                                                                                                            |                                |                                   |
| <b>MATERIALS SUBMITTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                   |
| <p>The following materials were submitted and included in this packet:</p> <ol style="list-style-type: none"> <li>1. CML Short Term Rentals</li> <li>2. Short Term Rental Matrix</li> <li>3. Short Term Rental Alma</li> <li>4. Short Term Rental Broomfield</li> <li>5. Short Term Rental Cherry Hills Village</li> <li>6. Short Term Rental Lone Tree</li> <li>7. VRBO Short Term Rentals</li> <li>8. HomeToGo Short Term Rentals</li> <li>9. AirBnB Short Term Rentals</li> <li>10. Airbnb-Severance</li> </ol> |                                |                                   |

*The Knowledge Now series features practical research on timely topics from the Colorado Municipal League.*

## SHORT-TERM RENTALS: MUNICIPAL BEST PRACTICES IN COLORADO

Short-term rentals (STRs) are residential properties that are rented to a visitor for fewer than 30 days. As the popularity of short-term rental properties continues to grow, the issues they create for municipal governments are growing as well. Municipal officials find themselves dealing with citizens' concerns about residential neighborhood integrity, unfair business competition, housing safety, and availability of affordable housing. Cities and towns are also seeking to collect sales and lodging taxes generated by this new business activity. Municipalities in Colorado and across the nation are handling STR issues in many ways. Austin, Texas, limits STRs to no more than three percent of non-primary residences in any census tract. San Francisco requires an adequate amount of insurance coverage. Portland, Oregon's ordinance states that STR operators must occupy the residence for at least nine months of the year. Santa Monica has created an enforcement department dedicated to policing STRs. A 2015 National League of Cities (NLC) study showed 13 percent of municipalities have adopted ordinances specifically regulating short-term rental properties, five percent have banned the practice, 24 percent are handling STRs through existing business regulations, and 58 percent have not addressed the issue.

Internet platforms have fueled the rapid expansion of STRs from a



service focused on renting spare rooms in private homes to the creation of local businesses which own houses that are used exclusively for short-term rentals. Rental data and analytics firm Airdna estimates that more than 22,000 homes and apartments in Colorado are listed with Airbnb — a leader in the online listing business. The top five municipalities with listings are Denver, Breckenridge, Steamboat Springs, Boulder, and Vail. More than 16,000 Colorado listings are posted on rival VRBO. Thousands more are listed on the many other Internet listing services.

There is no one-size-fits-all answer for municipalities in regulating short-term rentals. Do you limit STRs to a primary residence? Do you cap their numbers in residential zones? Do you enter into an agreement with the Internet listing company to collect and remit taxes?

How do you effectively enforce regulations? The NLC study concludes with sound advice: "As city officials prepare to modify regulations or develop new ordinances or legislation to fit the sharing economy they must balance issues of innovation, economic development, tourism, equity, access, and safety. At the same time, they must be mindful of the processes they put in place to understand these new businesses, engage the right stakeholders, share ideas for new regulations, capture and analyze new data, and develop implementation strategies."

Cities and towns across Colorado have enacted ordinances that regulate short-term rentals in ways that meet their community's needs. This *Knowledge Now* profiles four different approaches.



# SHORT-TERM RENTALS IN BOULDER

By Thomas Carr, Boulder city attorney



On Sept. 29, 2015, Boulder City Council passed ordinance 8050 legalizing and regulating short-term rentals. The ordinance was effective Jan. 4, 2016, contingent on the voters passing a ballot measure extending the city's accommodations tax to short-term rentals. The voters approved a 7.5 percent tax on short-term rentals and the ordinance went into effect.

Boulder's ordinance is based on code provisions regulating properties rented for more than 30 days, which has been in place since the 1990s. The short-term rental code requires a license for all short-term rentals. The rental property must be the owner's principal residence. The address must appear on the owner's voter registration, auto registration or as the address at which the owner's children are registered for school. The owner must be a natural person and the owner's name must appear on the deed for the property.

On Dec. 6, the city council will be considering an amendment to allow short-term rental of properties held in a living trust. The property must



have smoke and carbon monoxide detectors, but the life safety inspections required for long-term rentals are waived for all short-term rentals except those in accessory units. All advertisements must include the short-term rental license number. A property can only have one short-term rental license. If there is an accessory unit on the property, either the main

residence or the accessory unit may have a license, but not both.

Occupancy is limited to either three or four unrelated persons depending on the zoning. A group of related persons is counted as one person. Short-term rentals are not permitted in affordable housing units. Accessory units may only be rented as short-term rentals for 120 days in any calendar year.

# BRECKENRIDGE: A PIONEER IN SHORT-TERM RENTALS

By Leslie Fischer, Breckenridge accounting services manager

Short-term rentals (STR) are nothing new to the Town of Breckenridge. The Town has historically embraced and thrived with the widespread practice of STRs since boarding houses in the 1850s and their revival in popularity with the opening of the ski area in 1961.

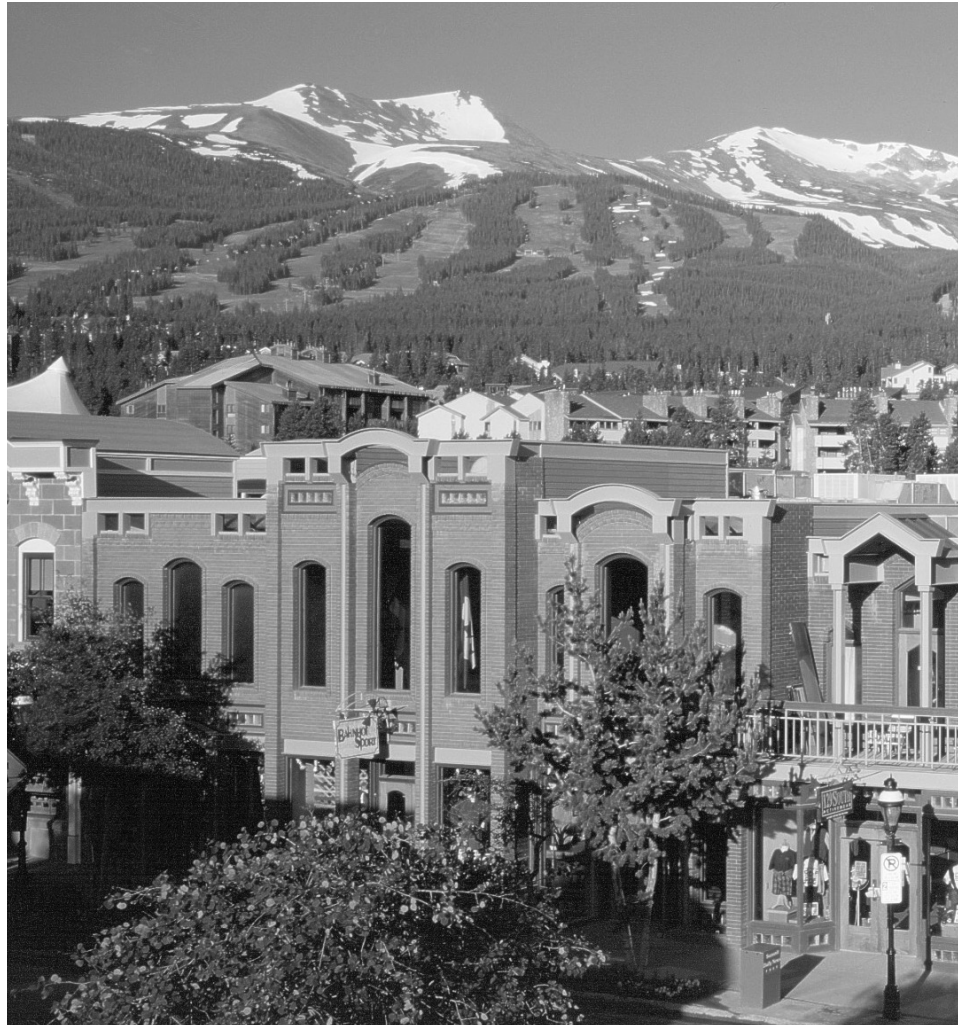
Breckenridge currently has a population close to 4,700 — yet sustains 3,345 accommodation unit licenses, six hotels, and three bed and breakfasts. Clearly STRs are vital to the economy of the Town. Combining sales, accommodations, and marijuana taxes — lodging services provide 40 percent of Town revenue. At the same time, the Town wants to ensure that long-term housing is available for the local workforce.

To that end, the Town has proposed a 2017 budget of more than \$19 million for the Affordable Housing Fund. The Town is also pursuing incentives for property owners to rent long-term. The “Housing Works” program, organized by a local nonprofit, is designed to match local families earning moderate household incomes with property owners who are either tired of dealing with the STR market or want to offer their home for long-term rental for the first time.

STR regulation in Breckenridge began in 1984 when the tax structure of collecting the town sales tax (currently 2.5 percent) and the Town accommodations tax (currently 3.4 percent) was applied to STRs. Together with state, county, and affordable housing sales taxes, the total tax on short term rentals is 11.675 percent.

The Breckenridge Municipal Code includes the following:

- Tax is collected on the purchase price of lodging, as well as any mandatory service charges required of the renter.
- Tax must be remitted directly to the Town and not be passed on



to another party such as a property manager.

- Tax charges must be listed separately on the bill presented to the consumer.
- Breckenridge recognizes that STRs are engaged in business. As a result, all property owners of STRs are required to pay an annual occupational license tax (aka Accommodation Unit License). The tax ranges from \$75 to \$175 annually, depending upon the number of bedrooms in the property. By requiring licensing (regardless of tax remittance), the Town is able to match online listings with the licensed owners.
- Breckenridge does not impose zoning restrictions on STRs, with the exception of prohibiting short

term rental of deed restricted workforce housing.

- Outside of the norm for residential properties, no additional restrictions are placed on STRs simply due to STR activity at the property (such as building inspections or additional safety regulations).
- STRs may be either a primary or non-primary residence and there is no occupancy limit imposed.

Even through these times of change, short-term rentals continue to play an important role in welcoming visitors to Breckenridge.

*“ ... You better start swimming or you'll sink like a stone. For the times they are a-changing.”*

— Bob Dylan



# DENVER'S APPROACH TO SHORT-TERM RENTALS

By Luke Palmisano, aide to Denver Councilwoman Mary Beth Susman



Denver's approach to short-term rentals sought to craft 21st century solutions to 21st century concerns. We wanted solutions to protect the safety of guests and hosts while balancing the needs of neighbors, hosts, guests, hoteliers, and the city.

All short-term rentals (STRs) were illegal in solely residential zones prior to Denver's regulations. Actually the term "short-term rental" did not appear in our zoning code, but rental of residential units required at least a 30-day term.

The key components of Denver's regulations include a licensing requirement, an assessment of lodger's taxes (10.75 percent), measures to protect the safety of guests and hosts, and conditions that seek to ensure compliance. Denver requires hosts to obtain a short-term rental license through the Department of Excise and Licenses (EXL). The fee for the STR license is \$25 renewed annually. The tax license is \$50 renewed biennially.

STRs are an accessory use wherever residential uses are allowed; therefore the host does not need a zoning permit. The unit must be the primary residence of the host (whether owned or rented), certified by driver's license, voter registration, and other means. An



inspection is not required to obtain a license. Hosts do not need to be present while renting their dwelling. Hosts must have a carbon monoxide detector, smoke detector, and fire extinguisher. They must also provide guests with an information packet that includes noise ordinance regulations, trash pick-up dates and rules, local contacts, and other information.

An important goal was to create a simple enough process that would induce the greatest compliance rate because licensing gives us the best route to enforcement. To further that end, Denver is the first municipality in the nation to offer a short-term rental

licenses completely online. Applicants affirm their primary residence status, presence of equipment and materials all online, under penalty of perjury.

To aid in enforcement, Denver's STR ordinance requires the licensed host to post the license number on all advertising. This provides EXL the ability to spot check STR listings on all venues/platforms for compliance. If a listing does not include a license number EXL pursues compliance.

All permitting of STRs can be prohibited by landlords and homeowners associations. Apartment complexes with "guest suites" are exempt from needing licenses.



# DURANGO ADDRESSES SHORT-TERM RENTAL ISSUES

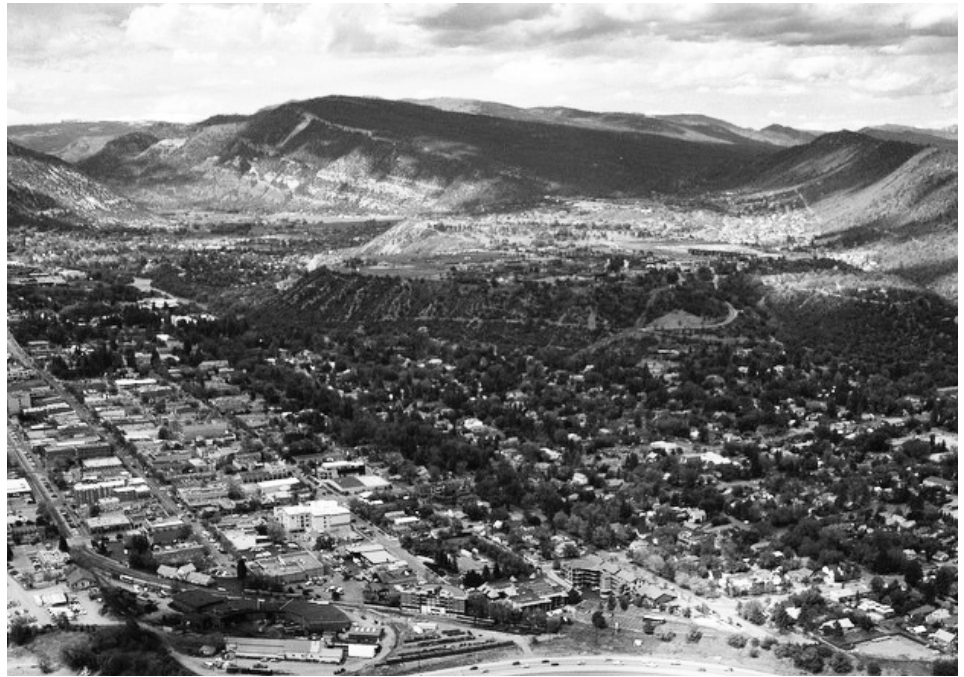
*By Mary Beth Miles, Durango assistant to the city manager/sustainability coordinator*

Checking in for a night's stay no longer requires going up to the welcome counter to produce your ID and credit card. With the arrival of Airbnb, VRBO, and HomeAway, lodging options have changed forever.

That is why the City of Durango recognized the need to address the impacts of short-term rentals in 2014. The policy adopted by the City Council focused on preserving residential and neighborhood character; ensuring collection of sales and lodging taxes; and requiring compliance with basic health and life safety regulations.

Durango's policy balances short-term lodging needs with the need to maintain and provide adequate housing options for full-time residents. The challenge is exacerbated by a 1.2 percent rental vacancy rate in an already strained housing market. As a tourist destination, Durango's economy benefits from visitors who contribute to the local economy. Property owners recognize the income potential of the short-term rental market. Thus, Durango developed an innovative policy solution that simultaneously balanced rental market pressures, the sharing of residential real estate, and income potential for local property owners.

The short-term rental regulations seek to maintain neighborhood character, vitality, and vibrancy by ensuring that land uses are compatible. Durango only allows short-term rentals in limited zones, employs a street segment cap



that restricts short-term rentals to only one per block face, and requires all short-term rentals to obtain a limited use permit. In addition to fulfilling the land use process requirements, short-term rentals are also required to obtain business and lodger's tax licenses. The City's regulations are intended to prohibit market saturation. Of the approximately 8,000 housing units in Durango, in the two zones where short-term rentals are permitted, there a total of 60 permits available for short-term rentals.

Additional changes to the policy are being contemplated by city council to address short-term rental agreements for a single room in a residential unit.

Under the existing regulations, this type of arrangement, common under the Airbnb model, is not permitted. A pilot program, restricted to certain areas of the city, is being developed with a separate permitting process to address these rental units.

There is no one-size-fits-all regulatory framework for municipalities in Colorado seeking to regulate short-term rentals. Durango has developed — and continues to refine — a policy governing this emerging economy that is context-sensitive and reflective of our community character.

## RESOURCES

CML continues to develop STR information through the CML Sharing Economy Task Force, chaired by Denver Councilmember Mary Beth Susman. A matrix of STR ordinances as well as sample ordinances, licensing forms, and other information is available on the CML website at [www.cml.org](http://www.cml.org), under Issues > Sharing Economy > Ordinances.

An informative study of vacation home rentals conducted by the Colorado Association of Ski Towns may be viewed online at the CAST website ([coskitowns.com/links-of-interest](http://coskitowns.com/links-of-interest)).



**KNOW**  
*how* **LEDGE**

Colorado Municipal League  
1144 Sherman Street  
Denver, CO 80203-2207

Short-Term Rental Property Ordinance Matrix-March 2019  
Credits: Colorado Association of Ski Towns, CML, City of Fort Collins

| City                                           | Primary Residence Allowed                                      | Non-Primary Residence Allowed                                         | Which Taxes Required                                                                                                          | Tax Collected: By municipality or listing agency                                                                                                              | License Required                                                                                            | Neighbor Notification                                         | Concentration Limit                                                                                                                                                                                                                         | Zoning Limitations                                                                                                                                                            | Fees                                                                                                                                                     | Occupancy Requirement                                                                                                                                                                                                                    | Require a "local responsible party" to take complaints?                                                                                                                                                        | Mandatory response time for the responsible party to address the complaint?    | Utilize a 24 hour call center for complaints?                                                                                                            | Compliance Efforts? (Compliance monitoring company, municipal staff, software, other)                                                                                                                                 | Web link to STR ordinance/regulations                                                                                                                                                                | Number of listings (Approx.)                                                                                                                                                                                                                                                                                                                | Other                                                                                                                                                                                                                                                       |
|------------------------------------------------|----------------------------------------------------------------|-----------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Avon                                           | yes                                                            | yes                                                                   | yes                                                                                                                           | yes                                                                                                                                                           | yes, non-transferable                                                                                       | no                                                            | no                                                                                                                                                                                                                                          | Short Term Overlay Districts - primarily town core                                                                                                                            | Annual Business License none fee is \$75                                                                                                                 | none                                                                                                                                                                                                                                     | No                                                                                                                                                                                                             | No                                                                             | No                                                                                                                                                       | MuniRev                                                                                                                                                                                                               | <a href="http://www.avon.org/str">http://www.avon.org/str</a>                                                                                                                                        | 135                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                             |
| Aurora                                         | yes                                                            | no                                                                    | 8% lodging tax                                                                                                                | municipality                                                                                                                                                  | yes                                                                                                         | no                                                            | no                                                                                                                                                                                                                                          | yes, accessory to primary residence, no external evidence of business activity                                                                                                | \$39 fee                                                                                                                                                 | no other than regular building and zoning code                                                                                                                                                                                           | No                                                                                                                                                                                                             | No                                                                             | No                                                                                                                                                       | STR Helper                                                                                                                                                                                                            | <a href="#">Aurora STR FAQ</a>                                                                                                                                                                       | 300                                                                                                                                                                                                                                                                                                                                         | require license number in online ads, no limit on number of days or amount of premises used in the activity, however, limit to a singular listing as part of being accessory to primary residence                                                           |
| Basalt                                         | yes                                                            | May only be rented on a short-term basis with the necessary insurance | yes                                                                                                                           |                                                                                                                                                               | yes, annually renewable                                                                                     | no                                                            | no                                                                                                                                                                                                                                          | no on single-family, max. of 6 short-term rental allowed in multi-family buildings                                                                                            | \$35 annually, plus a \$150 safety inspection charge on initial license                                                                                  | none                                                                                                                                                                                                                                     |                                                                                                                                                                                                                |                                                                                |                                                                                                                                                          |                                                                                                                                                                                                                       |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                             | Not permitted in employee housing units, Requires local representative                                                                                                                                                                                      |
| Beaver Creek                                   | no                                                             | yes                                                                   | yes                                                                                                                           | by BCR                                                                                                                                                        | yes, annual Business License                                                                                | no                                                            | no                                                                                                                                                                                                                                          | no                                                                                                                                                                            | \$200 annually                                                                                                                                           | no                                                                                                                                                                                                                                       | Yes                                                                                                                                                                                                            | 30 days                                                                        | No                                                                                                                                                       | We are utilizing Host Compliance to find owners renting on their own who have not paid appropriate fee/assessment                                                                                                     |                                                                                                                                                                                                      | 1200                                                                                                                                                                                                                                                                                                                                        | BCRC collects 5.35% Cost Assessment and .006% Lodging Assessment for all STR                                                                                                                                                                                |
| Blue River                                     | yes                                                            | yes                                                                   | yes                                                                                                                           | Municipality                                                                                                                                                  | yes, non-transferable                                                                                       | no                                                            | No                                                                                                                                                                                                                                          | no                                                                                                                                                                            | \$200 first time; \$75 annually                                                                                                                          | none                                                                                                                                                                                                                                     | No                                                                                                                                                                                                             | No                                                                             | No                                                                                                                                                       | We utilize Hamari                                                                                                                                                                                                     | <a href="http://www.colorado.gov/townofblueriver">www.colorado.gov/townofblueriver</a>                                                                                                               | 148                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                             |
| Boulder                                        | yes                                                            | no                                                                    | 7.5% lodging tax                                                                                                              | AirBnB collects for their listings. Taxes remitted directly to the City by owner/manager in other cases.                                                      | yes, non-transferable                                                                                       | no                                                            | no                                                                                                                                                                                                                                          | yes, determine occupancy limits                                                                                                                                               | \$130 first time includes business license; \$105 for 4 year license renewal                                                                             | determined by zoning                                                                                                                                                                                                                     |                                                                                                                                                                                                                |                                                                                |                                                                                                                                                          | 1 dedicated FTE compliance officer, Host Compliance software beginning 2019                                                                                                                                           | <a href="#">Boulder STR Code</a>                                                                                                                                                                     | 900 licenses as of 12/31/2018                                                                                                                                                                                                                                                                                                               | require license number in online ads, no advertising before obtaining license, must be principle residence, new ordinance to require annual certification being considered by council                                                                       |
| Breckenridge                                   | yes                                                            | yes                                                                   | yes                                                                                                                           | municipality                                                                                                                                                  | yes, non-transferable                                                                                       | no                                                            | no                                                                                                                                                                                                                                          | none, unless deed restricted workforce housing, then prohibited                                                                                                               | BOLT: \$75 - \$175 annually/AirBnB Fee: \$25 - \$150 annually                                                                                            | none                                                                                                                                                                                                                                     | Yes                                                                                                                                                                                                            | 60 minutes                                                                     | Yes, STR Helper (970) 368-2044                                                                                                                           | Yes, STR Helper                                                                                                                                                                                                       | <a href="http://www.townofbreckenridge.com/shortterm">www.townofbreckenridge.com/shortterm</a>                                                                                                       | 3781                                                                                                                                                                                                                                                                                                                                        | All properties - Special Conditions of License/BOLT License-Location Card posting requirement/Advertisement Requirements                                                                                                                                    |
| Crested Butte                                  | Yes                                                            | Yes                                                                   | 4.5% Lodging Sales Tax & 5% Vacation Rental Excise Tax. The excise tax collected is used to fund affordable housing projects. | The Property owner or authorized agent is responsible for collecting and remitting taxes through the Town's on-line licensing and sales tax software program. | Vacation Rental License & Town of Crested Butte Business License are both required                          | Yes, 100% radius                                              | No. The number of unlimited vacation rental licenses is limited to 30% of the total number of freemarket residential units in town located in the permitted zone districts. Currently 213 unlimited vacation rental licenses can be issued. | Yes. Restricted to permitted zones. Not allowed in deed restricted housing or accessory dwelling units that are required to be long term rentals.                             | \$750/year. Primary Residence License fee \$200/year with a maximum of 60 nights of rental per year.                                                     | 2 people per bedroom plus an additional 2 people for the unit with a maximum occupancy of 10 people. Occupancy over 10 people requires an additional parking space be provided on site for every four additional people or part thereof. | Yes                                                                                                                                                                                                            | 1 Hour                                                                         | No. Complaints can be lodged via phone or email to the Vacation Rental Inspector at Town Hall                                                            | Short Term Rental Helper generates a monthly list of non compliant properties based on our list of licensed properties.                                                                                               | <a href="http://www.crestedbutte.co.gov/index.asp?SEC=0DA5E8B36E14A3A-B001BF14B3DEF&amp;CONType=B_BASIC">www.crestedbutte.co.gov/index.asp?SEC=0DA5E8B36E14A3A-B001BF14B3DEF&amp;CONType=B_BASIC</a> | 209 unlimited licenses. 17 primary residence licenses                                                                                                                                                                                                                                                                                       | verification required.                                                                                                                                                                                                                                      |
| Denver                                         | yes                                                            | no                                                                    | lodging tax: 10.75% occupational privilege tax: \$4/month                                                                     | AirBnB collects for their listings. Taxes remitted directly to the City by business personal property tax and/or sales tax if applicable                      | yes, lodger's tax id license and non-transferable business license required                                 | no                                                            | no                                                                                                                                                                                                                                          | Yes. Allowed wherever residential uses are permitted, but additional limitations apply. See sections 11.7.1, 11.8.10, and 11.12.7.7 of the Denver Zoning Code in other cases. | Lodger's Tax License - \$50 biannually Business License application fee - \$25 upon application Business License - \$25 annually                         | No maximum number of guests per night. No simultaneous rental to more than one party under separate contracts.                                                                                                                           | Yes, LRP must be in City and County of Denver during the entire length of the STR period, must have access to the licensed premises, and must be authorized to make decisions regarding the licensed premises. | No                                                                             | Yes. Complaints may be filed at any time by calling 311; however, response will likely only come during business hours (except for emergency situations) | Host Compliance, 1 full-time Compliance Manager, 4 employees who assist with STR compliance matters part time, STR Advisory Committee to guide policy changes                                                         | STR Business Licensing Homepage                                                                                                                                                                      | 3773 active listings, 2566 active licenses                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                             |
| Dillon                                         | Yes                                                            | Yes                                                                   | yes                                                                                                                           | State collected sales tax but lodging tax remitted to Town                                                                                                    | yes, renew annually                                                                                         | no                                                            | no                                                                                                                                                                                                                                          | no                                                                                                                                                                            | \$50 annually                                                                                                                                            | no                                                                                                                                                                                                                                       | yes                                                                                                                                                                                                            | no                                                                             | yes                                                                                                                                                      | yes, STR Helper                                                                                                                                                                                                       | <a href="https://www.townofdillon.com/business-resources/dillon-short-term-rental-str">https://www.townofdillon.com/business-resources/dillon-short-term-rental-str</a>                              | 113                                                                                                                                                                                                                                                                                                                                         | requires license number in ads, must submit parking and trash-hauling plans                                                                                                                                                                                 |
| Durango                                        | yes                                                            | yes                                                                   | sales/lodging                                                                                                                 | AirBnB collects for their listings. Taxes remitted directly to the City by owner/manager in other cases.                                                      | yes, non-transferable                                                                                       | yes, 300 foot radius                                          | yes, by zone including total number and by block face                                                                                                                                                                                       | yes, only allowed in certain zones                                                                                                                                            | \$750 first time and annual business license fees of approx. \$100                                                                                       | none                                                                                                                                                                                                                                     | Yes                                                                                                                                                                                                            |                                                                                | No                                                                                                                                                       | Host Compliance, since 2017                                                                                                                                                                                           | <a href="http://online.encodeplus.com/gis/durango-co/durango-veaver.asp#sectid=273">http://online.encodeplus.com/gis/durango-co/durango-veaver.asp#sectid=273</a>                                    | 93                                                                                                                                                                                                                                                                                                                                          | Staff will be coordinating a public process and going to City Council to propose eliminating vacation rentals as a permitted use in additional zone districts.                                                                                              |
| Estes Park                                     | no                                                             | yes                                                                   | yes                                                                                                                           | yes for in town with fee, operating permit for county with no fee                                                                                             | yes, STR license                                                                                            | yes                                                           | no                                                                                                                                                                                                                                          | no                                                                                                                                                                            | \$200 base fee plus \$50 per bedroom for properties inside Town limits                                                                                   | 2 per bedroom, plus 2 up to 8 total Large vacation home application can be applied for homes larger than 3 bedroom                                                                                                                       | Yes                                                                                                                                                                                                            | 30 Minutes - May be changed to 1 hours                                         | Yes                                                                                                                                                      | Host Compliance                                                                                                                                                                                                       | <a href="http://www.estes.org/businesslicensing">www.estes.org/businesslicensing</a>                                                                                                                 | 588 residential and 190 commercially zoned. The Town's cap for residential was met in May 2018 and the waiting list is...                                                                                                                                                                                                                   | New regulations were adopted December 2016 and modified in March 2017. Additional modifications are being proposed for 2019.                                                                                                                                |
| Estes Park - outside Town, inside Estes Valley | Same as Town                                                   | Same                                                                  | Same                                                                                                                          | no, however, an operating permit is required per the land use code (Estes Valley Development Code)                                                            | Same                                                                                                        | Same                                                          | yes, in all residential zones, A-1 Accommodations/Low Intensity and CD - Downtown Commercial                                                                                                                                                | none                                                                                                                                                                          | Same                                                                                                                                                     | Same                                                                                                                                                                                                                                     |                                                                                                                                                                                                                |                                                                                |                                                                                                                                                          |                                                                                                                                                                                                                       |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |
| Fort Collins                                   | yes                                                            | yes                                                                   | 3.85% sales tax 3% lodging tax                                                                                                | municipality                                                                                                                                                  | tax license, STR license                                                                                    | no                                                            | no                                                                                                                                                                                                                                          | yes, primary only in zones that allow B&B's up to 6 bed/non-primary only in zones that allow B&B, motels                                                                      | \$150, annual renewal is \$100                                                                                                                           | no                                                                                                                                                                                                                                       | yes                                                                                                                                                                                                            | Yes - 4 hours                                                                  | no                                                                                                                                                       | Host Compliance                                                                                                                                                                                                       | <a href="https://www.lcgov.com/shorttermrentals">https://www.lcgov.com/shorttermrentals</a>                                                                                                          | 643                                                                                                                                                                                                                                                                                                                                         | parking requirements, owners only - not tenants, fee waiver for accessibility standards, self-certify, unit meets rental habitability standards                                                                                                             |
| Fraser                                         | yes                                                            | yes                                                                   | sales & lodging                                                                                                               | do not self collect                                                                                                                                           | registration                                                                                                | no                                                            | no                                                                                                                                                                                                                                          | no                                                                                                                                                                            | \$150                                                                                                                                                    | no                                                                                                                                                                                                                                       | yes                                                                                                                                                                                                            | one hour                                                                       |                                                                                                                                                          | 120                                                                                                                                                                                                                   |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                             | Program implementation late 2017                                                                                                                                                                                                                            |
| Frisco                                         | yes                                                            | yes                                                                   | yes                                                                                                                           | yes                                                                                                                                                           | yes                                                                                                         | none                                                          | none                                                                                                                                                                                                                                        | none                                                                                                                                                                          | \$75 business license                                                                                                                                    | none                                                                                                                                                                                                                                     |                                                                                                                                                                                                                |                                                                                |                                                                                                                                                          |                                                                                                                                                                                                                       |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                             | None, we are working on a new ordinance to address notification, occupancy, and several other issues                                                                                                                                                        |
| Georgetown                                     | yes                                                            | yes                                                                   | sales/lodging                                                                                                                 | yes                                                                                                                                                           | yes, non-transferable                                                                                       | yes                                                           | 7% per town ward                                                                                                                                                                                                                            | no                                                                                                                                                                            | \$500 first time; \$250 renewal \$200 for 2 year license, \$25 Sales and Use Tax license and remittance as required                                      | based on sq footage, must be coded 4 unrelated                                                                                                                                                                                           | Yes, within Clear Creek County. Yes, must provide emergency contact local                                                                                                                                      |                                                                                | Yes, through STR Helper Consultant                                                                                                                       | STR Helper                                                                                                                                                                                                            | <a href="http://www.cityofgeorgetown.net/shorttermrentals">www.cityofgeorgetown.net/shorttermrentals</a>                                                                                             | 100 ish                                                                                                                                                                                                                                                                                                                                     | New regulations adopted in 2018, enforcement in January 2019                                                                                                                                                                                                |
| Golden                                         | yes-must be owner occupied to be licensed in residential zones | yes - as "tourist homes" no owner occupancy required                  | Sales and Use Tax                                                                                                             | municipality                                                                                                                                                  | yes- \$200 for two years                                                                                    | No                                                            | Must meet regular occupancy restrictions- no more than 4 unrelated per unit.                                                                                                                                                                | Allowed in all, residential zoning districts must be owner occupied                                                                                                           |                                                                                                                                                          |                                                                                                                                                                                                                                          |                                                                                                                                                                                                                |                                                                                |                                                                                                                                                          |                                                                                                                                                                                                                       |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                             |
| Grand Lake Silverthorne                        | yes                                                            | yes                                                                   | yes                                                                                                                           | Listino Aconvo Owners are responsible for collection/remittance of tax except for listings with AirBnB.                                                       | yes, renewable annually                                                                                     | yes                                                           | Only in case of duplex                                                                                                                                                                                                                      | No.                                                                                                                                                                           | \$600 Annually Titled fee - \$100 - 1 BR \$150, 2BR \$200, 3BR \$250 4BR+ \$300                                                                          | none                                                                                                                                                                                                                                     | Yes                                                                                                                                                                                                            | 15 min 7am -1pm (60 minutes) 11pm -7am (30 minutes)                            | Yes, STR Helper                                                                                                                                          | <a href="https://www.silverthorne.org/town-services/finance-administrative-services/business-liquor-licenses">https://www.silverthorne.org/town-services/finance-administrative-services/business-liquor-licenses</a> | 100                                                                                                                                                                                                  | STR license is required to be posted in online ads. Good Neighbor Guidelines must be posted prominently in rental property. STR license is required to be visibly displayed in rental property (address, license #, property owner name & contact info for responsible agent). STR prohibited in deed restricted & workforce housing units. |                                                                                                                                                                                                                                                             |
| Snowmass Village                               | Yes                                                            | Yes                                                                   | Yes                                                                                                                           | yes                                                                                                                                                           | yes, non-transferable                                                                                       | No                                                            | No                                                                                                                                                                                                                                          | No                                                                                                                                                                            | No                                                                                                                                                       | Yes, under the building code                                                                                                                                                                                                             |                                                                                                                                                                                                                |                                                                                |                                                                                                                                                          |                                                                                                                                                                                                                       |                                                                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                             | Not permitted in employee housing units without other approval. We only require a VHR permit for single family and duplex units OUTSIDE of the resort area (RR and G) zone districts. Multiple family units and all units in RR and G are allowed by right. |
| Steamboat Springs                              | yes                                                            | yes                                                                   | Yes (Sales & Lodging)                                                                                                         | Municipality                                                                                                                                                  | Sales Tax License Required, VHR permit required for single family homes and duplexes in most town districts | yes for VHR permits                                           | no                                                                                                                                                                                                                                          | no                                                                                                                                                                            | \$50 Sales Tax Fee (one time); \$500 VHR permit fee, \$75 annual renewal fee                                                                             | 1 per 200 sq. max 16                                                                                                                                                                                                                     | no                                                                                                                                                                                                             | no                                                                             | no                                                                                                                                                       |                                                                                                                                                                                                                       | <a href="http://steamboat-springs.net/246/Community-Development-Code">http://steamboat-springs.net/246/Community-Development-Code</a>                                                                | 171 active permits. Approx 2386 listings in area.                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                             |
| Telluride                                      | yes                                                            | yes                                                                   | yes                                                                                                                           | yes                                                                                                                                                           | yes                                                                                                         | no                                                            | no                                                                                                                                                                                                                                          | yes, restrictions in residential zone                                                                                                                                         | \$165 base fee plus \$22 per bedroom                                                                                                                     | none                                                                                                                                                                                                                                     | no                                                                                                                                                                                                             | no                                                                             | no                                                                                                                                                       | yes                                                                                                                                                                                                                   | <a href="https://www.telluride-co.gov/DocumentCenter/View/260/short-term-rental-rules">https://www.telluride-co.gov/DocumentCenter/View/260/short-term-rental-rules</a>                              | 547                                                                                                                                                                                                                                                                                                                                         | Restrictions in Residential Zone : no more than 3 rentals per year, w aggregate not to exceed 29 days, implemented in 2011                                                                                                                                  |
| Vail                                           | Yes                                                            | Yes                                                                   | Yes sales/lodging                                                                                                             | Prop. Owner or responsible listing / booking agency remits taxes                                                                                              | yes Effective 3/1/19 STR Registration required per unit.                                                    | Yes, for Duplex neighbor only, proof of notification required | No                                                                                                                                                                                                                                          | No                                                                                                                                                                            | leased fee structure- \$150 per unit for unmanaged properties, \$10 per unit for managed units, \$5 per unit for condo/ managed units (24hr/ front desk) | Not permitted in employee housing units, more than three validated complaints in one year could cause revocation of registration for 2 years                                                                                             | Yes - Local contact within 60 minute distance required, Evidenced by copy of driver's license                                                                                                                  | 60 min response time unless between 11pm and 7am, then 30 minute response time | Yes, contracted with STR Helper                                                                                                                          | STR Helper software helps internal staff manage compliance monitoring                                                                                                                                                 | <a href="https://www.vailgov.com/short-term-rentals">https://www.vailgov.com/short-term-rentals</a>                                                                                                  | 1650                                                                                                                                                                                                                                                                                                                                        | Notorized affidavit required as part of the application for acknowledgement of life safety, noise, trash and parking regulations                                                                                                                            |

|                                    |                                                                                                  |                            |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                   |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |                                        |                                                                                                                                                |                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                             |
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| Winter Park, CO                    | yes                                                                                              | yes                        | yes                                                                                                                                                                                                                                                                                                                                  | Municipality                                                                                                                                                                     | yes, non-transferable                                                                                                                                                                                                                                                                                                                                        | no                                                                                                                | no                                                                                        | no                                                                                                                                                                                                                                                                                                                                                                                                             | no                                                                                                                                                                                                                                                                                                                                                            | no                                                                                                                                                                                                                                                                                                                                                                                                                            | Annual business license fee of none \$60                                                                                                                                                     | no                                     | no                                                                                                                                             | no                | Lodging/tax                | no                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | We require a business license. We have contracted with LodgingHero's that tracks various sites for rentals that have not obtained a business license. The Town does not have other limits or restrictions for short-term rentals excluding any regular review restrictions. |
| <b>Counties</b>                    |                                                                                                  |                            |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                   |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |                                        |                                                                                                                                                |                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                             |
| Eagle County                       | No county-wide restriction; short-term rentals not allowed in price-capped deed-restricted units | No county wide restriction | If assessor's office is aware a unit is a rental, it is taxed as such                                                                                                                                                                                                                                                                | No, counties can not initiate business licenses                                                                                                                                  | No county wide restriction                                                                                                                                                                                                                                                                                                                                   | No county wide restriction                                                                                        | No county wide restriction                                                                | none                                                                                                                                                                                                                                                                                                                                                                                                           | Eagle County Land use codes state no more than one person per every 300 square feet; this limit is not enforced                                                                                                                                                                                                                                               | No county wide restriction                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                              |                                        |                                                                                                                                                |                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                             |
| Summit County                      | yes                                                                                              | yes                        | All short term property rentals (less than 30 days) are subject to the sales tax, must be subject to the rental and affordable housing tax. A sales tax license is obtained from the State because the State of Colorado Department of Revenue collects these taxes. Personal property tax is also collected by the County Assessor. | Sales tax is collected through the State Department of Revenue. Personal property tax on short term rental properties is assessed and collected by the County Assessor's office. | A short-term vacation rental permit is required through the County Planning Department. There are no business licenses in unincorporated Summit County, so the use is regulated through a land use permit. A sales tax license is required through the State of Colorado. A personal property tax declaration form must be submitted to the County Assessor. | Notice is sent to neighbors only in cases where changes are proposed to the exterior of the property or building. | no                                                                                        | Zoning regulations are included in Section 3621 of the Summit County Land Use and Development Code, and include requirements for permitting, responsible agent, health & safety standards, parking, trash, noise, outdoor lighting, pets, signage, advertising, and complaints and enforcement. Not permitted in deed restricted workforce housing units, and in certain PUDs that expressly prohibit the use. | Initial permit - \$150; Annual renewal - \$75 Administrative Conditional Use Permit (CUP) required for higher occupancy and parking requests Initial CUP fee - \$300 (this is the full fee charged; not charged both the STR permit fee and the CUP fee). Annual CUP renewal - \$75 20% discount applied to bulk permit applications of 6 STR permits or more | 2 persons per bedroom plus 4 additional occupants, or 1 person per 200 square feet of living area, whichever allows for a greater occupancy. Condominium buildings with interior egress corridors less than 44 inches wide and without a sprinkler system are further limited to 2 persons per bedroom plus 2 additional occupants, or 1 person per 200 square feet of living area, whichever allows for a greater occupancy. | Responsible agent required. Local residency not required for the agent. Responsible agent must be available 24 hours per day, 7 days per week, and must respond to complaints within 1 hour. | yes, required to respond within 1 hour | yes, STR Helper 24-hour call center is utilized in conjunction with the towns in Summit County (Breckenridge, Dillon, Frisco and Silverthorne) | yes, STR Helper   | www.SummitCountyCO.gov/STR | County STR regulations were adopted 12/18/18. The permitting system and complaint management system are currently in development with STR Helper. The anticipated implementation timeline is as follows:<br>- Late February / early March 2019: STR permitting system will go live and the County will begin accepting and processing permit applications.<br>- June 1, 2019 - required deadline for STR permit applications to be submitted<br>- June 30, 2019 - begin enforcement of the new County STR regulations |                                                                                                                                                                                                                                                                             |
| <b>Out-of-state municipalities</b> |                                                                                                  |                            |                                                                                                                                                                                                                                                                                                                                      |                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                   |                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                                                              |                                        |                                                                                                                                                |                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                                                                                                                                                                                                             |
| Park City, UT                      | yes                                                                                              | yes                        | COMDEV does not have any enforcement. All applicants need to provide state sales tax number                                                                                                                                                                                                                                          | Owner remits tax to State Tax Commission.                                                                                                                                        | yes, non-transferable, annual business license                                                                                                                                                                                                                                                                                                               | yes, in cases of duplexes or if shared common areas/hallways exist between or within a building                   | Yes, 75 sq. ft per bedroom, at least 50sq ft of floor space per occupant (if more than 1) | yes, only allowed in certain zones or with CUP's in certain zones                                                                                                                                                                                                                                                                                                                                              | \$149.00 Admin Fee, \$28.74 per bedroom fee, \$17.00 Yearly renewal admin fee plus \$28.74/bedroom                                                                                                                                                                                                                                                            | Yes, 75 sq. ft per bedroom, at least 50sq ft of floor space per occupant (if more than 1)                                                                                                                                                                                                                                                                                                                                     | yes                                                                                                                                                                                          | must be 1 hour or less away            | no, just police dispatch                                                                                                                       | (Host Compliance) | yes                        | 2150                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Site visit and safety inspection prior to application                                                                                                                                                                                                                       |
| Jackson, WY                        | yes                                                                                              | yes                        | yes                                                                                                                                                                                                                                                                                                                                  | Collected by state and by Airbnb                                                                                                                                                 | yes, a permit                                                                                                                                                                                                                                                                                                                                                | Yes, to neighbors within 300 ft.                                                                                  | no                                                                                        | yes, only allowed within the Lodging Overlay District or the Snow King Resort District                                                                                                                                                                                                                                                                                                                         | yes, \$100 for each residential short-term unit being permitted                                                                                                                                                                                                                                                                                               | Limited to less than one calendar month                                                                                                                                                                                                                                                                                                                                                                                       | no                                                                                                                                                                                           | no                                     | yes                                                                                                                                            | Host Compliance   | yes                        | 164                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                             |
| Ketchum, ID                        | yes                                                                                              | yes                        | yes                                                                                                                                                                                                                                                                                                                                  | As of Jan '18 tax collected by listing agency and assessed by the County and Airbnb                                                                                              | yes, business license                                                                                                                                                                                                                                                                                                                                        | no                                                                                                                | no                                                                                        | No, State Legislature pre-empted local control of STR's                                                                                                                                                                                                                                                                                                                                                        | no                                                                                                                                                                                                                                                                                                                                                            | Max 30 days/guest                                                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                              |                                        |                                                                                                                                                |                   |                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | no                                                                                                                                                                                                                                                                          |
| Moab, UT                           | no                                                                                               | no                         | yes                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                  | Yes, for each property owner                                                                                                                                                                                                                                                                                                                                 | no                                                                                                                | no                                                                                        | yes, only allowed in certain commercial zones                                                                                                                                                                                                                                                                                                                                                                  | Business license fee - \$45 plus \$4 per room                                                                                                                                                                                                                                                                                                                 | no                                                                                                                                                                                                                                                                                                                                                                                                                            | no                                                                                                                                                                                           | no                                     | no                                                                                                                                             | no                |                            | https://moab.municipal.codes/Code/5.67.010                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Not permitted in any residential zones. Only permitted in certain commercial zones. Building, fire, health and zoning inspections required for short-term rentals permitted in commercial zones.                                                                            |

## Article 20 Short Term Rental Units

### Sec. 16-20-10. Purpose.

The purpose of this Article is to ensure that the rental of private dwelling units on a short-term basis does not result in adverse impacts to the quality of residential neighborhoods due to excessive noise, parking congestion, traffic and overcrowding.

(Ord. No. 2017-02, 10-3-17)

### Sec. 16-20-20. Definitions.

(a) As used in this Article, unless the context otherwise requires:

*Dwelling unit* shall mean a dwelling unit as defined in Section 16-1-90 of this Chapter.

*Short term rental unit* shall mean a privately owned residential dwelling unit, such as a single-family detached unit, duplex, condominium, or townhome, that is rented for occupancy for the purpose of lodging for any period of less than thirty (30) consecutive days, not to include apartment buildings, hotels and motels. Rentals of less than fourteen (14) days per year shall not be considered short term rental units and shall not be subject to the provisions and requirements of this Article.

(Ord. No. 2017-02, 10-3-17)

### Sec. 16-20-30. Licensing of short term rental units.

- (a) No person shall own or operate a short term rental unit without first having obtained a special use permit ("SUP") pursuant to Section 16-17-30 of the Alma Municipal Code for such operation. Short term rental unit SUPs shall be issued by the Town Clerk upon payment of the licensing fee established by resolution.
- (b) A separate short term rental unit SUP is required for each short term rental unit. The SUP shall be issued only to the owner of the short term rental unit and shall not be transferable to another owner or location.
- (c) Short term rental SUPs may be issued for dwelling units located in any zone district.
- (d) Applications for short term rental unit SUPs shall be on forms provided by the Town and shall include, at a minimum, the following:
  - (1) Proof of ownership of the short term rental unit.
  - (2) The property address and the name, address and twenty-four (24) hour contact information for the property management company managing the short term rental unit or, if there is none, the name, address, and twenty-four (24) hour contact information of two (2) residents of Park County, one of whom may be the owner of the short term rental unit, who can be contacted in the event of an emergency.
  - (3) An acknowledgment that the short term rental unit owner, property management company or other agent of the owner managing the short term rental unit have read all applicable regulations including, but not limited to, the standards set forth in this Article.
  - (4) Copies of a currently valid Town of Alma business license and any other required local or state licenses.



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- (e) Prior to the hearing on the application for a short term rental unit SUP the Town shall inspect the premises for which the application is made to determine whether the premises is in compliance with applicable state and local codes. No short term rental unit SUP shall issue for any premises which is not code compliant.

(Ord. No. 2017-02, 10-3-17)

#### **Sec. 16-20-31. Issuance of license; term, renewal.**

- (a) Any contrary provision of Article 17 notwithstanding, upon issuance of a SUP/license for a short term rental unit, the Town will provide the licensee with one (1) original of such SUP/license for each short term rental unit to be operated by the licensee in the Town. Each such SUP/license shall show the name and address of the licensee.
- (b) Each SUP/license issued pursuant to this Article 20 shall be valid for a term of one (1) year from the date of issuance and shall expire on the one year anniversary of the date of issuance. Each SUP/license may be renewed annually for subsequent one-year terms only as provided in this Article, and subject to payment of the annual licensing fee established by resolution and any late renewal fee that may be due.
- (c) *Timely renewal.* An application for the renewal of an existing SUP/license shall be made to the Town Manager not more than sixty (60) days and not less than thirty (30) days prior to the date of expiration of the existing SUP/license. An application for renewal shall be on forms provided by the Town and shall address, at least, the same submittal requirements as the original application submitted pursuant to Sec. 16-20-30 of this Code.
- (d) *Late renewal.* A licensee may submit to the Town Manager a late renewal application less than thirty days (30) days prior to the date of the expiration of the SUP/license but no later than the thirtieth (30<sup>th</sup>) day after the SUP/license expiration date. An application for late renewal shall be on forms provided by the Town and shall be accompanied by a non-refundable late application fee in an amount of two hundred dollars (\$200.00), or such other amount as the Town Board may set by subsequent resolution. All other provisions concerning renewal application apply to a late renewal application. The timely filing of a completed renewal application or a late renewal application shall extend the current SUP/license until a decision is made on the renewal.
- (e) A licensee whose SUP/license expires and for which a renewal application has not been received by the thirtieth (30<sup>th</sup>) day after the SUP/license expiration date shall be deemed to have forfeited its SUP/license under this Article. The Town shall not accept renewal applications after the thirtieth (30<sup>th</sup>) day after the SUP/license expiration date. A licensee whose license expires shall not operate his/her property as a Short Term Rental Unit until a necessary new SUP/license is obtained.
- (f) Prior to the approval of an application for the renewal of an existing SUP/license, the Town shall inspect the premises for which the renewal application is made to determine whether the premises are in compliance with applicable state and local codes. No Short Term Rental Unit SUP/license shall be renewed for any premises which is not code compliant.
- (g) If a renewal application or late renewal application has been received, then ten (10) days prior to the date the existing SUP/license is set to expire, pursuant to this Section 16-20-31, the Town will post notice on the property stating that the application for renewal of the existing SUP/license for the Short Term Rental Unit on the property has been received by the Town and notifying the public that any comments in support of or objections to the pending renewal of the Short Rental Unit SUP/license may be filed and the deadline for such filings. Any comments in support for or objections to the proposed SUP/license renewal shall be filed with the Town on the SUP/license Renewal Comment Form provided by the Town and by the deadline stated in the posted notice.

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- (h) Any contrary provision of Article 17 notwithstanding, in the event the Town receives a SUP/License Renewal Comment Form objecting to a certain application for the renewal of an existing SUP/license, the application shall be referred to the Board of Trustees for a public hearing on the application for renewal. Additionally, the Town Manager may refer any application for renewal to the Board of Trustees for a public hearing in his/her discretion.
  - (i) In the event the Town does not receive any SUP/License Renewal Comment Forms objecting to a certain application for renewal of an existing SUP/License, the SUP/License may be issued by the Town Manager, or his or her designee, upon findings by him/her that the premises are in compliance with applicable state and local codes, and the standards and requirements contained in this Article 20 and Sections 16-17-30 and 16-17-50.

(Ord. No. 2019-01, §2, 2-19-19)

#### **Sec. 16-20-40. Notice posted.**

Each short term rental unit shall have a clearly visible notice posted within the unit that includes the following:

- (1) Contact information for the owner and the property manager, if any.
- (2) Contact information for the Town business offices.
- (3) Contact information for emergency service agencies including police, fire and ambulance.
- (4) Location of fire extinguishers and fire escape routes.
- (5) The maximum number people in terms of permitted sleep occupancy.
- (6) The location for parking vehicles and the maximum number of parked vehicles permitted for the unit.
- (7) Alternate parking locations for extra vehicles, trailers and campers.
- (8) Whether smoking is allowed.
- (9) Method of trash disposal.
- (10) Snow removal instructions.
- (11) Notice to keep noise to a minimum between 10 p.m. and 7 a.m.
- (12) Policy regarding pets.
- (13) Fireplace safety.
- (14) Altitude awareness.
- (15) Possible freezing of pipes and sewer lines.

(Ord. No. 2017-02, 10-3-17)

#### **Sec. 16-20-50. Standards.**

- (a) The maximum number of short term rental units in the Town shall be ten (10). Short term rentals in existence on the effective date of this Article shall be included in the calculation of the maximum number of units allowed. In the event that the maximum number of short term rental units has been met no new short term rental unit SUPs shall issue but applications for new short term rental unit SUP will continue to be accepted and shall be considered on a first-come-first-served basis.

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- (b) The maximum number of occupants permitted in a short term rental unit shall be set forth in the short term rental unit SUP.
  - (c) At least two (2) off-street parking spots, or such greater number as may be set forth on the short term rental unit SUP, shall be provided for each short term rental unit.
  - (d) Short term rental units shall at all times be equipped with fully functioning smoke and carbon monoxide detectors/alarms and be compliant with local fire and building codes. The Town may conduct inspections to assure compliance with this subsection.

(Ord. No. 2017-02, 10-3-17; Ord. 2022-04, 3-15-22)

#### **Sec. 16-20-60. Violations and penalty.**

Failure to comply with the provisions of this Article is unlawful and a violation of this Code. Any person who is found guilty of, or who pleads guilty or nolo contendere to the violation of any section of this Article shall be punished in accordance with the provisions of Section 1-4-20 of this Code.

(Ord. No. 2017-02, 10-3-17)

## Chapter 5-39 Short Term Rentals

### 5-39-010 Definitions.

As used in this chapter, unless the context clearly indicates otherwise, certain words, terms and phrases are defined as follows:

- (A) *Short term rental* means the rental of all or a portion of the property owner's principal residence for less than thirty days.
- (B) *Principal residence* means the dwelling unit in which a person resides for more than one-half of the year. However, if (1) the entire unit is offered and available for rental for more than twenty days in any month; or (2) the person's spouse or domestic partner has a different principal residence; or (3) the person's driver's license, voter registration or any dependent's school registration shows a different residence address, or (4) the Broomfield County Assessor lists a mailing address different from the dwelling unit address, it shall be presumed that the dwelling unit in question is not a principal residence.
- (C) *Vehicle* is defined as set forth in BMC 8-20-010(C).

(Ord. No. 2072 , § 1, 2018)

### 5-39-020 Short term rental license required.

Within the city it is unlawful for any person to engage in a short term rental unless licensed to do so as provided for by this chapter. All marketing materials or advertisements for a short term rental unit shall contain the license number of the short term rental license.

(Ord. No. 2072 , § 1, 2018)

### 5-39-030 License; application; contents.

Applicants for a license or for renewal of a license under this chapter shall file application with the city clerk on forms provided by the city with the following information:

- (A) Name of the applicant/property owner.
- (B) Mailing address and phone number of the property owner.
- (C) Address of the short term rental.
- (D) Zoning of the property.
- (E) Number of bedrooms.
- (F) Number of off-street parking spaces.
- (G) Maximum number of occupants.
- (H) Any known history of prior short term rental licenses for the property.

(Ord. No. 2072 , § 1, 2018)

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### **5-39-040 Fees and License.**

The application fee for each short term rental license or license renewal is \$100.00, payable at the time of application or renewal. Upon receipt of a completed application and payment of the license fee, the clerk will issue a license to the property owner, which shall be good for a period of five years from the date of issuance. If the applicant has previously held a license that was revoked for any reason, the clerk may refer the application to the local licensing authority for review before accepting the application.

(Ord. No. 2072 , § 1, 2018)

### **5-39-050 Short term rental of non-principal residences prohibited.**

The short term rental of a residence which is not the principal residence of the property owner is hereby prohibited and subject to the penalty for violation in accordance with section 5-39-120 of this chapter. Short term rental units must be the property owner's principal residence and the property owner must be a natural person or the beneficiary of a trust whose name appears on the deed to the property on which the dwelling unit to be rented is located.

(Ord. No. 2072 , § 1, 2018)

### **5-39-060 Sales and lodging tax licenses.**

All short term rentals shall obtain the necessary sales tax license and lodging tax license as required by the provisions of this code and adhere to the provisions thereof.

(Ord. No. 2072 , § 1, 2018)

### **5-39-070 Limitations; occupants, vehicles and noise.**

The following restrictions will apply to all short term rentals:

- (A) *Occupants*: For dwelling units with 2,000 square feet or less of interior living space, a maximum of four persons is allowed. For dwelling units with greater than 2,000 but less than 2,500 square feet of interior living space, a maximum of six persons is allowed. For dwelling units with 2,500 square feet or more of interior living space, a maximum of eight persons is allowed.
- (B) *Vehicles*: No more than four vehicles associated with short term renters shall be parked at any one time on or nearby the property with a maximum of two vehicles parked in the street.
- (C) *Disturbing the peace and noise*: Short term renters shall comply with chapter 9-34 Disturbing the Peace and chapter 9-36 Noise of this code at all times.
- (D) *Violation of the municipal code*: All short term renters shall comply with all applicable provisions of the Broomfield Municipal Code.
- (E) *Residential character*: All dwellings shall maintain the residential character of the neighborhood.

Failure to comply with these limitations may result in a show cause hearing or revocation of the short term rental license.

(Ord. No. 2072 , § 1, 2018)



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### **5-39-080 Property owner responsibilities.**

The property owner is responsible for notifying all occupants of the applicable restrictions and requirements. The property owner is responsible for any violation of any provision of this chapter.

(Ord. No. 2072 , § 1, 2018)

### **5-39-090 Hearing; show cause; local licensing authority.**

After notice to the licensee, the local licensing authority may conduct a hearing to determine if sufficient grounds exist to consider revocation of a short term rental license.

(Ord. No. 2072 , § 1, 2018)

### **5-39-100 License revocation.**

After notice to the licensee and a hearing conducted by the local licensing authority, the local licensing authority may revoke the license if it determines that any violation of any of the provisions of this chapter has occurred. The local licensing authority may set the revocation period for any period, up to and including permanent revocation. The local licensing authority may also establish conditions that must be met before the property owner may apply for reinstatement of the license.

(Ord. No. 2072 , § 1, 2018)

### **5-39-110 License reinstatement.**

Any property owner whose license was revoked must first obtain approval from the local licensing authority before the license may be reinstated. Reinstatement may be granted by the clerk if the property owner served any revocation period and can establish compliance with any conditions imposed by the local licensing authority.

(Ord. No. 2072 , § 1, 2018)

### **5-39-120 Penalty for violation.**

Any person who willfully fails to comply with any of the provisions of this chapter shall be deemed guilty of a misdemeanor and, upon conviction, shall be punishable as provided in chapter 1-12, B.M.C.

(Ord. No. 2072 , § 1, 2018)

## ORDINANCE NO. 9

### Series 2012

June 19, 2012: Introduced as Council Bill 9, Series 2012 by Councilor Stewart, seconded by Councilor Roswell and considered in full text on first reading. Passed by a vote of 6 yes and 0 no.

July 17, 2012: Considered in full text on second reading. Passed by a vote of 5 yes and 0 no.

### **A BILL FOR AN ORDINANCE OF THE CITY OF CHERRY HILLS VILLAGE AMENDING MUNICIPAL CODE SECTIONS 16-1-10 AND 16-5-10 CONCERNING SHORT-TERM RENTAL OF SINGLE-FAMILY DWELLINGS AND RENTAL OF SINGLE-FAMILY DWELLINGS FOR PROHIBITED COMMERCIAL USES**

WHEREAS, the City of Cherry Hills Village is a home rule municipal corporation organized in accordance with Article XX of the Colorado Constitution; and

WHEREAS, the City of Cherry Hills Village is authorized to regulate property and construction within the boundaries of the City to further the health, safety and welfare of the citizens of the City of Cherry Hills Village; and

WHEREAS, the City of Cherry Hills Village has determined that it is in the best interest of the citizens of the City to amend Sections 16-1-10 and 16-5-10 of the Cherry Hills Village Municipal Code to establish a definition for short-term rental of single family dwellings, prohibit the short-term rental of single-family dwellings, and clarify that rental of single-family dwellings for the purpose of holding a party, special event, social gathering, wedding or similar use is a commercial use of the property and prohibited.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF CHERRY HILLS VILLAGE, COLORADO, ORDAINS:

Section 1. Section 16-1-10 of the Cherry Hills Village Municipal Code is amended to read as follows:

#### **Sec. 16-1-10. Definitions.**

*Dwelling unit* means one (1) room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, or rental or lease ~~on a weekly, monthly or longer basis~~, physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.

*Short-term rental* means the renting or leasing of a single-family dwelling unit for a period of less than ninety (90) consecutive days, other than a house exchange for which there is no payment.

Section 2. Section 16-5-10 of the Cherry Hills Village Municipal Code is amended to read as follows:

#### **Sec. 16-5-10. Permitted uses.**

The following uses shall be permitted in the R-1 District:

(1) Single-family dwellings: single-family dwellings, provided that short-term rental of a single-family dwelling unit shall be prohibited. Solicitation, advertising or rental of a single-family dwelling unit for the purpose of holding a

party, special event, social gathering, wedding or similar use shall be considered a commercial use of the property and is prohibited.

Section 3. Severability. If any provision of this ordinance should be found by a court of competent jurisdiction to be invalid, such invalidity shall not affect the remaining portions or applications of this ordinance that can be given effect without the invalid portion, provided that such remaining portions or applications of this ordinance are not determined by the court to be inoperable. The City Council declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, despite the fact that any one or more section, subsection, sentence, clause, phrase, or portion would be declared invalid.

Section 4. Effective Date. This Ordinance shall become effective ten (10) days after publication on second reading in accordance with Section 4.5 of the Charter for the City of Cherry Hills Village.

Adopted as Ordinance No. 9, Series 2012, by the City Council of the City of Cherry Hills Village, Colorado this 17<sup>th</sup> day of July, 2012.

\_\_\_\_\_  
Douglas M. Tisdale, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Laura Smith, City Clerk

\_\_\_\_\_  
Kenneth S. Fellman, City Attorney

Published in *The Villager*

Published:\_\_\_\_\_

Legal #:\_\_\_\_\_

## ARTICLE VI. Short-Term Rentals

### Sec. 6-6-10. Purpose and intent.

- (a) This Article shall be known and cited as the Short-Term Rental Ordinance. This Article shall apply to all persons who operate a short-term rental within the City.
- (b) The City wishes to only allow short-term rentals that were legally existing and had a valid City business license for the short-term rental as of the effective date to operate within the City.
- (c) Short-term rental operators shall be required to obtain and maintain both a short-term rental license as provided in this Article and a business license in accordance with Section 6-3-20 of the Lone Tree Municipal Code.
- (d) Short-term rentals that had legally existed and had a valid City business license as of the effective date must apply to obtain a short-term rental license within sixty (60) days of the effective date.
- (e) The intent of the regulations in this Article is to:
  - (1) Ensure compatibility with the residential character of neighborhoods;
  - (2) Impose license fees to offset the costs of regulating short-term rentals and the increase in City services that result from short-term rentals; and
  - (3) Minimize the impact of short-term rentals on other residents (e.g., noise, traffic, parking, and other public health, safety and welfare impacts).

(Ord. 23-02 , Art. 4)

### Sec. 6-6-20. Definitions.

The following definitions shall apply throughout this Article:

*Advertise* means any act, method, or means of drawing attention to a short-term rental for purpose of promoting the same for rent or occupancy.

*Applicant* means a person who has submitted an application for a short-term rental license.

*City Manager* means the City Manager of the City of Lone Tree or his or her designee.

*Effective date* means March 8, 2023.

*Imminent danger* means a condition that could cause serious or life-threatening injury or death at any time.

*License* means a short-term rental license.

*Licensee* means the owner or holder of a short-term rental license.

*Licensed premises* means the premises specified in an approved application for a license under this Article which are owned or in the possession of the licensee and within which such licensee is authorized to provide short-term rental accommodations in accordance with this Article.

*Primary residence* means a dwelling which is the usual place of return for housing as documented by the occupant's: (1) driver's license or Colorado state identification card; and (2) voter registration; motor vehicle

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registration or designated residence for tax purposes. An applicant for a license under this Article may only have one (1) primary residence.

*Residential character* means and includes characteristics of appearance and use that is similar to residential use including without limitation traffic, and impact on services such as water, fire, and sanitation.

*Short-term rental* means a primary residence or portion thereof used for lodging accommodations for a period of less than thirty (30) consecutive days.

### **Sec. 6-6-30. License application; term; renewal; non-transferable**

- (a) License application. Applications for a license shall be submitted to the City Clerk on a form approved by the City. The City Clerk shall only accept complete applications. Applications shall, at minimum, contain the following information:
- (1) Applicant information. The applicant's full name, the address of the licensed premises, email address, and the applicant's telephone number.
  - (2) Authorized agent information. The full name, address (either residential or business), email address, and telephone number of the authorized agent of the applicant. The address provided must be within fifty (50) miles of the City.
  - (3) Authorized agent declaration. A written declaration that the authorized agent is entitled to act in the applicant's absence for issues related to the short-term rental and is able to be physically onsite of the licensed premises within two (2) hours of contact by the City.
  - (4) Applicant affidavit. A sworn affidavit from the applicant attesting that:
    - a. The applicant will follow all license requirements under this Article;
    - b. There are no private rules or covenants affecting the licensed premises that prohibit the use of such premises as a short-term rental;
    - c. The application is complete and contains no false, misleading, or fraudulent information; and
    - d. The applicant agrees to accept service of notice of violation at such address either personally or upon posting of notice upon the property.
  - (5) Licensed premises description/illustration. A description or illustration of the area(s) of the proposed licensed premises that will be used for short-term rental purposes.
  - (6) Proof of lawful possession. Proof of lawful possession of the licensed premises by the applicant, either by deed or lease. If the applicant is not the owner, the applicant must include written authorization, signed and notarized, from the tenant and owner for use of the licensed premises for short-term rental purposes.
  - (7) Application fee. An application fee in the amount set forth in the City's Fee Schedule.
  - (8) Liability insurance. Proof of a liability insurance policy to cover the use of the licensed premises as a short-term rental in an amount determined to be appropriate by the insurance company issuing the policy. Such coverage must be maintained in full force and effect for the term on the license.
  - (9) Proof of operation prior to the effective date. The applicant must submit sufficient evidence that the proposed licensed premises had operated as a short-term rental prior to the date of application. This information must include, at minimum:

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- a. A copy of the City business license for the short-term rental indicating such business license was valid as of the effective date; and
    - b. Information showing the total number of nights, specific dates preferable, in the past three (3) years for which the proposed licensed premises was used as a short-term rental.
  - (10) Remittance of past due lodging and sales taxes. The applicant must submit evidence that the applicant has paid the City lodging and sales taxes on all nights identified in subsection (a)(9)b. above in accordance with Article III and V of Chapter 4 of the Code.
  - (11) Other information. Such other information determined necessary by the City Clerk to evaluate the compliance of the applicant, licensed premises or proposed short-term rental activity with the requirements of this Code.
  - (b) Duty to update. It is the duty of each licensee to ensure that the information provided in the application is kept up to date at all times. A licensee is required to provide updated information to the City within ten (10) days after the date upon which any information provided is no longer accurate.
  - (c) License term. Each license issued under this Article shall expire on January 15, unless canceled, suspended, or revoked, and shall be renewed annually.
  - (d) Renewal. Application for a renewal of a short-term rental license shall be made at least ninety (90) days before the expiration date of the current license on a form provided by the City Clerk. In the event an application for a renewal is made less than ninety (90) days before the expiration date, the current license shall expire on its expiration date. After the expiration date, the licensee shall cease operation of the short-term rental until the licensee possesses a valid license.
  - (e) Non-transferable. No license issued under this Article shall be transferable and no license is valid as to any person or entity other than the person or entity named thereon, excepting spouses and partners in a civil union.

(Ord. 23-02 , Art. 4)

#### **Sec. 6-6-40. Short-term rental of non-primary residences and accessory dwelling units prohibited.**

- (a) The short-term rental of a residence which is not the primary residence of the licensee is prohibited.
- (b) The short-term rental of an accessory dwelling unit is prohibited.
- (c) The short-term rental of a recreational vehicle or outdoor camping space that is parked or located on the short-term rental is prohibited.

(Ord. 23-02 , Art. 4)

#### **Sec. 6-6-50. Minimum health and safety standards; inspections.**

- (a) Building, housing, and health codes. Each licensed premises shall comply with all building, electrical, fire, and health codes which, if violated, would constitute an imminent danger.
- (b) Fire/carbon monoxide safety. Each licensed premises shall contain working smoke detectors, carbon monoxide detectors and fire extinguishers as required by Chapter 18 of the Lone Tree Municipal Code.
- (c) City's right to inspect. The City retains the right to inspect any licensed premises, or any premises where an applicant has applied for such premises to be licensed under this Article, at reasonable times in accordance with law.

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(Supp. No. 18, Update 2)



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(Ord. 23-02 , Art. 4)

**Sec. 6-6-60. Limitations; requirements.**

- (a) Occupants. The occupancy of a short-term rental shall not exceed two (2) adults per bedroom, up to a maximum of eight (8) persons, except for children under the age of five (5) years; per licensed premises.
- (b) Parking. The short-term rental shall not produce excess vehicles. Excess vehicles means any vehicle or vehicles owned or operated by renters of the short-term rental or their guests that cannot be accommodated on the dwelling unit's driveway or parked in a common lot.
- (c) Advertisement. In any advertisement for a short-term rental, the licensee must list the short-term rental license number issued by the City under this Article.
- (d) Availability of licensee or authorized agent. During the term that a short-term rental is occupied by a short-term tenant, the licensee and/or the authorized agent designated by the licensee shall be available twenty-four (24) hours per day, seven (7) days per week, for the purpose of responding within two (2) hours to complaints regarding the condition or operation of the short-term rental or the conduct of short-term tenants.
- (e) Compliance with the Municipal Code. All short-term renters shall comply with all applicable provisions of the Lone Tree Municipal Code, including but not limited to Section 10-4-10 (disturbing the peace) and Section 10-4-80 (noise). If a short-term renter is served with a complaint for a violation of the municipal code, the Police Department shall notify the City Clerk that a violation has occurred at the short-term rental. Such complaint shall constitute evidence that the licensee is not operating the short-term rental in compliance with this Article.
- (f) Residential character. All dwellings in which short term rentals are operated shall be compatible with the residential character of the neighborhood.
- (g) Notice to renters. Each licensee shall post a notice inside the licensed premises containing the information as determined by the City Manager as posted on the City's website.
- (h) Annual affidavit. Each licensee shall submit to the City, on an annual basis, an affidavit signed and notarized, attesting to the duration and frequency of the prior year's short-term rental history, as well as confirmation of payment of all applicable sales and/or lodging taxes, and compliance with minimum health and safety standards set forth in Section 6-6-50.
- (i) Reservations. Only one (1) short-term rental reservation to one (1) party at a time is permitted.

(Ord. 23-02 , Art. 4)

**Sec. 6-6-70. Unlawful acts.**

It is unlawful for any person to:

- (1) Operate a short-term rental in violation of any provision of this Article.
- (2) Operate a short-term rental, or rent the short-term rental to person(s) that act(s), in a manner that does not comply with all applicable federal, state and City laws.
- (3) Fail to collect or remit City lodging and sales taxes due on the sale of short-term rentals as required by Article V and Article III, respectively, of Chapter 4.

- 
- (4) Operate a short-term rental or permit the use or occupancy of the same in violation of any the requirements of Chapter 16, concerning zoning, including but not limited to occupancy limitations, if any.
  - (5) Construct or modify a licensed premises for short-term rental purposes in violation of Chapter 18, concerning building regulations, including any code adopted by reference therein.

#### **Sec. 6-6-80. City to maintain records.**

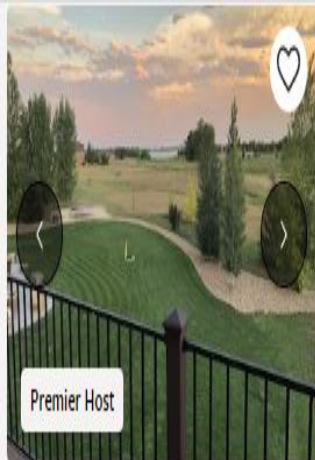
The City Clerk shall maintain a list of currently licensed short-term rental properties in the City.

#### **Sec. 6-6-90. Penalties, suspension, and revocation; appeal.**

- (a) Upon complaint or upon reason to believe a licensee is not operating a short-term rental in compliance with the standards and requirements of this Article, the City Manager may investigate such circumstance and render an administrative determination whether the licensee is in compliance. Such investigation may include an informal meeting with the licensee to discuss concerns and voluntary compliance. Upon a finding of non-compliance, the City Manager shall notify the licensee of such determination and may:
  - (1) Assess an administrative penalty. The City Manager may impose an administrative penalty in an amount not to exceed five hundred dollars (\$500.00) for each finding of non-compliance. The City Manager may impose an administrative penalty in an amount of seven hundred fifty dollars (\$750.00) for a second finding of non-compliance and one thousand dollars (\$1,000.00) for a third finding of non-compliance within a twelve-month period. Administrative penalty assessments shall be customarily imposed upon the licensee when failing to promptly bring the operation of the short-term rental into compliance with the standards and requirements upon notice by the City. Interest at five percent (5%) each full calendar month (prorated for any partial month) shall accrue upon any outstanding and unpaid administrative penalty assessment amount owed until the assessment is paid in full. Interest accrual shall not be stayed or suspended during any period of administrative or judicial challenge or appeal.
    - a. The City Manager shall serve a notice of an administrative penalty assessment by first class and certified mail to the address of the licensee. The Director may also, as a courtesy, send notice to the licensee through electronic mail to any address of the licensee provided to the City.
      - 1. The notice shall identify:
        - i. The name of the licensee and the license number;
        - ii. The applicable Code Section(s) alleged to have been violated together with a description of the violation;
        - iii. The effective date of the administrative penalty assessment which shall commence, or be due and owing, no earlier than fifteen (15) days after the date of the notice; and
        - iv. Information on the right to appeal the decision as set forth in Sections 6-3-70 and 6-3-80.
      - 2. The City Manager may provide information on action necessary to correct the violation.
      - 3. Provided that the mailed notice is properly addressed to the licensee's last known registered address with the City, failure of the licensee to receive such mailing or to accept the certified mailing shall not preclude or prevent the imposition of revocation, suspension, or administrative penalty assessment, including any interest owed on penalty assessment.

- 
- (2) Suspend the licensee's license. The City Manager may suspend a license in the same manner as for business licenses as set forth in Sections 6-3-70 and 6-3-80.
  - (3) Revoke the licensee's license. The City Manager may revoke a license in the same manner as for business licenses as set forth in Sections 6-3-70 and 6-3-80.
  - (4) Administrative penalty assessments, suspensions, and revocations may be appealed in the same manner as for business licenses under Section 6-3-70 and 6-3-80.
  - (5) In addition to the suspension, revocation, administrative penalty or refusal to renew any license as set forth herein, the City may take any other legal action available to address violations of the provisions of this Article.
- (b) A person who violates any provision of this Article shall be subject to a minimum mandatory fine in the amount of not less than one thousand dollars (\$1,000.00) which minimum fine shall not be suspended by the court. Nothing in this subparagraph (b) shall be construed to prevent the court from imposing a fine greater than the minimum mandatory fine.

(Ord. 23-02 , Art. 4)



Heart icon

Apartment

**Quiet Studio Apartment minutes from Fort Collins and Windsor**

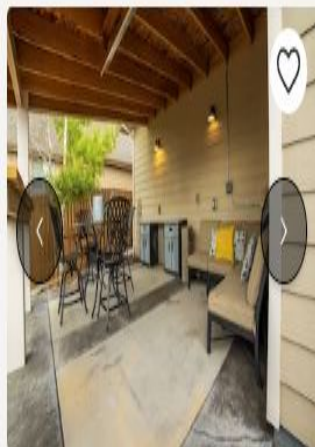
1 bedroom · 1 bathroom

**\$81**

★4.9Exceptional (75 reviews)

avg per night

Premier Host



Heart icon

House · Windsor

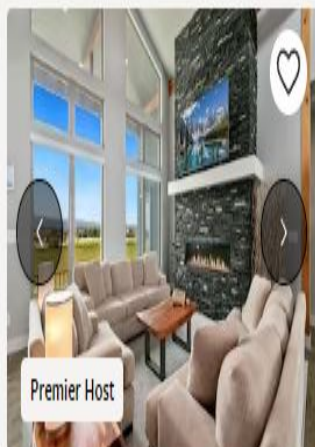
**Outdoor Oasis Northern Colorado Home**

4 bedrooms · 2+ bathrooms

**\$125**

★5.0Exceptional (3 reviews)

avg per night



Heart icon

House · Ault

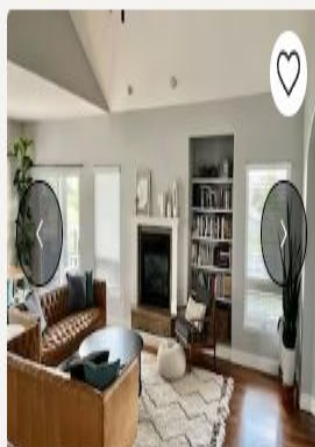
**Luxury Home w/ Spectacular Rocky Mtn Views!**

Sleeps 10 · 4 bedrooms · 3 bathrooms

**\$442**

avg per night

Premier Host



Heart icon

House · Eaton

**Family getaway**

4 bedrooms · 3+ bathrooms

**\$254**

★5.0Exceptional (1 review)

avg per night

Page 53 of 249



from **\$80** per night



Found on Vrbo

**Apartment · 1 bedroom · 3 guests**

**Apartment in Severance + Great Views**

**5.0** ★★★★★ (96 ratings)

📍 Severance, Weld County

Details

View deal



from **\$685** per night



Found on Vrbo

**3000 ft² Farmhouse · 4 bedrooms · 8 guests**

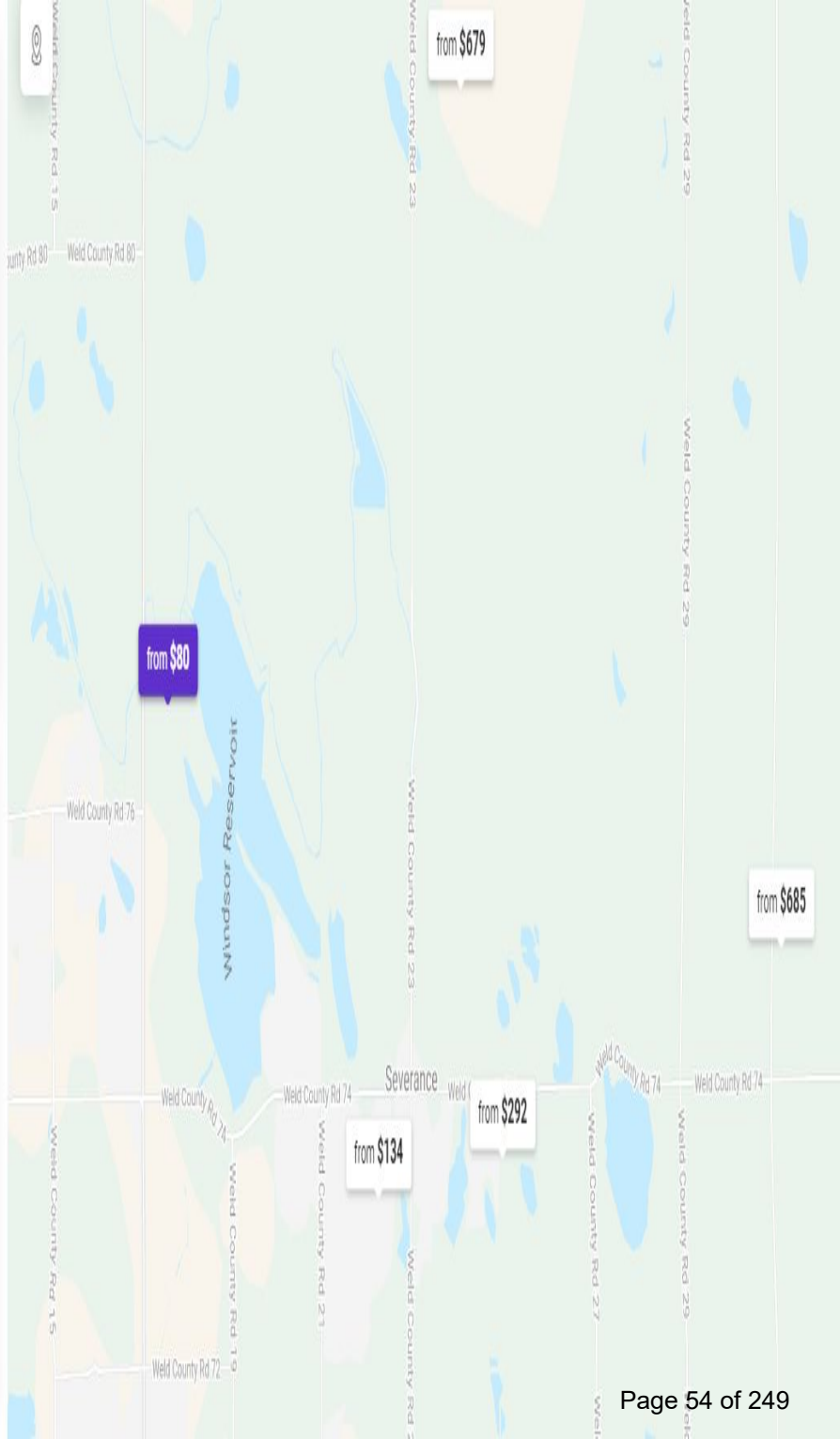
**LARGE CLASSIC FARMHOUSE ON 18 ACRES**

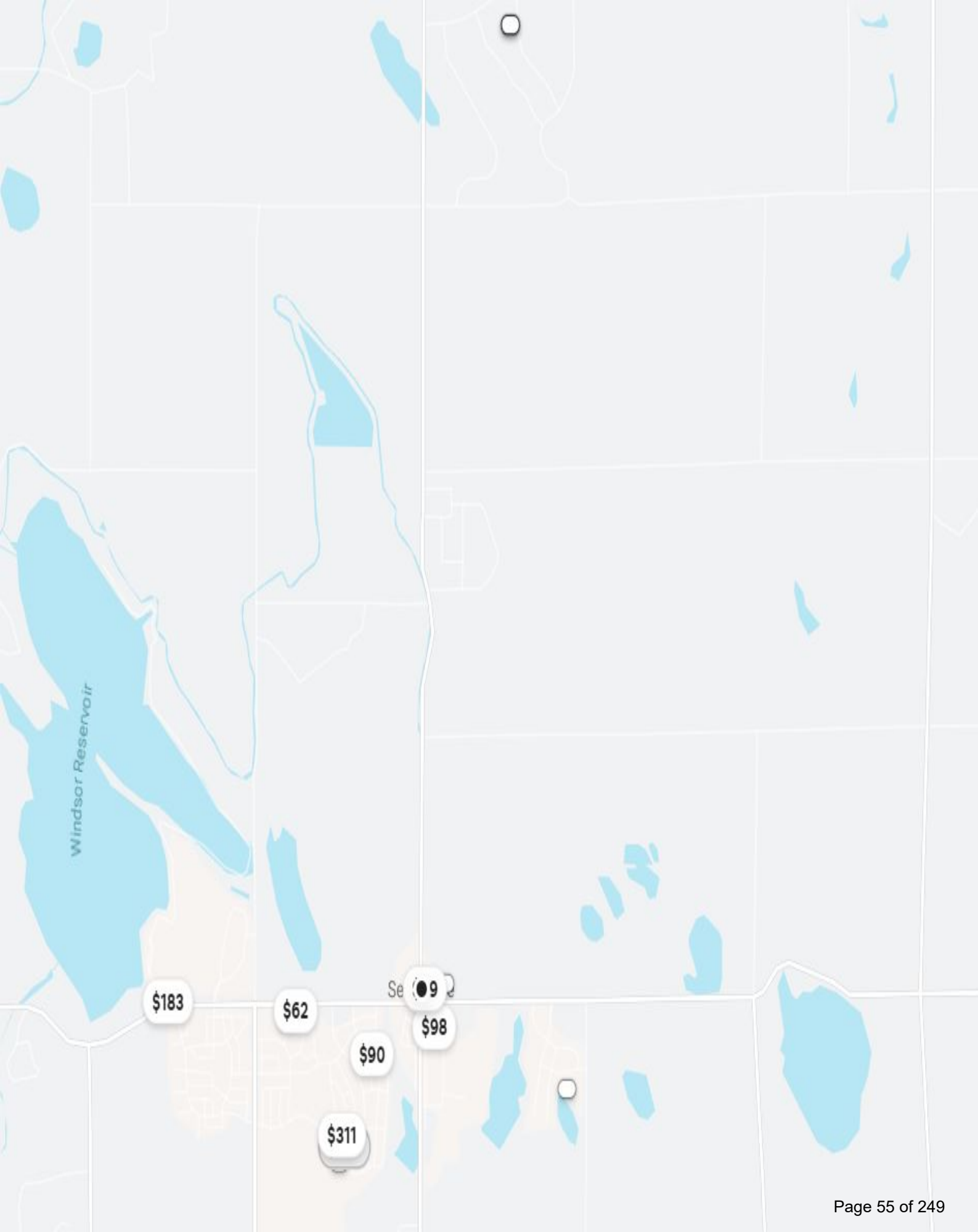
**4.7** ★★★★★ (29 ratings)

📍 Eaton, Weld County

Details

View deal





Windsor Reservoir

\$183

\$62

\$90

\$311

\$98

Se



Amazing p



★ 4.98 (161)



★ New



\$62 night

★ 5.0 (10)

★ 5.0 (3)



★ 5.0 (4)

Family-Friendly Townhome ~ 2 Mi to Windsor Lake!

4 beds

Oct 24 – 29

**\$281** night



★ 5.0 (29)



★ 4.9 (61)



\$300 night



**\$88** night

★ New



**\$99 night**



**\$69** night

★ 4.96 (116)



## ★ 4.91 (11)

### Place to stay in Severance

## Support

Help Center

AirCover

## Anti-discrimination

Disability support

### Cancellation options

Report neighborhood concern

## Hosting

## Airbnb your home

## AirCover for Hosts

## Hosting resources

Community forum

## Hosting responsibly

### Airbnb-friendly apartments

## Airbnb

Newsroom

## New features

## Careers

Investors

Gift cards

## Airbnb.org emergency stays





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

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**WORK SESSION & MEETING MINUTES**

**Tuesday, October 10, 2023, at 6:00 PM**

**Present:**

**Mayor:**

Matthew Fries

**Mayor Pro-tem:**

Dennis 'Zeke' Kane

**Council Members:**

Frank Baszler

Dan Meyers

Michelle Duda

Stephen Gagliardi

David Bruen

**Absent:**

Stephen Gagliardi

**Audience:**

**Staff:**

Nicholas Wharton, Town Manager

Lindsay Radcliff-Coombes, Deputy Town Manager

Nancy Mueller CPA, Finance Director

Leah Vanarsdall, Town Clerk

Keith Martin, Town Attorney

Jim Gerdeman, Chief of Police

Brayden Pedersen, Management Analyst

**A. CALL TO ORDER REGULAR MEETING**

**1. Pledge of Allegiance**

**2. Roll Call**

**3. Agenda Review by Town Manager**



#### 4. Consent Calendar

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

**MOTION WAS MADE BY Council Member Baszler**, seconded by Council Member Duda to Approve the Consent Calendar. All Council Members present voting Yes,

**MOTION PASSED**

##### a. Pg 3 - 9.26.23 Minutes

#### 5. Approval of Agenda

**MOTION WAS MADE BY Mayor Pro-tem Kane**, seconded by Council Member Meyers to Approve the Agenda as presented. All Council Members present voting Yes,

**MOTION PASSED**

#### 6. Public Comment

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

Jason Maxey, Gill, CO - Candidate for County Commissioner - [maxeyforweld.com](http://maxeyforweld.com), introduced himself to Town Council

#### 7. Council Member Comments

#### 8. Reports

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

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

#### B. TOWN COUNCIL

**1. Pg 7 - Tree Board Alternate Interview and Appointment**

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

**MOTION WAS MADE BY Council Member Baszler**, seconded by Council Member Duda to Appoint William Tatum as Tree Board Alternate. All Council Members present voting Yes,

**MOTION PASSED**

**2. Pg 13 - Ordinance 2023-12: An Ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 8 of the Severance Municipal Code pertaining to Parking**

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

**MOTION WAS MADE BY Council Member Duda**, seconded by Council Member Meyers to Adopt - **Ordinance 2023-12**: An Ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 8 of the Severance Municipal Code pertaining to Parking amending section D1 to change to Town Manager from Public Works Director, and CI - to 72 hours and not more then 10 times per year. **MOTION WITHDRAWN BY COUNCIL MEMBER DUDA**

**MOTION WITHDRAWN**

**MOTION WAS MADE BY Council Member Duda**, seconded by Council Member Meyers to Adopt **Ordinance 2023-12**: An Ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 8 of the Severance Municipal Code pertaining to Parking to include changing D1 to Town Manager from Public Works Director, C11-to remain 48 hours, but to include not more then 10 times per year from 5 per year and to include 48 hours for Commercial as well. All Council Members present voting Yes,

**MOTION PASSED**

**3. Pg 21 - Resolution 2023-42R: A Resolution of the Town Council of the Town of Severance, Colorado, providing for an Amendment to Appropriations in Fiscal Year 2023 for the Deappropriation of the Identified Capital Projects and Expenditures and to Modify Fund Balances pertaining to same**

- Legislative
- Staff Presentation: Nancy Mueller, Finance Director

**MOTION WAS MADE BY Council Member Meyers**, seconded by Council Member Baszler to Approve - **Resolution 2023-42R**: A Resolution of the Town Council of the Town of Severance, Colorado, providing for an Amendment to Appropriations in Fiscal Year 2023 for the Deappropriation of the Identified Capital Projects and Expenditures and to Modify Fund Balances pertaining to same. All Council Members present voting Yes,

**MOTION PASSED**

**4. Pg 24 - 2024 Capital Improvement Program (CIP) Final Draft Discussion**

- Discussion
- Staff Presentation: Nancy Mueller, Finance Director  
Discussion Only

**C. COUNCIL MEMBER PETITIONS**

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

**D. EXECUTIVE SESSION**

1. **Executive Session pursuant to Section 24-6-402(40)(e) of the Colorado Revised Statute for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to water.**

OPEN: 7:45 pm    CLOSED: 8:45 pm

**MOTION WAS MADE BY Council Member Baszler**, seconded by Council Member Duda to ADJOURN INTO **Executive Session** pursuant to Section 24-6-402(4)(e) of the Colorado Revised Statute for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and instructing negotiators with respect to water as amended and to adjourn after. All Council Members present voting Yes,

**MOTION PASSED**

**E. ADJOURN**

8:45 pm

TOWN OF SEVERANCE  
PAYMENT APPROVAL REPORT  
09/01/23 - 09/30/23

| Vendor Name                       | Invoice Number  | Description                                                                                 | Amount Paid   |
|-----------------------------------|-----------------|---------------------------------------------------------------------------------------------|---------------|
| Ablao Law, LLC                    | 1220            | Municipal Judge - Sept 2023                                                                 | \$ 600.00     |
| AJ's Backflow Testing LLC         | 17843           | Annual backflow testing                                                                     | \$ 1,300.00   |
| AJ's Backflow Testing LLC         | 17898           | Hydrant backflow testing                                                                    | \$ 300.00     |
| Allegra Marketing Print Mail      | 46141           | Booklets (Town Charter - w/Cover)                                                           | \$ 1,349.34   |
| Amazon Capital Services           | 199F-FCL6-CFY4  | Limerose Women's Short Sleeve Tops Crew Neck Side Button Shirts Casual                      | \$ (21.98)    |
| Amazon Capital Services           | 199F-FCL6-CFY4  | WDIRARA Women's Houndstooth Print Button Down Shirt Long Sleeve Colorblock Blouse           | \$ (26.99)    |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Fast Car Charger, Quick Charging 5.4A/30W Phone USB Adapter Rapid Plug                      | \$ 7.99       |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | #10 Double Window Envelopes 4-1/8x9-1/2 Self Seal Security                                  | \$ 58.70      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Swingline 1 Hole Punch, Single Hole Puncher, 5 Sheet Punch Capacity, Chrome (74005)         | \$ 4.00       |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | 720pcs Colorful Pennant Banner Flags Multicolor Bunting String Triangle Flags Bulk, Garland | \$ 39.98      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Limerose Women's Short Sleeve Tops Crew Neck Side Button Shirts                             | \$ 21.98      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Neenah Astrobrights Premium Color Card Stock, Re-Entry Red                                  | \$ 29.68      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Bodno Magicard Pronto ID Card Printer & Super Supplies Package ID Software, Camera          | \$ 1,035.00   |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | WristCo Neon Blue Tyvek Wristbands for Events                                               | \$ 41.76      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | MCS Format Frame, Black, 8.5 x 11 in, 12 pk                                                 | \$ 51.99      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Papermate Flair Porous Point Stick Free-Flowing Liquid Pens, Blue Ink, Ultra Fine Point     | \$ 20.76      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Bobrick B-4288-9                                                                            | \$ 11.66      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | ZAGG InvisibleShield Elite Screen Protector for iPhone 11                                   | \$ 11.71      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Sharpie Permanent Markers, Fine Point, Assorted Colors, 12 Count                            | \$ 7.97       |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | WisFox 2.4G Wireless Mouse for Laptop, Ergonomic Computer Mouse w/USB Receiver              | \$ 19.98      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Asvidid Womens Sweaters                                                                     | \$ 36.99      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | TH office supplies                                                                          | \$ 13.83      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Women Casual Warm Winter Faux Fur Parka Lapel Zip Pockets Jacket Puffer Coat Black          | \$ 46.99      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | Mkeke Compatible for iPhone 11 Case, Clear Shock Absorption Bumpers Cases for 6.1 Inch      | \$ 14.99      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | WDIRARA Houndstooth Print Button Down Shirt Long Sleeve Colorblock Blouse                   | \$ 26.99      |
| Amazon Capital Services           | 1HNL-JW7L-91LL  | USB C Docking Station Dual Monitor Dual HDMI Adapter Triple Display USB C Hub with VGA      | \$ 159.96     |
| Ascent Broadband, LLC             | 132188          | PW Internet Service                                                                         | \$ 190.00     |
| Ausmus Law Firm PC                | 8315            | Contract prosecution for the month of September 2023                                        | \$ 850.00     |
| Ayres Associates Inc.             | 209880          | Planning Services - Cust# 246 - Tailholt 3rd (Franklin Place)                               | \$ 600.00     |
| Ayres Associates Inc.             | 209880          | General GIS Services                                                                        | \$ 54.00      |
| Ayres Associates Inc.             | 209880          | Land Use Advisory Committee                                                                 | \$ 310.00     |
| Ayres Associates Inc.             | 209880          | General Planning Services                                                                   | \$ 43.00      |
| Banner Occupational Health Clin   | 821720          | AUG 22 SVCS - DOT Test                                                                      | \$ 95.00      |
| Banner Occupational Health Clin   | 821720          | PD physical - Aug 2023                                                                      | \$ 350.00     |
| Baseline Associates, Inc.         | 1104            | Pre-Employment - 23-0868                                                                    | \$ 140.00     |
| Bunting Disposal, Inc.            | 142290-OCT2023  | Trash Service                                                                               | \$ 85.00      |
| Casa Loma HOA                     | 45170           | Refund overpayment for 11/29/23 board room rental deposit                                   | \$ 125.00     |
| Caselle, Inc.                     | 127165          | Caselle Software Support - OCT2023                                                          | \$ 2,093.00   |
| CIRSA                             | 232048          | Property/Casualty Coverage                                                                  | \$ 41,614.52  |
| CIRSA                             | W23648          | Workers' Compensation Coverage                                                              | \$ 14,010.25  |
| City of Loveland                  | 45170           | District 2 Fall Meeting - 9/27/23 for 2                                                     | \$ 70.00      |
| Collins Control & Electric, Inc.  | 3658            | RPM sense loss - Water tanks                                                                | \$ 150.00     |
| Colorado Association of Chiefs of | 4427            | 10 Online POST E Tests                                                                      | \$ 245.00     |
| Colorado Civil Group Inc.         | 0042.0000.00-79 | Engineering - General Services                                                              | \$ 5,308.00   |
| Colorado Civil Group Inc.         | 0042.0000.00-79 | Engineering - General Services                                                              | \$ 2,514.00   |
| Colorado Civil Group Inc.         | 0042.0000.00-79 | Engineering - General Services Wastewater                                                   | \$ 2,249.30   |
| Colorado Civil Group Inc.         | 0042.0000.09-17 | Engineering - Water Fund                                                                    | \$ 1,341.50   |
| Colorado Civil Group Inc.         | 0042.0001.08-33 | Engineering services - Cust#276 - Tailholt 4th Filing                                       | \$ 312.50     |
| Colorado Civil Group Inc.         | 0042.0001.11-05 | Engineering services - Cust#246 Franklin Place                                              | \$ 3,445.50   |
| Colorado Civil Group Inc.         | 0042.0002.07-23 | Engineering services - Cust#183 - Hidden Valley Farm                                        | \$ 3,237.50   |
| Colorado Civil Group Inc.         | 0042.0009.03-40 | Engineering services - Cust#193 - Severance South                                           | \$ 576.50     |
| Colorado Civil Group Inc.         | 0042.0014.03-05 | Engineering services - Cust#233 - Northgate Lake                                            | \$ 434.50     |
| Colorado Civil Group Inc.         | 0042.0022.00-13 | Engineering services - Cust#275 - Severance Library                                         | \$ 812.00     |
| Colorado Civil Group Inc.         | 0042.0023.00-03 | Engineering services - Cust#291 - LegacyFarm                                                | \$ 36.50      |
| Colorado Civil Group Inc.         | 0042.0500.04-12 | Engineering - P-2103 Great Western Trails                                                   | \$ 525.00     |
| Colorado Civil Group Inc.         | 0042.0506.05-07 | Engineering - W-2101 Water Tank                                                             | \$ 7,340.40   |
| Colorado Civil Group Inc.         | 0042.0506.10-02 | Engineering - W-2302                                                                        | \$ 807.50     |
| Colorado Civil Group Inc.         | 0042.0507.00-46 | Engineering - WW-2004 Wastewater Master Plan                                                | \$ 341.00     |
| Colorado Civil Group Inc.         | 0042.0508.01-05 | Engineering - ROW-2301 Row E Harmony Rd                                                     | \$ 130.00     |
| Colorado Civil Group Inc.         | 0042.0511.01-05 | Engineering - TR-2101                                                                       | \$ 36.50      |
| Colorado Civil Group Inc.         | 0042.0512.00-04 | Engineering - PD-2301 Downtown LLA                                                          | \$ 146.00     |
| Connell Resources, Inc.           | 2231030-01      | Cr21 FDR/OVERLAY                                                                            | \$ 833,406.72 |
| Core & Main LP                    | T533748         | Hydrant maintenance                                                                         | \$ 494.50     |
| Court Refund                      | 45170           | Person paid ticket not Severance PD                                                         | \$ 75.00      |
| Court Refund                      | 09.07.2023      | Refund of Citation Charge                                                                   | \$ 166.86     |
| Court Refund                      | 09.11.2023      | Refund of Citation Charge                                                                   | \$ 206.00     |
| Dana Kepner Company, LLC          | 6234277-00      | #99 PIPE PLUG, WATEROUS - Hydrant Maintenance                                               | \$ 180.00     |
| Dept Public Health Environment    | E230304         | Monthly testing                                                                             | \$ 674.00     |
| Direct Discharge Consulting, LLC  | 2291            | Aug ORC Services                                                                            | \$ 1,500.00   |
| E-470 Public Highway Authority    | 2085419306      | Express Toll                                                                                | \$ 35.93      |

TOWN OF SEVERANCE  
PAYMENT APPROVAL REPORT  
09/01/23 - 09/30/23

| Vendor Name                         | Invoice Number | Description                                                                                | Amount Paid  |
|-------------------------------------|----------------|--------------------------------------------------------------------------------------------|--------------|
| Freedom Mailing Services Inc        | 46044          | Delinquent Notices                                                                         | \$ 188.33    |
| Freedom Mailing Services Inc        | 46063          | Postcard Bill Processing                                                                   | \$ 1,328.19  |
| Front Range Compliance Services     | 7874           | Consulting Services - September expiring items                                             | \$ 37.50     |
| Front Range Compliance Services     | 7874           | Consulting Services - Quarterly Report                                                     | \$ 37.50     |
| Front Range Compliance Services     | 7874           | Periodic Inspection                                                                        | \$ 450.00    |
| Front Range Compliance Services     | 7874           | Periodic Inspection:Periodic Annual Inspection - Heavy Duty                                | \$ 475.00    |
| Front Range Compliance Services     | 7874           | Consulting Services - Driver expired item update                                           | \$ 37.50     |
| Front Range Compliance Services     | 7874           | Consulting Services - Travel/Response Time                                                 | \$ 75.00     |
| Front Range Compliance Services     | 8002           | PW Substance Testing                                                                       | \$ 256.00    |
| Frontier Business Products          | 871507         | TH - Copy Machine 94244                                                                    | \$ 390.38    |
| Frontier Business Products          | 871507         | PW - Copy Machine 94240                                                                    | \$ 181.96    |
| Hayashi & Macsalka, LLC             | 551            | General Legal Services-Travel                                                              | \$ 115.00    |
| Hayashi & Macsalka, LLC             | 552            | Legal Fees - Cust#265 - BHS Solar - Development Review                                     | \$ 107.50    |
| Hayashi & Macsalka, LLC             | 553            | Legal Fees - Cust#276 - Tailholt 4th Filing - Development Review                           | \$ 21.50     |
| Hayashi & Macsalka, LLC             | 554            | General Legal Services                                                                     | \$ 3,685.50  |
| Hayashi & Macsalka, LLC             | 555            | Legal Fees - Cust#270 - Severance Storage - Development Review                             | \$ 86.00     |
| Hayashi & Macsalka, LLC             | 556            | Legal Fees - Cust#246 - Tailholt 3rd Filing (Franklin Place) - Development Review          | \$ 387.00    |
| Hayashi & Macsalka, LLC             | 557            | Legal Fees - PROG-WATER3                                                                   | \$ 312.00    |
| Hayashi & Macsalka, LLC             | 557            | Legal Fees - W-2801                                                                        | \$ 214.50    |
| Hayashi & Macsalka, LLC             | 557            | Legal Fees - PROG-WATER2-NISP                                                              | \$ 19.50     |
| IMS Infrastructure Management       | 50603-2        | Engineering Serv-TR-2304 Road Assessment                                                   | \$ 40,715.00 |
| Integrity Tire                      | 10957          | 2007 Chevrolet Silverado 3500 HD - PMA, Oil Change, CV Axle, Drive Belt, Stabilizer Bar    | \$ 745.78    |
| Integrity Tire                      | 11019          | 2011 Ford F-350 Super Duty - Oil Change, TRAC Light, Engine Air Filter, Wheel Speed Sensor | \$ 458.68    |
| Integrity Tire                      | 11492          | 2011 Ram 1500 - Tires, Brake, Pinion, Radiator Fan, Alignment, Power Steering, Control Arm | \$ 2,424.75  |
| JR Engineering, LLC                 | 82820          | Engineering services - Cust# 246 Franklin Place                                            | \$ 432.50    |
| K & K Laser Creations, LLC          | 33843          | Name plates for Citizen Advisory Board                                                     | \$ 110.35    |
| La Salle Oil Co.                    | 182336         | Fuel                                                                                       | \$ 2,271.43  |
| La Salle Oil Co.                    | 182690         | Fuel                                                                                       | \$ 2,134.03  |
| Language Line Services, Inc.        | 11088131       | Translation Services                                                                       | \$ 4.10      |
| LightGig Communications, LLC        | 441859         | Severance Town Hall Service                                                                | \$ 120.00    |
| MAC Equipment, Inc.                 | 448446         | 885ft spool .0095 black diamond                                                            | \$ 89.98     |
| MAC Equipment, Inc.                 | 450065         | Bolt, WHL/STD 7/16-20 x2-1/8 & Nut, Lug 7/16-20SAE & Blade, 10 Star, Edger                 | \$ 162.10    |
| MHL Systems                         | 23-16299       | PLOW BLADE FOR THE NEW TRUCK THAT WE RECEIVED IN MAY                                       | \$ 3,419.10  |
| New York Life                       | BGJ_20231003   | Employee Deductions                                                                        | \$ 913.12    |
| Next Step Communications, LLC       | 11258          | Starlink Monthly Rental for Lakeview City Park                                             | \$ 250.00    |
| Next Step Communications, LLC       | 11272          | Starlink Monthly Rental for Severance Community Park                                       | \$ 250.00    |
| Next Step Communications, LLC       | 11378          | Security                                                                                   | \$ 250.00    |
| Next Step Communications, LLC       | 11190-02       | Camera Upgrades to DAHUA AI Recorders                                                      | \$ 2,285.00  |
| Northern Water Conservancy District | 3034-AUG2023   | Annual CBT assessments                                                                     | \$ 70,591.20 |
| Onix IT, Inc.                       | 7943           | Azure Subscription 07/18/2023 - 08/17/2023                                                 | \$ 313.77    |
| Onix IT, Inc.                       | 7962           | Microsoft Power Automate for Government (8/1/2023 - 8/31/2023)                             | \$ 30.00     |
| Onix IT, Inc.                       | 7962           | Managed Services (per user) - Business Standard (8/1/2023 - 8/31/2023)                     | \$ 3,800.00  |
| Onix IT, Inc.                       | 7962           | Managed Onsite Service - 2 hr/week (8/1/2023 - 8/31/2023)                                  | \$ 840.00    |
| Onix IT, Inc.                       | 7962           | Microsoft Exchange Online (Plan 2) for GCC (8/1/2023 - 8/31/2023)                          | \$ 360.00    |
| Onix IT, Inc.                       | 7962           | Microsoft Office 365 G3 GCC (8/1/2023 - 8/31/2023)                                         | \$ 836.00    |
| Poudre Valley REA                   | 135 0923       | CO RD 23 and Belmont Dr                                                                    | \$ 34.17     |
| Poudre Valley REA                   | 135 0923       | CO RD 21 and 76 1/2 - Water Tank                                                           | \$ 1,191.96  |
| Poudre Valley REA                   | 135 0923       | 75 Flat Iron Ln Power Source                                                               | \$ 70.63     |
| Poudre Valley REA                   | 135 0923       | 2880 Branding Iron Power                                                                   | \$ 80.66     |
| Poudre Valley REA                   | 135 0923       | 36252 Evans St Power                                                                       | \$ 51.59     |
| Poudre Valley REA                   | 135 0923       | CO RD 80 and Rangeview                                                                     | \$ 30.66     |
| Poudre Valley REA                   | 135 0923       | Streetlights, Belmont Farms                                                                | \$ 235.37    |
| Poudre Valley REA                   | 135 0923       | Streetlights, Soaring Eagle                                                                | \$ 190.95    |
| Poudre Valley REA                   | 135 0923       | Streetlights, Casa Loma                                                                    | \$ 134.42    |
| Poudre Valley REA                   | 135 0923       | Streetlights, Summit View                                                                  | \$ 417.45    |
| Poudre Valley REA                   | 135 0923       | Streetlights, Foxridge                                                                     | \$ 104.68    |
| Poudre Valley REA                   | 135 0923       | CO RD 74 & 19                                                                              | \$ 13.34     |
| Poudre Valley REA                   | 135 0923       | 629 Shoreview Pkwy Lift Station                                                            | \$ 327.61    |
| Poudre Valley REA                   | 135 0923       | Streetlights, Sunset Ridge                                                                 | \$ 249.18    |
| Poudre Valley REA                   | 135 0923       | Streetlights, Severance Shores                                                             | \$ 221.76    |
| Poudre Valley REA                   | 135 0923       | Streetlights, Hidden Valley Farms                                                          | \$ 1,429.62  |
| Pride Mechanical LLC                | 17014          | Install Hotsy in Public Works Building                                                     | \$ 3,650.00  |
| Quality Well and Pump LLC           | 2023-3883      | NON-POT WELL AT P.W.                                                                       | \$ 8,158.46  |
| Ram Waste Systems, Inc              | 7248386V327    | Severance Days - port-o-let services & cart service                                        | \$ 1,050.00  |
| Reliable Communication Assistants   | 19             | Court Interpreter 9/6/2023                                                                 | \$ 110.00    |
| Reliable Communication Assistants   | 20             | Translation of Statement                                                                   | \$ 165.00    |
| Republic Services, Inc              | 0642-000669214 | Trash Services - Wastewater Plant Acct                                                     | \$ 68.06     |
| SAFEbuilt Colorado, Inc.            | 0103826-IN     | Building Inspections                                                                       | \$ 25,963.76 |
| SBS Services Group LLC              | 6187742        | Town hall - routine janitorial                                                             | \$ 520.00    |
| Security Central, Inc.              | 934440         | 3 S Timber Ridge Parkway Fire Alarm monitoring OCT-DEC '23                                 | \$ 319.80    |

TOWN OF SEVERANCE  
PAYMENT APPROVAL REPORT  
09/01/23 - 09/30/23

| Vendor Name                            | Invoice Number   | Description                                                                              | Amount Paid  |
|----------------------------------------|------------------|------------------------------------------------------------------------------------------|--------------|
| Severance Chamber of Commerce          | 418              | Membership Dues                                                                          | \$ 150.00    |
| Skaggs Companies, Inc.                 | 100_A_191070_1   | Officer Uniform                                                                          | \$ 544.04    |
| Skaggs Companies, Inc.                 | 100_A_191070_2   | Officer Uniform                                                                          | \$ 632.85    |
| Skaggs Companies, Inc.                 | 100_A_191070_3   | Officer Uniform                                                                          | \$ 160.00    |
| Skaggs Companies, Inc.                 | 100_A_191070_4   | Officer Uniform                                                                          | \$ 28.35     |
| Staples Business Credit                | 7615022236       | TH paper                                                                                 | \$ 88.98     |
| Terracon Consultants Inc.              | TJ88894          | Severance Elevated Water Tank through 8/19/2023                                          | \$ 2,372.50  |
| Terracon Consultants Inc.              | TK02654          | Severance Elevated Water Tank through 9/16/2023                                          | \$ 295.00    |
| Timber Line Electric & Control Co      | 8179             | Severance power outage Scada issues                                                      | \$ 4,578.00  |
| Tischler Bise, Inc.                    | 2.0239E+12       | Impact Fee Study                                                                         | \$ 5,298.95  |
| Town of Windsor                        | 015265-000 0823  | Wastewater Treatment                                                                     | \$ 20,404.21 |
| TransUnion Risk & Alternative Disputes | 5453941-202308-1 | Background Checks                                                                        | \$ 75.00     |
| Triple S Party Rental                  | 49010            | Deposit for Town Christmas Rental                                                        | \$ 1,000.00  |
| UC Health                              | 276901           | 8/21 10 Panel Rapid UDS                                                                  | \$ 50.00     |
| Uline, Inc                             | 167246495        | Supplies                                                                                 | \$ 764.87    |
| UMB Staff Credit Cards                 | 0151 0823        | Amzn Mktp Us-Office decor.                                                               | \$ 24.98     |
| UMB Staff Credit Cards                 | 0151 0823        | Sq *fork Yeah Big Fork LI-Meal vouchers for staff and band at Sev Days                   | \$ 41.40     |
| UMB Staff Credit Cards                 | 0151 0823        | Costco Whse #1178-Candy for council to throw at the parade                               | \$ 511.72    |
| UMB Staff Credit Cards                 | 0151 0823        | Co Motor Veh Serv Emv-Duplicate title needed to take to Auction - 2014 Ford Exp SUV      | \$ 8.20      |
| UMB Staff Credit Cards                 | 0151 0823        | Las Catrinas #2-Meal vouchers for staff and band at Sev Days                             | \$ 184.00    |
| UMB Staff Credit Cards                 | 0151 0823        | Weld Co C&R Office-Clearview Library Site Plan Recording                                 | \$ 207.86    |
| UMB Staff Credit Cards                 | 0151 0823        | Amzn Mktp Us-Office decor.                                                               | \$ 19.99     |
| UMB Staff Credit Cards                 | 0151 0823        | The Bbq Love Shack-Meal vouchers for staff and band at Sev Days                          | \$ 40.12     |
| UMB Staff Credit Cards                 | 0151 0823        | Sq *little Kusina-Meal vouchers for staff and band at Sev Days                           | \$ 87.00     |
| UMB Staff Credit Cards                 | 0151 0823        | Dropbox Gkymhnt35tcw-Dropbox subscription for photos from events/other communications    | \$ 119.88    |
| UMB Staff Credit Cards                 | 0151 0823        | Wal-Mart #4599-Items for band per their contract (rider items)                           | \$ 95.04     |
| UMB Staff Credit Cards                 | 0151 0823        | Cke*taqueria Mexicana Mi-TC/PC Mtg Meal                                                  | \$ 254.93    |
| UMB Staff Credit Cards                 | 0151 0823        | Jasons Deli-Town Council Meeting Meal                                                    | \$ 292.02    |
| UMB Staff Credit Cards                 | 0151 0823        | Apple.Com/Bill-iPad Software App                                                         | \$ 9.99      |
| UMB Staff Credit Cards                 | 0151 0823        | King Soopers #0104-Restock of Kitchen items: creamer, pop, candy for all meetings        | \$ 70.22     |
| UMB Staff Credit Cards                 | 0151 0823        | King Soopers #0011-PD Sgt Interviews Breakfast/refreshments                              | \$ 52.64     |
| UMB Staff Credit Cards                 | 0151 0823        | Apple.Com/Bill-Purchased Note Taking application                                         | \$ 9.99      |
| UMB Staff Credit Cards                 | 0151 0823        | Dropbox Fax Monthly-Monthly Subscription                                                 | \$ 14.98     |
| UMB Staff Credit Cards                 | 0151 0823        | Www.NocoFoundation.Org-Continuing Ed                                                     | \$ 200.00    |
| UMB Staff Credit Cards                 | 0151 0823        | Tst* Rhein Haus - Denver-meal for training                                               | \$ 22.03     |
| UMB Staff Credit Cards                 | 0151 0823        | Indeed Jobs-PD Recruiting                                                                | \$ 536.38    |
| UMB Staff Credit Cards                 | 0151 0823        | Safeway #1791-Severance Days Band food and drinks                                        | \$ 34.75     |
| UMB Staff Credit Cards                 | 0151 0823        | Amzn Mktp Us-Cell phone case.                                                            | \$ 9.79      |
| UMB Staff Credit Cards                 | 0151 0823        | Best Buy 00006932-Phone Case                                                             | \$ 44.99     |
| UMB Staff Credit Cards                 | 0151 0823        | Cbi Online-New Hire Background                                                           | \$ 4.00      |
| UMB Staff Credit Cards                 | 0151 0823        | Jimmy Johns - 3722-PC Mtg 8.16.23 Meal                                                   | \$ 162.88    |
| UMB Staff Credit Cards                 | 0151 0823        | Good Things Coming-Meal vouchers for staff and band at Sev Days                          | \$ 54.81     |
| UMB Staff Credit Cards                 | 0151 0823        | Cancun Mexican Grill And-Management Lunch Meeting                                        | \$ 50.70     |
| UMB Staff Credit Cards                 | 0151 0823        | Indeed Jobs-Indeed Police Recruiting                                                     | \$ 386.47    |
| UMB Staff Credit Cards                 | 0151 0823        | 61178 - Bell Park Lots-Two day parking fee training class                                | \$ 16.00     |
| UMB Staff Credit Cards                 | 0151 0823        | Smashburger #1031-Per diem meals and training                                            | \$ 20.70     |
| UMB Staff Credit Cards                 | 0151 0823        | Ezcaterpotbelly Sandw-PD Sgt Interviews                                                  | \$ 225.48    |
| UMB Staff Credit Cards                 | 0151 0823        | Vistaprint-Business Cards                                                                | \$ 58.79     |
| UMB Staff Credit Cards                 | 0151 0823        | Transducers Direct Llc-Water tank's level sensor broken after power outage               | \$ 257.16    |
| UMB Staff Credit Cards                 | 0151 0823        | Colorado Ltap-LTAP Courses Supervisor John Z., Jose G., Brad D.                          | \$ 300.00    |
| UMB Staff Credit Cards                 | 0151 0823        | Facebk 469kxppf92-facebook ads for events                                                | \$ 60.14     |
| UMB Staff Credit Cards                 | 0151 0823        | Facebk Qq8mlqfg92-Facebook Ads for Sev Days                                              | \$ 175.00    |
| UMB Staff Credit Cards                 | 0151 0823        | Cbi Online-Background Check                                                              | \$ 4.00      |
| UMB Staff Credit Cards                 | 0151 0823        | Conoco - 74 Xpress-Ice for Severance Days                                                | \$ 9.50      |
| UMB Staff Credit Cards                 | 0151 0823        | Facebk Sz5yxqtg92-Facebook ad for event promotion                                        | \$ 11.97     |
| UMB Staff Credit Cards                 | 0151 0823        | Sq *shebrews Coffee & Ice-Breakfast burritos for severance days workers                  | \$ 88.32     |
| UMB Staff Credit Cards                 | 0151 0823        | Sq *bruce Carron-Meal vouchers for staff / band at Sev Days                              | \$ 62.40     |
| UMB Staff Credit Cards                 | 0151 0823        | Conoco - 74 Xpress-Ice for Severance Days                                                | \$ 9.50      |
| UMB Staff Credit Cards                 | 0151 0823        | The Home Depot #1544-Materials-remove the covers out of the secondary wastewater pond    | \$ 329.85    |
| UMB Staff Credit Cards                 | 0151 0823        | Vistaprint-Business Cards                                                                | \$ 119.99    |
| UMB Staff Credit Cards                 | 0151 0823        | Dyekman Trophies Inc-Shani P Name Plate                                                  | \$ 12.00     |
| UMB Staff Credit Cards                 | 0151 0823        | Sunbelt Rentals #1022-Dewatering the secondary wastewater pond                           | \$ 439.16    |
| UMB Staff Credit Cards                 | 0151 0823        | Sunbelt Rentals #1022-Dewatering the secondary wastewater pond                           | \$ 1,568.54  |
| UMB Staff Credit Cards                 | 0151 0823        | Cke*taqueria Mexicana Mi-Green Chili from Town Council Meeting                           | \$ 8.99      |
| UMB Staff Credit Cards                 | 0151 0823        | Sunbelt Rentals #1022-Dewatering the secondary wastewater pond for repairs               | \$ 484.32    |
| UMB Staff Credit Cards                 | 0151 0823        | Colorado Ltap-CDL training- Classroom                                                    | \$ 400.00    |
| University Auto Parts, Inc.            | 359880           | LOW PROFILE ATM (468), BLSTR PK MINIATURES (450)                                         | \$ 60.37     |
| University Auto Parts, Inc.            | 360141           | Adhesive remover for Parks vandalism, License Plate Light Lens, kit, Lamp, Washer Nozzle | \$ 202.08    |
| University Auto Parts, Inc.            | 360142           | TK#219 DOT INSPECTION NEEDS/TK #222 DOT INSPECTION NEEDS                                 | \$ 16.47     |
| University Auto Parts, Inc.            | 360167           | TK#219 DOT INSPECTION NEEDS                                                              | \$ 21.15     |

TOWN OF SEVERANCE  
PAYMENT APPROVAL REPORT  
09/01/23 - 09/30/23

| Vendor Name                       | Invoice Number | Description                                            | Amount Paid           |
|-----------------------------------|----------------|--------------------------------------------------------|-----------------------|
| University Auto Parts, Inc.       | 361537         | BLSTR PK MINIATURES (450)                              | \$ 6.69               |
| UNUM Life Insurance Co America    | 9.2023         | Monthly Disability Insurance                           | \$ 3,718.57           |
| Upper Case Printing Ink           | 875            | Window Envelopes for Delinquent Notices                | \$ 16.91              |
| Upper Case Printing Ink           | 895            | Utility Postcards                                      | \$ 714.00             |
| Utility Notification Center       | 223081418      | RTL Transmissions                                      | \$ 576.63             |
| Utility Refunds                   | 1110.01        | Utility Refund 1110.01,312 CHARLES AVENUE              | \$ 67.04              |
| Utility Refunds                   | 3576.02        | Utility Refund 3576.02,1696 EDEN VALLEY LANE           | \$ 14.76              |
| Utility Refunds                   | 3640.02        | Utility Refund 3640.02,1785 AVERY PLAZA STREET         | \$ 27.32              |
| Utility Refunds                   | 4148.04        | Utility Refund 4148.04,272 MT HARVARD AVENUE           | \$ 39.32              |
| Utility Refunds                   | 4219.02        | Utility Refund 4219.02,1054 MT OXFORD AVENUE           | \$ 72.83              |
| Utility Refunds                   | 4277.02        | Utility Refund 4277.02,723 MT EVANS AVENUE             | \$ 3.40               |
| Utility Refunds                   | 4623.05        | Utility Refund 4623.05,1717 BRIGHT SHORE WAY           | \$ 65.43              |
| Utility Refunds                   | 4730.02        | Utility Refund 4730.02,332 CENTRAL AVENUE              | \$ 74.99              |
| Utility Refunds                   | 4796.02        | Utility Refund 4796.02,1709 VISTA POINT DRIVE          | \$ 72.52              |
| Utility Refunds                   | 4888.03        | Utility Refund 4888.03,1671 SHOREVIEW PARKWAY          | \$ 83.61              |
| Utility Refunds                   | 5250.02        | Utility Refund 5250.02,968 MOUFLON DRIVE               | \$ 72.70              |
| Utility Refunds                   | 5593.02        | Utility Refund 5593.02,713 CAVERN STREET               | \$ 61.74              |
| Utility Refunds                   | 5806.01        | Utility Refund 5806.01,807 ELIAS TARN DRIVE            | \$ 2.15               |
| Utility Refunds                   | 5808.01        | Utility Refund 5808.01,815 ELIAS TARN DRIVE            | \$ 1.97               |
| Utility Refunds                   | 5871.01        | Utility Refund 5871.01,1043 URIAL DRIVE                | \$ 1.61               |
| Utility Refunds                   | 5875.01        | Utility Refund 5875.01,238 HAYMAKER LANE               | \$ 8.78               |
| Utility Refunds                   | 5881.01        | Utility Refund 5881.01,1046 URIAL DRIVE                | \$ 1.13               |
| Utility Refunds                   | 5888.01        | Utility Refund 5888.01,1253 WILD BASIN ROAD            | \$ 0.03               |
| Utility Refunds                   | 5899.01        | Utility Refund 5899.01,1218 LILY MOUNTAIN ROAD         | \$ 28.38              |
| Utility Refunds                   | 5900.01        | Utility Refund 5900.01,932 LONDON WAY                  | \$ 3.38               |
| Utility Refunds                   | 5901.01        | Utility Refund 5901.01,226 HAYMAKER LANE               | \$ 32.54              |
| Utility Refunds                   | 5902.01        | Utility Refund 5902.01,1259 WILD BASIN ROAD            | \$ 0.45               |
| Utility Refunds                   | 5905.01        | Utility Refund 5905.01,1220 LILY MOUNTAIN ROAD         | \$ 35.20              |
| Utility Refunds                   | 5906.01        | Utility Refund 5906.01,1257 WILD BASIN ROAD            | \$ 35.20              |
| Vector Disease Control Internatio | PI-A00013287   | 2023 Mosquito Control Services                         | \$ 3,804.84           |
| Verizon Wireless                  | 9942345293     | Cell Phone Service - TH & PW                           | \$ 1,399.42           |
| Verizon Wireless                  | 9943400173     | Cell Phone Service - PD                                | \$ 1,600.40           |
| Waste Management of Colorado      | 5100903-2534-9 | Trash Service - PW                                     | \$ 162.49             |
| Waste Management of Colorado      | 5105735-2534-0 | Roll Off Trash Service                                 | \$ 1,307.30           |
| Weld County Health Department     | E230391        | Quarterly Wastewater Testing                           | \$ 1,014.50           |
| WEX BANK                          | 91591772       | Offsite Fuel                                           | \$ 1,970.17           |
| Windsor Ace Hardware              | 169424/4       | SKATE PARK VANDALISM                                   | \$ 94.74              |
| Xcel Energy                       | 843217694      | Street Lights                                          | \$ 3,443.11           |
| Xcel Energy                       | 843229388      | 300942323 - 10822 County Road 74 Bldg Stoc             | \$ 23.15              |
| Xcel Energy                       | 843229388      | 301709610 - 57/16 2-6-67 Pump                          | \$ 11.90              |
| Xcel Energy                       | 843229388      | 300966458 - 211 1st St                                 | \$ 64.89              |
| Xcel Energy                       | 843229388      | 301443761 - 1020 Mahogany Dr Unit Pump                 | \$ 552.75             |
| Xcel Energy                       | 843229388      | 301597386 - 400 Timber Ridge Pkwy Unit Spkl            | \$ 12.89              |
| Xcel Energy                       | 843229388      | 301748145 - 410 Timber Ridge Pkwy Unit Spkl            | \$ 12.76              |
| Xcel Energy                       | 843229388      | 301456912 - 336 1st St                                 | \$ 116.13             |
| Xcel Energy                       | 843229388      | 300954583 - 20/15 2-6-67 Sewage Plant                  | \$ 3,363.89           |
| Xcel Energy                       | 843229388      | 302039930 - 1236 1/2 Baldrige Dr Unit Lift             | \$ 230.01             |
| Xcel Energy                       | 843229388      | 304683265 - 410 Immigrant Trail - Settlers Landing HOA | \$ 13.19              |
| Xcel Energy                       | 843229388      | 303987355 - 3 S Timber Ridge Pkwy                      | \$ 659.75             |
| Xcel Energy                       | 843229388      | 304182684 - 231 W 4th Ave Unit Pump                    | \$ 348.48             |
| Xcel Energy                       | 843229388      | 301894204 - 50 Timber Ridge Pkwy                       | \$ 97.53              |
| Xcel Energy                       | 843229388      | 304881524 - 145 3rd St                                 | \$ 1,404.87           |
| Xcel Energy                       | 843229388      | 304920986 - 101 Waterfall Way                          | \$ 240.65             |
| Xcel Energy                       | 843229388      | 301872364 - 513 1/2 Broadview Dr                       | \$ 34.31              |
| Xcel Energy                       | 843229388      | 304920983 - 100 Waterfall Way                          | \$ 313.07             |
| Xcel Energy                       | 843229388      | 301274394 - 209 1st St Bldg Fire                       | \$ 240.08             |
|                                   |                |                                                        | <b>\$1,192,856.08</b> |



# Financial Statement Review

Nancy E. Mueller, CPA  
October 16, 2023

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## September 2023 Interim Financial Statements

The September 2023 Town of Severance Interim Financial Statements have been reviewed and can be published as part of the October 24, 2023, Council Consent Agenda.

  
Nancy E. Mueller, CPA  
Finance Director

TOWN OF SEVERANCE  
COMBINED CASH INVESTMENT  
SEPTEMBER 30, 2023

COMBINED CASH ACCOUNTS

|           |                                |               |
|-----------|--------------------------------|---------------|
| 01-100700 | CASH ON HAND                   | 3,966         |
| 01-101000 | BANK OF CO- CHECKING ***1469   | 1,025,320     |
| 01-101500 | BANK OF CO CREDIT CARD ***1481 | 26,618        |
| 01-102100 | COLOTRUST                      | 16,745,804    |
| 01-102180 | UMB SAFEKEEPING                | 35,300,672    |
| 01-106000 | XPRESS DEPOSIT ACCOUNT         | 7,721         |
|           |                                | <hr/>         |
|           | TOTAL COMBINED CASH            | 53,110,100    |
| 01-100000 | CASH ALLOCATED TO OTHER FUNDS  | ( 53,110,100) |
|           |                                | <hr/>         |

TOTAL UNALLOCATED CASH

CASH ALLOCATION RECONCILIATION

|    |                                                |               |
|----|------------------------------------------------|---------------|
| 10 | ALLOCATION TO GENERAL FUND                     | 20,622,911    |
| 11 | ALLOCATION TO CONSERVATION TRUST FUND          | 230,383       |
| 12 | ALLOCATION TO TRANSPORTATION FUND              | 2,843,874     |
| 13 | ALLOCATION TO PARKS FUND                       | 357,588       |
| 14 | ALLOCATION TO PUBLIC FACILITIES FUND           | 1,327,531     |
| 15 | ALLOCATION TO PUBLIC SAFETY FUND               | 322,607       |
| 41 | ALLOCATION TO FLEET FUND                       | 410,005       |
| 51 | ALLOCATION TO WATER FUND                       | 13,748,631    |
| 52 | ALLOCATION TO WASTEWATER FUND                  | 11,870,218    |
| 53 | ALLOCATION TO STORMWATER FUND                  | 1,512,129     |
| 75 | ALLOCATION TO CAPITAL PROJECTS                 | ( 135,775)    |
|    |                                                | <hr/>         |
|    | TOTAL ALLOCATIONS TO OTHER FUNDS               | 53,110,100    |
|    | ALLOCATION FROM COMBINED CASH FUND - 01-100000 | ( 53,110,100) |
|    |                                                | <hr/>         |

ZERO PROOF IF ALLOCATIONS BALANCE

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

GENERAL FUND

ASSETS

|           |                               |            |            |
|-----------|-------------------------------|------------|------------|
| 10-100000 | CASH - COMBINED FUND          | 20,622,911 |            |
| 10-105000 | TAXES RECEIVABLE              | 4,366      |            |
| 10-105300 | CASH W/ WELD COUNTY TREASURER | 19,970     |            |
| 10-115000 | ACCOUNTS RECEIVABLE           | 10,349     |            |
| 10-115010 | FUEL INVENTORY                | 4,981      |            |
| 10-115100 | OTHER ACCOUNTS RECEIVABLE     | 77         |            |
| 10-115200 | GRANT RECEIVABLE              | 226,183    |            |
| 10-120000 | DEVELOPER RECEIVABLES         | 15,453     |            |
| 10-131000 | DUE FROM OTHER GOVERNMENTS    | 177,013    |            |
| 10-131500 | ADVANCE TO STORMWATER FUND    | 40,000     |            |
|           |                               |            |            |
|           | TOTAL ASSETS                  |            | 21,121,303 |

LIABILITIES AND EQUITY

LIABILITIES

|           |                               |           |           |
|-----------|-------------------------------|-----------|-----------|
| 10-202000 | ACCOUNTS PAYABLE              | 114,800   |           |
| 10-203000 | CUSTOMER DEPOSITS-DEVELOPERS  | 48,972    |           |
| 10-203500 | CUSTOMER DEPOSITS-RENTALS     | 1,500     |           |
| 10-204000 | OTHER ACCRUED EXPENSES        | 4,364     |           |
| 10-211400 | COLORADO UNEMPLOYMENT PAYABLE | 1,438     |           |
| 10-211700 | HEALTH INSURANCE PAYABLE      | 2,778     |           |
| 10-211800 | DEFERRED PROPERTY TAXES       | 4,366     |           |
| 10-222000 | DEFERRED REVENUE              | 1,632,265 |           |
| 10-223000 | DEFERRED INFLOWS OF RESOURCES | 9,608     |           |
|           |                               |           |           |
|           | TOTAL LIABILITIES             |           | 1,820,092 |

FUND EQUITY

|           |                                 |            |            |
|-----------|---------------------------------|------------|------------|
|           | UNAPPROPRIATED FUND BALANCE:    |            |            |
| 10-290000 | FUND BALANCE                    | 16,354,473 |            |
|           | REVENUE OVER EXPENDITURES - YTD | 2,946,738  |            |
|           |                                 |            |            |
|           | BALANCE - CURRENT DATE          | 19,301,211 |            |
|           |                                 |            |            |
|           | TOTAL FUND EQUITY               |            | 19,301,211 |
|           |                                 |            |            |
|           | TOTAL LIABILITIES AND EQUITY    |            | 21,121,303 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEARNED   | PCNT   |
|-------------------------------------------|---------------|------------|-----------|------------|--------|
| REVENUE                                   |               |            |           |            |        |
| <u>TAXES</u>                              |               |            |           |            |        |
| 10-31-1000 GENERAL PROPERTY TAX           | 6,988         | 1,876,651  | 1,864,462 | ( 12,189)  | 100.7  |
| 10-31-3000 SALES TAX                      | 177,013       | 1,310,367  | 1,680,000 | 369,633    | 78.0   |
| 10-31-4000 USE TAX BUILDING MATERIALS     | 25,859        | 1,068,649  | 990,236   | ( 78,413)  | 107.9  |
| 10-31-8100 SEVERANCE TAX (OIL & GAS)      |               | 450,074    | 10,000    | ( 440,074) | 4500.7 |
| 10-31-8200 FRANCHISE                      | 6,413         | 157,843    | 225,000   | 67,157     | 70.2   |
| 10-31-9000 INTEREST / DELINQUENT TAX      | 371           | 1,023      | 1,500     | 477        | 68.2   |
| TOTAL TAXES                               | 216,643       | 4,864,606  | 4,771,198 | ( 93,408)  | 102.0  |
| <u>LICENSES &amp; 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      | 19,147        | 583,467    | 450,000   | ( 133,467) | 129.7  |
| 10-32-2600 ANIMAL LICENSES                | 145           | 670        | 1,000     | 330        | 67.0   |
| 10-32-3100 ADMIN. SERVICE DEVELOPMENT FEE | 900           | 48,000     | 48,900    | 900        | 98.2   |
| 10-32-3400 ADMINISTRATION FEES            | 5,247         | 179,666    | 150,000   | ( 29,666)  | 119.8  |
| 10-32-4100 ROW/HUNT/SIGN/DEVELOP. PERMITS | 595           | 26,680     | 7,500     | ( 19,180)  | 355.7  |
| 10-32-4150 SOLICITOR LICENSES             |               | 1,500      | 5,000     | 3,500      | 30.0   |
| TOTAL LICENSES & PERMITS                  | 26,034        | 841,683    | 665,800   | ( 175,883) | 126.4  |
| <u>INTERGOVERNMENTAL</u>                  |               |            |           |            |        |
| 10-33-3000 CDOT-MPO GRANTS                |               | 565,655    | 125,000   | ( 440,655) | 452.5  |
| 10-33-4000 STATE GRANTS                   | 1,103         | 248,598    | 299,000   | 50,402     | 83.1   |
| 10-33-5000 HIGHWAY USERS                  | 31,848        | 196,172    | 289,582   | 93,410     | 67.7   |
| 10-33-5050 MINERAL LEASE                  |               | 107,733    | 50,000    | ( 57,733)  | 215.5  |
| 10-33-5100 MOTOR VEHICLE FEES             | 5,490         | 42,260     | 45,000    | 2,740      | 93.9   |
| 10-33-5200 COUNTY ROAD & BRIDGE           |               | 46,251     | 70,000    | 23,749     | 66.1   |
| 10-33-5300 SPECIFIC OWNERSHIP TAX         | 7,195         | 60,983     | 100,000   | 39,017     | 61.0   |
| 10-33-5600 CIGARETTE TAX                  | 1,082         | 3,357      | 3,000     | ( 357)     | 111.9  |
| 10-33-6000 SHARED REVENUE WINDSOR         | 90,861        | 144,265    | 150,000   | 5,735      | 96.2   |
| TOTAL INTERGOVERNMENTAL                   | 137,579       | 1,415,275  | 1,131,582 | ( 283,693) | 125.1  |
| <u>CHARGES FOR SERVICES</u>               |               |            |           |            |        |
| 10-34-1100 COURT COSTS                    | 425           | 2,345      | 2,500     | 155        | 93.8   |
| 10-34-1200 POLICE REVENUE                 | 1,172         | 48,191     | 96,000    | 47,809     | 50.2   |
| 10-34-1400 MAPS, PLANS, COPIES            | 94            | 2,476      | 2,000     | ( 476)     | 123.8  |
| TOTAL CHARGES FOR SERVICES                | 1,691         | 53,011     | 100,500   | 47,489     | 52.8   |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                        | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEARNED   | PCNT  |
|----------------------------------------|---------------|------------|-----------|------------|-------|
| <u>FINES &amp; FORFEITS</u>            |               |            |           |            |       |
| 10-35-1000 MUNICIPAL COURT FINES       | 12,698        | 44,218     | 60,000    | 15,782     | 73.7  |
| 10-35-1100 SURCHARGE                   | 660           | 2,660      | 2,500     | ( 160)     | 106.4 |
| 10-35-1300 RESTITUTION - TOWN          |               | 10,650     |           | ( 10,650)  | .0    |
| TOTAL FINES & FORFEITS                 | 13,358        | 57,528     | 62,500    | 4,972      | 92.0  |
| <u>MISCELLANEOUS</u>                   |               |            |           |            |       |
| 10-36-1000 RETURN CHECK CHARGES        | 330           | 1,737      | 2,500     | 763        | 69.5  |
| 10-36-1500 INSURANCE CLAIM PAYMENTS    |               | 11,453     | 2,500     | ( 8,953)   | 458.1 |
| 10-36-1600 SPECIAL ASSESSMENTS         |               | 766        | 766       |            | 100.0 |
| 10-36-2000 OTHER MISCELLANEOUS REVENUE | ( 20,051)     | 6,431      | 5,000     | ( 1,431)   | 128.6 |
| 10-36-3000 RENT                        | 3,455         | 31,020     | 41,500    | 10,480     | 74.8  |
| 10-36-3500 INTEREST AND DIVIDENDS      | 94,813        | 456,863    | 225,000   | ( 231,863) | 203.1 |
| 10-36-3550 CHANGE IN MARKET VALUE      | ( 51,747)     | ( 7,482)   |           | 7,482      | .0    |
| 10-36-3560 INTERFUND LOAN - PRINCIPAL  | 612           | 4,829      |           | ( 4,829)   | .0    |
| 10-36-3565 INTERFUND LOAN - INTEREST   | 134           | 1,137      |           | ( 1,137)   | .0    |
| 10-36-4500 MATERIALS AND LABOR         |               | 8,943      | 10,000    | 1,057      | 89.4  |
| 10-36-5000 SPECIAL EVENT REVENUE       | 1,200         | 67,041     | 60,000    | ( 7,041)   | 111.7 |
| 10-36-6500 REIMBURSEMENTS/REFUNDS      |               | 17,515     |           | ( 17,515)  | .0    |
| 10-36-8050 OIL AND GAS ROYALTIES       | 414           | 6,083      | 10,000    | 3,917      | 60.8  |
| 10-36-9900 OTHER REVENUES              | 20,051        | 20,051     |           | ( 20,051)  | .0    |
| TOTAL MISCELLANEOUS                    | 49,211        | 626,386    | 357,266   | ( 269,120) | 175.3 |
| <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                     | 444,517       | 7,858,490  | 7,097,049 | ( 761,441) | 110.7 |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL     | BUDGET         | UNEXPENDED     | PCNT        |
|-------------------------------------------|---------------|----------------|----------------|----------------|-------------|
| <b>EXPENDITURES</b>                       |               |                |                |                |             |
| <u>LEGISLATIVE</u>                        |               |                |                |                |             |
| 10-41-1100 REGULAR STAFF WAGES            | 7,715         | 56,840         | 91,753         | 34,913         | 62.0        |
| 10-41-1104 RETIREMENT 457                 | 231           | 1,705          | 2,752          | 1,047          | 62.0        |
| 10-41-1105 BOARD OF TRUSTEE FEES          | 550           | 6,150          | 13,000         | 6,850          | 47.3        |
| 10-41-1130 FICA/MEDICARE                  | 632           | 4,690          | 7,020          | 2,330          | 66.8        |
| 10-41-1140 WORKERS COMPENSATION           | 449           | 1,796          | 2,500          | 704            | 71.9        |
| 10-41-1150 UNEMPLOYMENT                   | 15            | 114            | 275            | 161            | 41.4        |
| 10-41-1160 HEALTH INSURANCE               | 738           | 10,922         | 18,714         | 7,792          | 58.4        |
| 10-41-1161 DISABILITY INSURANCE           | 106           | 1,219          | 1,843          | 624            | 66.2        |
| 10-41-2100 LEGAL FEES                     | 5,457         | 45,980         | 130,000        | 84,020         | 35.4        |
| 10-41-3150 TELEPHONE                      | 85            | 765            | 1,200          | 435            | 63.8        |
| 10-41-3180 MILEAGE                        |               |                | 500            | 500            | .0          |
| 10-41-3210 INSURANCE AND BONDS            | 1,334         | 5,723          | 5,288          | ( 435)         | 108.2       |
| 10-41-3330 PUBLISHING/RECORDING           |               | 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           | 214           | 8,984          | 9,250          | 266            | 97.1        |
| 10-41-3825 MEETING/MEALS                  | 828           | 7,196          | 10,000         | 2,804          | 72.0        |
| 10-41-3990 MISCELLANEOUS                  |               | 124            | 500            | 376            | 24.7        |
| 10-41-4010 CORA REQUESTS                  | ( 156)        | 371            |                | ( 371)         | .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         | 23,365         | 38,825         | 15,460         | 60.2        |
| 10-41-4810 UNIFORMS                       |               | 567            | 2,275          | 1,708          | 24.9        |
| 10-41-4990 SUPPLIES                       | 385           | 957            | 1,000          | 43             | 95.7        |
| 10-41-5050 EDUCATION SCHOLARSHIP          |               | 1,000          |                | ( 1,000)       | .0          |
| 10-41-5500 TOWN COUNCIL DISCRETIONARY     | 2,849         | 7,483          | 117,197        | 109,714        | 6.4         |
| 10-41-5550 LAND USE ADVISORY COMMITTEE    | 310           | 16,048         | 12,000         | ( 4,048)       | 133.7       |
| 10-41-5555 IHOP GRANT                     | 2,414         | 26,686         | 26,636         | ( 50)          | 100.2       |
| 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       | ( 1,713)      | ( 16,393)      | ( 31,250)      | ( 14,857)      | ( 52.5)     |
| 10-41-8300 ALLOCATION TO WASTEWATER FUND  | ( 1,637)      | ( 15,668)      | ( 29,871)      | ( 14,203)      | ( 52.5)     |
| 10-41-8400 ALLOCATION TO STORMWATER FUND  | ( 579)        | ( 5,542)       | ( 10,570)      | ( 5,028)       | ( 52.4)     |
| <b>TOTAL LEGISLATIVE</b>                  | <b>21,463</b> | <b>203,434</b> | <b>453,937</b> | <b>250,503</b> | <b>44.8</b> |
| <u>ELECTIONS</u>                          |               |                |                |                |             |
| 10-42-3310 WELD CO COORDINATED ELECTION   |               |                | 12,000         | 12,000         | .0          |
| 10-42-3330 PUBLISHING                     | 22            | 22             |                | ( 22)          | .0          |
| <b>TOTAL ELECTIONS</b>                    | <b>22</b>     | <b>22</b>      | <b>12,000</b>  | <b>11,978</b>  | <b>.2</b>   |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                  | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT  |
|----------------------------------|---------------|------------|--------|------------|-------|
| <u>JUDICIAL</u>                  |               |            |        |            |       |
| 10-43-1100 REGULAR STAFF WAGES   | 2,572         | 24,267     | 47,176 | 22,909     | 51.4  |
| 10-43-1104 RETIREMENT 457        | 77            | 728        | 1,415  | 687        | 51.4  |
| 10-43-1130 FICA/MEDICARE         | 197           | 1,728      | 3,609  | 1,881      | 47.9  |
| 10-43-1140 WORKERS COMPENSATION  | 269           | 1,078      | 1,500  | 422        | 71.9  |
| 10-43-1150 UNEMPLOYMENT          | 5             | 48         | 141    | 93         | 34.3  |
| 10-43-1160 HEALTH INSURANCE      | 246           | 6,495      | 12,952 | 6,457      | 50.1  |
| 10-43-1161 DISABILITY INSURANCE  | 35            | 583        | 978    | 395        | 59.6  |
| 10-43-2100 LEGAL FEES            | 850           | 8,325      | 13,000 | 4,675      | 64.0  |
| 10-43-2110 MUNICIPAL JUDGE       | 600           | 5,325      | 8,000  | 2,675      | 66.6  |
| 10-43-3150 TELEPHONE             | 21            | 186        | 250    | 64         | 74.3  |
| 10-43-3210 INSURANCE AND BONDS   | 800           | 3,434      | 3,173  | ( 261)     | 108.2 |
| 10-43-3810 MEMBERSHIP            |               | 50         |        | ( 50)      | .0    |
| 10-43-3820 EDUCATION             |               |            | 250    | 250        | .0    |
| 10-43-3830 TRANSLATOR/JUROR FEES | 110           | 730        | 1,500  | 770        | 48.7  |
| 10-43-4310 COURT SUPPLIES        |               | 903        | 600    | ( 303)     | 150.5 |
| 10-43-4810 UNIFORMS              | 79            | 163        | 150    | ( 13)      | 108.6 |
| TOTAL JUDICIAL                   | 5,861         | 54,042     | 94,694 | 40,652     | 57.1  |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEXPENDED | PCNT    |
|-------------------------------------------|---------------|------------|-----------|------------|---------|
| <u>ADMINISTRATION</u>                     |               |            |           |            |         |
| 10-44-1100 REGULAR STAFF WAGES            | 30,467        | 179,008    | 273,660   | 94,652     | 65.4    |
| 10-44-1102 OVERTIME                       | 403           | 570        | (         | 570)       | .0      |
| 10-44-1104 RETIREMENT                     | 1,073         | 6,207      | 9,485     | 3,278      | 65.4    |
| 10-44-1130 FICA/MEDICARE                  | 2,292         | 13,148     | 20,935    | 7,787      | 62.8    |
| 10-44-1140 WORKERS COMPENSATION           | 1,239         | 4,957      | 6,900     | 1,943      | 71.9    |
| 10-44-1150 UNEMPLOYMENT                   | 62            | 359        | 821       | 462        | 43.8    |
| 10-44-1160 HEALTH & LIFE INSURANCE        | 3,931         | 32,427     | 54,717    | 22,290     | 59.3    |
| 10-44-1161 DISABILITY INSURANCE           | 365           | 2,828      | 4,981     | 2,153      | 56.8    |
| 10-44-2150 HR SERVICES                    | 720           | 5,970      | 45,000    | 39,030     | 13.3    |
| 10-44-2990 OTHER PROFESSIONAL FEES        | ( 504)        | 56,774     | 86,515    | 29,741     | 65.6    |
| 10-44-3110 UTILITIES                      | 1,136         | 8,792      | 18,000    | 9,208      | 48.8    |
| 10-44-3150 TELEPHONE                      | 321           | 2,903      | 5,000     | 2,097      | 58.1    |
| 10-44-3175 BUILDING REPAIRS & MAINTENANCE | 895           | 9,262      | 20,000    | 10,738     | 46.3    |
| 10-44-3177 VEHICLE REPAIRS & MAINTENANCE  | 1,212         | 2,713      | 500       | ( 2,213)   | 542.5   |
| 10-44-3210 INSURANCE AND BONDS            | 3,681         | 16,845     | 14,596    | ( 2,249)   | 115.4   |
| 10-44-3220 CIRSA DEDUCTIBLES              |               | 500        | 6,000     | 5,500      | 8.3     |
| 10-44-3330 PUBLISHING                     |               |            | 1,750     | 1,750      | .0      |
| 10-44-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS | 400           | 1,620      | 2,000     | 380        | 81.0    |
| 10-44-3820 CONTINUING EDUCATION           | 925           | 9,899      | 10,000    | 101        | 99.0    |
| 10-44-3825 MEALS/MISCELLANEOUS            | ( 107)        | 2,315      | 3,000     | 685        | 77.2    |
| 10-44-3990 MISCELLANEOUS SERVICES/COPIER  | 1,551         | 7,925      | 4,500     | ( 3,425)   | 176.1   |
| 10-44-3992 SPECIAL EVENT EXPENDITURE      | 2,508         | 103,860    | 165,000   | 61,140     | 63.0    |
| 10-44-4000 ADVERTISING                    | 1,902         | 8,169      | 1,750     | ( 6,419)   | 466.8   |
| 10-44-4310 OFFICE SUPPLIES                | 815           | 4,978      | 6,000     | 1,022      | 83.0    |
| 10-44-4320 COMPUTER REPLACE./AUDIO VISUAL | 83            | 5,987      | 10,000    | 4,013      | 59.9    |
| 10-44-4330 COMPUTER SUPPORT AND MAINT     | 2,334         | 29,611     | 35,550    | 5,939      | 83.3    |
| 10-44-4340 POSTAGE                        | 1,009         | 3,114      | 6,000     | 2,886      | 51.9    |
| 10-44-4390 OTHER OFFICE EXPENSE           | 176           | 1,205      | 3,000     | 1,795      | 40.2    |
| 10-44-4520 VEHICLE FUEL                   | 135           | 808        | 5,000     | 4,192      | 16.2    |
| 10-44-4810 UNIFORMS                       | 531           | 1,155      | 1,350     | 195        | 85.6    |
| 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                  | 221           | 663        | 1,000     | 337        | 66.3    |
| 10-44-8200 ALLOCATION TO WATER FUND       | ( 5,335)      | ( 45,009)  | ( 68,449) | ( 23,440)  | ( 65.8) |
| 10-44-8300 ALLOCATION TO WASTEWATER FUND  | ( 5,099)      | ( 43,022)  | ( 65,429) | ( 22,407)  | ( 65.8) |
| 10-44-8400 ALLOCATION TO STORMWATER FUND  | ( 1,804)      | ( 15,222)  | ( 23,152) | ( 7,930)   | ( 65.8) |
| TOTAL ADMINISTRATION                      | 47,538        | 421,883    | 718,980   | 297,097    | 58.7    |



TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEXPENDED | PCNT    |
|-------------------------------------------|---------------|------------|-----------|------------|---------|
| <u>FINANCE</u>                            |               |            |           |            |         |
| 10-45-1100 REGULAR STAFF WAGES            | 27,923        | 161,488    | 242,150   | 80,662     | 66.7    |
| 10-45-1102 OVERTIME                       |               |            | 100       | 100        | .0      |
| 10-45-1104 RETIREMENT 457                 | 838           | 4,845      | 7,265     | 2,420      | 66.7    |
| 10-45-1130 FICA/MEDICARE                  | 2,063         | 11,970     | 18,524    | 6,554      | 64.6    |
| 10-45-1140 WORKERS COMPENSATION           | 970           | 3,880      | 5,400     | 1,520      | 71.9    |
| 10-45-1150 UNEMPLOYMENT                   | 56            | 323        | 727       | 404        | 44.4    |
| 10-45-1160 HEALTH & LIFE INSURANCE        | 3,652         | 26,698     | 49,642    | 22,944     | 53.8    |
| 10-45-1161 DISABILITY INSURANCE           | 352           | 2,760      | 4,752     | 1,992      | 58.1    |
| 10-45-2200 AUDIT & ACCOUNTING FEES        |               | 22,250     | 25,000    | 2,750      | 89.0    |
| 10-45-3150 TELEPHONE                      | 82            | 618        | 800       | 182        | 77.2    |
| 10-45-3210 INSURANCE AND BONDS            | 2,881         | 12,362     | 11,423    | ( 939)     | 108.2   |
| 10-45-3315 WELD COUNTY TREASURER FEE      | 74            | 18,777     | 21,000    | 2,223      | 89.4    |
| 10-45-3340 BANK CHARGES                   | 10            | 32         | 1,000     | 968        | 3.2     |
| 10-45-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS |               |            | 1,000     | 1,000      | .0      |
| 10-45-3820 CONTINUING EDUCATION           | 824           | 1,495      | 5,700     | 4,205      | 26.2    |
| 10-45-3825 MEALS/MISCELLANEOUS            |               | 178        | 500       | 322        | 35.7    |
| 10-45-4310 OFFICE SUPPLIES                | 10            | 1,447      | 1,500     | 53         | 96.5    |
| 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       | ( 3,455)      | ( 24,025)  | ( 34,983) | ( 10,958)  | ( 68.7) |
| 10-45-8300 ALLOCATION TO WASTEWATER FUND  | ( 3,303)      | ( 22,967)  | ( 33,439) | ( 10,472)  | ( 68.7) |
| 10-45-8400 ALLOCATION TO STORMWATER FUND  | ( 1,169)      | ( 8,127)   | ( 11,832) | ( 3,705)   | ( 68.7) |
| TOTAL FINANCE                             | 31,808        | 233,893    | 596,079   | 362,186    | 39.2    |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEXPENDED | PCNT  |
|-------------------------------------------|---------------|------------|-----------|------------|-------|
| <u>PUBLIC SAFETY</u>                      |               |            |           |            |       |
| 10-51-1100 REGULAR STAFF WAGES            | 101,501       | 631,320    | 1,159,439 | 528,119    | 54.5  |
| 10-51-1102 OVERTIME                       | 1,162         | 22,702     | 32,000    | 9,298      | 70.9  |
| 10-51-1104 RETIREMENT                     | 568           | 3,118      | 5,024     | 1,906      | 62.1  |
| 10-51-1107 CONTRACTED SECURITY SERVICES   | 2,703         | 6,892      | 15,000    | 8,108      | 46.0  |
| 10-51-1130 FICA/MEDICARE                  | 2,607         | 15,419     | 27,194    | 11,775     | 56.7  |
| 10-51-1140 WORKERS COMPENSATION           | 5,029         | 20,117     | 28,000    | 7,883      | 71.9  |
| 10-51-1150 UNEMPLOYMENT                   | 211           | 1,322      | 3,478     | 2,156      | 38.0  |
| 10-51-1155 POLICE PENSION                 | 7,725         | 48,408     | 94,237    | 45,829     | 51.4  |
| 10-51-1160 HEALTH INSURANCE               | 15,182        | 126,432    | 254,411   | 127,979    | 49.7  |
| 10-51-1161 DISABILITY INSURANCE           | 4,052         | 28,868     | 23,797    | ( 5,071)   | 121.3 |
| 10-51-2300 MEDICAL                        | 350           | 1,528      | 1,800     | 272        | 84.9  |
| 10-51-2310 PSYCHOLOGICAL                  |               | 540        | 2,000     | 1,460      | 27.0  |
| 10-51-2990 OTHER PROFESSIONAL FEES        | 898           | 26,162     | 15,650    | ( 10,512)  | 167.2 |
| 10-51-3110 UTILITIES                      | 284           | 5,212      | 6,000     | 788        | 86.9  |
| 10-51-3150 TELEPHONE/PAGERS               | 1,666         | 14,635     | 20,000    | 5,365      | 73.2  |
| 10-51-3175 BUILDING REPAIRS & MAINTENANCE | 632           | 3,375      | 7,000     | 3,625      | 48.2  |
| 10-51-3177 VEHICLE REPAIRS & MAINTENANCE  | 2,579         | 17,951     | 20,000    | 2,049      | 89.8  |
| 10-51-3180 MILEAGE                        |               |            | 100       | 100        | .0    |
| 10-51-3210 INSURANCE AND BONDS            | 14,939        | 64,098     | 59,231    | ( 4,867)   | 108.2 |
| 10-51-3320 PRINTING/FORMS                 | 112           | 738        | 5,000     | 4,262      | 14.8  |
| 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          | 103           | 103        | 1,000     | 897        | 10.3  |
| 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   | 5,069         | 14,281     | 13,000    | ( 1,281)   | 109.9 |
| 10-51-3825 MEALS/MISCELLANEOUS            | 32            | 508        | 1,000     | 492        | 50.8  |
| 10-51-3850 LAB TESTING FEES               |               | 258        | 1,000     | 742        | 25.8  |
| 10-51-3990 MISCELLANEOUS SERVICES         |               | 173        | 2,000     | 1,827      | 8.7   |
| 10-51-4300 OFFICE FURNITURE               |               | 1,749      | 1,000     | ( 749)     | 174.9 |
| 10-51-4310 OFFICE SUPPLIES                | 113           | 1,551      | 3,000     | 1,449      | 51.7  |
| 10-51-4330 COMPUTER SUPPORT AND MAINT     | 2,387         | 36,818     | 43,850    | 7,032      | 84.0  |
| 10-51-4340 POSTAGE                        |               |            | 100       | 100        | .0    |
| 10-51-4520 VEHICLE FUEL                   | 2,577         | 20,599     | 35,000    | 14,401     | 58.9  |
| 10-51-4530 VEHICLE & EQUIP AMORTIZATION   | 1,475         | 13,275     | 17,700    | 4,425      | 75.0  |
| 10-51-4720 EQUIPMENT FOR PATROL           |               | 3,484      | 3,000     | ( 484)     | 116.1 |
| 10-51-4730 EQUIPMENT FOR TRAINING         | 385           | 1,882      | 3,500     | 1,618      | 53.8  |
| 10-51-4740 EQUIPMENT FOR INVEST./EVIDENCE |               | 825        | 2,000     | 1,175      | 41.3  |
| 10-51-4810 UNIFORMS                       | 1,127         | 13,209     | 20,000    | 6,791      | 66.1  |
| 10-51-4850 UNANTICIPATED EXP/CONTINGENCY  | 11,900        | 11,900     | 20,000    | 8,100      | 59.5  |
| 10-51-4990 MISCELLANEOUS SUPPLIES         | ( 3,632)      | 1,978      | 7,000     | 5,022      | 28.3  |
| 10-51-7000 CAPITAL OUTLAY                 | 9,925         | 27,977     | 50,000    | 22,023     | 56.0  |
| TOTAL PUBLIC SAFETY                       | 193,660       | 1,232,523  | 2,065,011 | 832,488    | 59.7  |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL | BUDGET  | UNEXPENDED | PCNT  |
|-------------------------------------------|---------------|------------|---------|------------|-------|
| <u>STREETS / MAINTENANCE</u>              |               |            |         |            |       |
| 10-61-1100 REGULAR STAFF WAGES            | 16,794        | 107,845    | 137,196 | 29,351     | 78.6  |
| 10-61-1101 PART-TIME STAFF WAGES          |               |            | 30,000  | 30,000     | .0    |
| 10-61-1102 OVERTIME                       | 512           | 1,578      | 2,000   | 422        | 78.9  |
| 10-61-1104 RETIREMENT                     | 519           | 3,206      | 4,116   | 910        | 77.9  |
| 10-61-1130 FICA/MEDICARE                  | 1,290         | 7,913      | 12,026  | 4,113      | 65.8  |
| 10-61-1140 WORKERS COMPENSATION           | 826           | 3,305      | 4,600   | 1,295      | 71.9  |
| 10-61-1150 UNEMPLOYMENT                   | 35            | 221        | 411     | 190        | 53.7  |
| 10-61-1160 HEALTH & LIFE INSURANCE        | 3,306         | 29,833     | 39,656  | 9,823      | 75.2  |
| 10-61-1161 DISABILITY INSURANCE           | 234           | 2,177      | 3,035   | 858        | 71.7  |
| 10-61-2100 LEGAL FEES                     |               | 273        |         | ( 273)     | .0    |
| 10-61-2400 ENGINEERING                    | 40,715        | 45,510     | 65,000  | 19,490     | 70.0  |
| 10-61-2990 OTHER PROFESSIONAL FEES        | 145           | 965        | 1,000   | 35         | 96.5  |
| 10-61-3150 TELEPHONE                      | 95            | 1,244      | 1,500   | 256        | 83.0  |
| 10-61-3161 STREET LIGHTING                | 7,331         | 61,132     | 80,000  | 18,868     | 76.4  |
| 10-61-3172 REPAIRS & MAINTENANCE - STREET |               | 47,226     | 125,000 | 77,774     | 37.8  |
| 10-61-3173 REPAIRS & MAINTENANCE - EQUIPM | 1,841         | 10,154     | 7,610   | ( 2,544)   | 133.4 |
| 10-61-3175 BUILDING REPAIRS & MAINTENANCE | 63            | 1,544      | 1,500   | ( 44)      | 102.9 |
| 10-61-3177 VEHICLE REPAIRS & MAINTENANCE  | ( 1,873)      | 5,860      | 4,800   | ( 1,060)   | 122.1 |
| 10-61-3210 INSURANCE AND BONDS            | 2,454         | 13,974     | 9,731   | ( 4,243)   | 143.6 |
| 10-61-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS |               |            | 500     | 500        | .0    |
| 10-61-3820 CONTINUING EDUCATION           | ( 1,543)      | 1,494      | 1,375   | ( 119)     | 108.7 |
| 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                | ( 2,375)      | 3,276      | 5,000   | 1,724      | 65.5  |
| 10-61-4330 COMPUTER SUPPORT & MAINTENANCE | 673           | 8,556      | 11,130  | 2,574      | 76.9  |
| 10-61-4520 VEHICLE FUEL                   | 899           | 10,629     | 11,000  | 371        | 96.6  |
| 10-61-4810 UNIFORMS                       | ( 126)        | 472        | 825     | 353        | 57.3  |
| 10-61-4850 UNANTICIPATED EXP/CONTINGENCY  |               |            | 10,000  | 10,000     | .0    |
| 10-61-4990 MISCELLANEOUS SUPPLIES         | ( 110)        | 4,635      | 5,000   | 365        | 92.7  |
| 10-61-5000 STREET SIGNS                   |               | 9,408      | 15,000  | 5,592      | 62.7  |
| 10-61-7000 CAPITAL OUTLAY                 |               | 15,302     | 41,900  | 26,598     | 36.5  |
| TOTAL STREETS / MAINTENANCE               | 71,705        | 398,002    | 633,661 | 235,659    | 62.8  |

SNOW

|            |                                |        |         |        |           |        |
|------------|--------------------------------|--------|---------|--------|-----------|--------|
| 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 | 29,176 | 33,811  | 3,000  | ( 30,811) | 1127.0 |
| 10-63-3825 | MEALS/MISCELLANEOUS            |        |         | 250    | 250       | .0     |
| 10-63-4110 | SUPPLIES                       |        | 48,656  | 50,000 | 1,344     | 97.3   |
|            | TOTAL SNOW                     | 29,176 | 110,386 | 66,564 | ( 43,822) | 165.8  |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL | BUDGET  | UNEXPENDED | PCNT  |
|-------------------------------------------|---------------|------------|---------|------------|-------|
| <u>PUBLIC WORKS OVERHEAD</u>              |               |            |         |            |       |
| 10-64-3110 UTILITIES                      | 1,402         | 15,541     | 20,000  | 4,459      | 77.7  |
| 10-64-3150 TELEPHONES & INTERNET          |               |            | 800     | 800        | .0    |
| 10-64-3175 BUILDING REPAIRS & MAINTENANCE | 5,637         | 17,900     | 15,000  | ( 2,900)   | 119.3 |
| 10-64-3690 MOSQUITO CONTROL               | 3,805         | 22,829     | 30,000  | 7,171      | 76.1  |
| 10-64-3825 MEALS, MEETINGS AND TRAVEL     |               | 182        | 600     | 418        | 30.3  |
| 10-64-3990 MISCELLANEOUS SERVICES         | 204           | 1,561      | 2,000   | 439        | 78.1  |
| 10-64-4310 OFFICE SUPPLIES                |               | 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                  | 359           | 1,078      | 4,000   | 2,922      | 27.0  |
| 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               | 11,407        | 79,676     | 124,600 | 44,924     | 64.0  |

PARKS / GREEN SPACE

|                                           |          |         |         |          |       |
|-------------------------------------------|----------|---------|---------|----------|-------|
| 10-65-1100 REGULAR STAFF WAGES            | 15,651   | 100,608 | 177,237 | 76,629   | 56.8  |
| 10-65-1101 PART-TIME STAFF WAGES          | 720      | 8,236   | 30,000  | 21,764   | 27.5  |
| 10-65-1102 OVERTIME                       | 741      | 1,807   | 2,000   | 193      | 90.4  |
| 10-65-1104 RETIREMENT                     | 485      | 2,989   | 5,317   | 2,328    | 56.2  |
| 10-65-1130 FICA/MEDICARE                  | 1,279    | 8,042   | 15,853  | 7,811    | 50.7  |
| 10-65-1140 WORKERS COMPENSATION           | 1,150    | 4,598   | 6,400   | 1,802    | 71.9  |
| 10-65-1150 UNEMPLOYMENT                   | 34       | 223     | 532     | 309      | 41.9  |
| 10-65-1160 HEALTH & LIFE INSURANCE        | 3,157    | 28,493  | 49,434  | 20,941   | 57.6  |
| 10-65-1161 DISABILITY INSURANCE           | 220      | 2,049   | 4,015   | 1,966    | 51.0  |
| 10-65-3110 UTILITIES                      | 1,728    | 12,750  | 21,000  | 8,250    | 60.7  |
| 10-65-3150 TELEPHONE/PAGERS               | 127      | 1,518   | 2,000   | 482      | 75.9  |
| 10-65-3171 VANDALISM                      | 274      | 567     | 8,000   | 7,433    | 7.1   |
| 10-65-3172 TREE & LANDSCAPE MAINTENANCE   |          | 798     | 4,000   | 3,202    | 20.0  |
| 10-65-3173 REPAIRS & MAINTENANCE - EQUIPM | 1,970    | 16,642  | 10,660  | ( 5,982) | 156.1 |
| 10-65-3175 BUILDING REPAIRS & MAINTENANCE | 146      | 3,127   | 1,200   | ( 1,927) | 260.6 |
| 10-65-3176 GROUNDS MAINTENANCE            |          | 7,844   | 14,000  | 6,156    | 56.0  |
| 10-65-3177 VEHICLE REPAIRS & MAINTENANCE  | ( 1,764) | 6,064   | 4,700   | ( 1,364) | 129.0 |
| 10-65-3210 INSURANCE AND BONDS            | 3,415    | 14,651  | 13,538  | ( 1,113) | 108.2 |
| 10-65-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS | 500      | 780     |         | ( 780)   | .0    |
| 10-65-3820 CONTINUING EDUCATION           | 704      | 1,444   | 1,375   | ( 69)    | 105.0 |
| 10-65-3990 SERVICES                       |          | 1,504   | 2,500   | 996      | 60.2  |
| 10-65-4330 COMPUTER SUPPORT & MAINTENANCE | 673      | 8,556   | 11,125  | 2,569    | 76.9  |
| 10-65-4520 VEHICLE FUEL                   | 893      | 10,378  | 9,000   | ( 1,378) | 115.3 |
| 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) | .0    |
| TOTAL PARKS / GREEN SPACE                 | 32,104   | 256,179 | 454,142 | 197,963  | 56.4  |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

GENERAL FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEXPENDED   | PCNT  |
|-------------------------------------------|---------------|------------|-----------|--------------|-------|
| <u>COMMUNITY DEVELOPMENT</u>              |               |            |           |              |       |
| 10-70-1100 REGULAR STAFF WAGES            | 31,783        | 199,149    | 300,723   | 101,574      | 66.2  |
| 10-70-1104 RETIREMENT                     | 1,101         | 6,785      | 11,097    | 4,312        | 61.1  |
| 10-70-1130 FICA/MEDICARE                  | 2,380         | 14,956     | 25,048    | 10,092       | 59.7  |
| 10-70-1140 WORKERS COMPENSATION           | 1,275         | 5,101      | 7,100     | 1,999        | 71.9  |
| 10-70-1150 UNEMPLOYMENT                   | 64            | 398        | 982       | 584          | 40.6  |
| 10-70-1160 HEALTH & LIFE INSURANCE        | 3,034         | 24,779     | 50,041    | 25,262       | 49.5  |
| 10-70-1161 DISABILITY INSURANCE           | 215           | 2,874      | 5,821     | 2,947        | 49.4  |
| 10-70-2400 ENGINEERING                    | 13,685        | 48,133     | 60,000    | 11,867       | 80.2  |
| 10-70-2600 PLANNING SERVICES              | 97            | 8,714      | 40,000    | 31,286       | 21.8  |
| 10-70-2980 BUILDING INSPECTIONS & LICENSE | 12,050        | 379,165    | 300,000   | ( 79,165)    | 126.4 |
| 10-70-2990 OTHER PROFESSIONAL FEES        |               |            | 2,500     | 2,500        | .0    |
| 10-70-3110 UTILITIES                      | 73            | 670        | 1,000     | 330          | 67.0  |
| 10-70-3150 TELEPHONE                      | 192           | 1,687      | 2,500     | 813          | 67.5  |
| 10-70-3173 REPAIRS & MAINTENANCE - EQUIPM |               |            | 500       | 500          | .0    |
| 10-70-3177 VEHICLE REPAIRS & MAINTENANCE  | 727           | 727        |           | ( 727)       | .0    |
| 10-70-3210 INSURANCE AND BONDS            | 3,788         | 16,253     | 15,019    | ( 1,234)     | 108.2 |
| 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           | 440           | 690        | 2,000     | 1,310        | 34.5  |
| 10-70-3825 MEALS/MISCELLANEOUS/TRAVEL     |               |            | 200       | 200          | .0    |
| 10-70-4099 DEVELOPER EXP.TO BE REIMBURSED | 406           | 1,008      |           | ( 1,008)     | .0    |
| 10-70-4310 OFFICE SUPPLIES                | 9             | 237        | 1,000     | 763          | 23.7  |
| 10-70-4330 COMPUTER SUPPORT               |               | 3,300      |           | ( 3,300)     | .0    |
| 10-70-4520 VEHICLE FUEL                   | 63            | 650        | 3,500     | 2,850        | 18.6  |
| 10-70-4810 UNIFORMS                       |               | 40         | 750       | 710          | 5.3   |
| 10-70-4987 ECONOMIC DEVELOPMENT           | 150           | 5,693      | 25,000    | 19,307       | 22.8  |
| 10-70-4989 TRAIL DEVELOPMENT              |               | 10,000     | 15,000    | 5,000        | 66.7  |
| TOTAL COMMUNITY DEVELOPMENT               | 71,531        | 735,883    | 876,281   | 140,398      | 84.0  |
| <u>TRANSFERS TO OTHER FUNDS</u>           |               |            |           |              |       |
| 10-90-9011 TRANSFERS TO OTHER FUNDS       |               | 1,185,828  | 290,000   | ( 895,828)   | 408.9 |
| TOTAL TRANSFERS TO OTHER FUNDS            |               | 1,185,828  | 290,000   | ( 895,828)   | 408.9 |
| TOTAL FUND EXPENDITURES                   | 516,274       | 4,911,752  | 6,385,949 | 1,474,197    | 76.9  |
| NET REVENUE OVER EXPENDITURES             | ( 71,757)     | 2,946,738  | 711,100   | ( 2,235,638) | 414.4 |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

CONSERVATION TRUST FUND

|                               |                                 |         |         |
|-------------------------------|---------------------------------|---------|---------|
| <u>ASSETS</u>                 |                                 |         |         |
| 11-100000                     | CASH - COMBINED FUND            | 230,383 |         |
|                               |                                 |         |         |
|                               | TOTAL ASSETS                    |         | 230,383 |
|                               |                                 |         |         |
| <u>LIABILITIES AND EQUITY</u> |                                 |         |         |
|                               |                                 |         |         |
| <u>FUND EQUITY</u>            |                                 |         |         |
|                               |                                 |         |         |
| UNAPPROPRIATED FUND BALANCE:  |                                 |         |         |
| 11-290000                     | FUND BALANCE                    | 132,327 |         |
|                               | REVENUE OVER EXPENDITURES - YTD | 98,056  |         |
|                               |                                 |         |         |
|                               | BALANCE - CURRENT DATE          | 230,383 |         |
|                               |                                 |         |         |
|                               | TOTAL FUND EQUITY               |         | 230,383 |
|                               |                                 |         |         |
|                               | TOTAL LIABILITIES AND EQUITY    |         | 230,383 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

CONSERVATION TRUST FUND

|            |                               | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED  | PCNT |
|------------|-------------------------------|---------------|------------|--------|-----------|------|
| REVENUE    |                               |               |            |        |           |      |
|            | <u>INTERGOVERNMENTAL</u>      |               |            |        |           |      |
| 11-33-5900 | COLORADO LOTTERY              | 24,441        | 93,787     |        | ( 93,787) | .0   |
|            | TOTAL INTERGOVERNMENTAL       | 24,441        | 93,787     |        | ( 93,787) | .0   |
|            | <u>MISCELLANEOUS</u>          |               |            |        |           |      |
| 11-36-3500 | INTEREST AND DIVIDENDS        | 981           | 4,340      |        | ( 4,340)  | .0   |
| 11-36-3550 | CHANGE IN MARKET VALUE        | ( 482)        | ( 71)      |        | 71        | .0   |
|            | TOTAL MISCELLANEOUS           | 499           | 4,269      |        | ( 4,269)  | .0   |
|            | TOTAL FUND REVENUE            | 24,940        | 98,056     |        | ( 98,056) | .0   |
|            | NET REVENUE OVER EXPENDITURES | 24,940        | 98,056     |        | ( 98,056) | .0   |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

TRANSPORTATION FUND

ASSETS

|           |                      |           |           |
|-----------|----------------------|-----------|-----------|
| 12-100000 | CASH - COMBINED FUND | 2,843,874 |           |
|           |                      |           |           |
|           | TOTAL ASSETS         |           | 2,843,874 |
|           |                      |           |           |

LIABILITIES AND EQUITY

LIABILITIES

|           |                   |            |            |
|-----------|-------------------|------------|------------|
| 12-202000 | ACCOUNTS PAYABLE  | ( 502,497) |            |
| 12-205000 | RETAINAGE PAYABLE | 64,759     |            |
|           |                   |            |            |
|           | TOTAL LIABILITIES |            | ( 437,738) |

FUND EQUITY

|           |                                 |            |           |
|-----------|---------------------------------|------------|-----------|
|           | UNAPPROPRIATED FUND BALANCE:    |            |           |
| 12-290000 | FUND BALANCE                    | 3,750,692  |           |
|           | REVENUE OVER EXPENDITURES - YTD | ( 469,079) |           |
|           |                                 |            |           |
|           | BALANCE - CURRENT DATE          | 3,281,612  |           |
|           |                                 |            |           |
|           | TOTAL FUND EQUITY               |            | 3,281,612 |
|           |                                 |            |           |
|           | TOTAL LIABILITIES AND EQUITY    |            | 2,843,874 |
|           |                                 |            |           |



TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

TRANSPORTATION FUND

|                |                                   | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED     | PCNT |
|----------------|-----------------------------------|---------------|------------|--------|--------------|------|
| <u>REVENUE</u> |                                   |               |            |        |              |      |
|                | <u>IMPACT FEES</u>                |               |            |        |              |      |
| 12-34-3000     | ROAD INFRASTRUCTURE FEE           | 7,568         | 474,785    |        | ( 474,785)   | .0   |
|                | TOTAL IMPACT FEES                 | 7,568         | 474,785    |        | ( 474,785)   | .0   |
|                | <u>MISCELLANEOUS</u>              |               |            |        |              |      |
| 12-36-3500     | INTEREST AND DIVIDENDS            | 15,805        | 90,988     |        | ( 90,988)    | .0   |
| 12-36-3550     | CHANGE IN MARKET VALUE            | ( 10,682)     | ( 1,490)   |        | 1,490        | .0   |
|                | TOTAL MISCELLANEOUS               | 5,123         | 89,498     |        | ( 89,498)    | .0   |
|                | <u>TRANSFERS FROM OTHER FUNDS</u> |               |            |        |              |      |
| 12-39-1000     | TRANSFERS FROM OTHER FUNDS        |               | 750,000    |        | ( 750,000)   | .0   |
|                | TOTAL TRANSFERS FROM OTHER FUNDS  |               | 750,000    |        | ( 750,000)   | .0   |
|                | TOTAL FUND REVENUE                | 12,691        | 1,314,283  |        | ( 1,314,283) | .0   |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

|                            |                                  | TRANSPORTATION FUND |            |              |              |         |
|----------------------------|----------------------------------|---------------------|------------|--------------|--------------|---------|
|                            |                                  | PERIOD ACTUAL       | YTD ACTUAL | BUDGET       | UNEXPENDED   | PCNT    |
| EXPENDITURES               |                                  |                     |            |              |              |         |
| STREETS CAPITAL OUTLAY     |                                  |                     |            |              |              |         |
| 12-61-7400                 | OVERLAYS AND CHIPSEALS           | ( 833,407)          |            |              |              | .0      |
|                            | TOTAL STREETS CAPITAL OUTLAY     | ( 833,407)          |            |              |              | .0      |
| CR 74 IMPROVEMENTS PROJECT |                                  |                     |            |              |              |         |
| 12-83-2100                 | LEGAL FEES                       | 594                 | 1,121      |              | ( 1,121)     | .0      |
| 12-83-2400                 | ENGINEERING                      | 23,378              | 135,969    |              | ( 135,969)   | .0      |
| 12-83-7500                 | CONSTRUCTION                     | 322,985             | 1,485,153  | 3,643,323    | 2,158,170    | 40.8    |
|                            | TOTAL CR 74 IMPROVEMENTS PROJECT | 346,957             | 1,622,242  | 3,643,323    | 2,021,081    | 44.5    |
| TRANSFERS TO OTHER FUNDS   |                                  |                     |            |              |              |         |
| 12-90-9010                 | TRANSFERS TO OTHER FUNDS         |                     | 161,121    |              | ( 161,121)   | .0      |
|                            | TOTAL TRANSFERS TO OTHER FUNDS   |                     | 161,121    |              | ( 161,121)   | .0      |
|                            | TOTAL FUND EXPENDITURES          | ( 486,450)          | 1,783,362  | 3,643,323    | 1,859,961    | 49.0    |
|                            | NET REVENUE OVER EXPENDITURES    | 499,141             | ( 469,079) | ( 3,643,323) | ( 3,174,244) | ( 12.9) |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

PARKS FUND

|                               |                                 |         |         |
|-------------------------------|---------------------------------|---------|---------|
| <u>ASSETS</u>                 |                                 |         |         |
| 13-100000                     | CASH - COMBINED FUND            | 357,588 |         |
|                               |                                 |         |         |
|                               | TOTAL ASSETS                    |         | 357,588 |
| <u>LIABILITIES AND EQUITY</u> |                                 |         |         |
| <u>FUND EQUITY</u>            |                                 |         |         |
| UNAPPROPRIATED FUND BALANCE:  |                                 |         |         |
| 13-290000                     | FUND BALANCE                    | 153,783 |         |
|                               | REVENUE OVER EXPENDITURES - YTD | 203,805 |         |
|                               |                                 |         |         |
|                               | BALANCE - CURRENT DATE          | 357,588 |         |
|                               |                                 |         |         |
|                               | TOTAL FUND EQUITY               |         | 357,588 |
|                               |                                 |         |         |
|                               | TOTAL LIABILITIES AND EQUITY    |         | 357,588 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

|            |                        | PARKS FUND    |            |        |            |      |
|------------|------------------------|---------------|------------|--------|------------|------|
|            |                        | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED   | PCNT |
| REVENUE    |                        |               |            |        |            |      |
|            | <u>IMPACT FEES</u>     |               |            |        |            |      |
| 13-34-7400 | PARKS FEES             | 4,800         | 227,520    |        | ( 227,520) | .0   |
|            | TOTAL IMPACT FEES      | 4,800         | 227,520    |        | ( 227,520) | .0   |
|            | <u>MISCELLANEOUS</u>   |               |            |        |            |      |
| 13-36-3500 | INTEREST AND DIVIDENDS | 1,486         | 6,364      |        | ( 6,364)   | .0   |
| 13-36-3550 | CHANGE IN MARKET VALUE | ( 701)        | ( 104)     |        | 104        | .0   |
|            | TOTAL MISCELLANEOUS    | 785           | 6,260      |        | ( 6,260)   | .0   |
|            | TOTAL FUND REVENUE     | 5,585         | 233,780    |        | ( 233,780) | .0   |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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  | 5,585         | 203,805    |        | ( 203,805) | .0   |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

PUBLIC FACILITIES FUND

|                               |                                 |           |           |
|-------------------------------|---------------------------------|-----------|-----------|
| <u>ASSETS</u>                 |                                 |           |           |
| 14-100000                     | CASH – COMBINED FUND            | 1,327,531 |           |
|                               |                                 |           |           |
|                               | TOTAL ASSETS                    |           | 1,327,531 |
| <u>LIABILITIES AND EQUITY</u> |                                 |           |           |
| <u>FUND EQUITY</u>            |                                 |           |           |
| UNAPPROPRIATED FUND BALANCE:  |                                 |           |           |
| 14-290000                     | FUND BALANCE                    | 1,141,392 |           |
|                               | REVENUE OVER EXPENDITURES - YTD | 186,140   |           |
|                               |                                 |           |           |
|                               | BALANCE - CURRENT DATE          | 1,327,531 |           |
|                               |                                 |           |           |
|                               | TOTAL FUND EQUITY               |           | 1,327,531 |
|                               |                                 |           |           |
|                               | TOTAL LIABILITIES AND EQUITY    |           | 1,327,531 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

PUBLIC FACILITIES FUND

|            |                              | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED   | PCNT  |
|------------|------------------------------|---------------|------------|--------|------------|-------|
| <hr/>      |                              |               |            |        |            |       |
| REVENUE    |                              |               |            |        |            |       |
|            | <u>IMPACT FEES</u>           |               |            |        |            |       |
| 14-32-3000 | PUBLIC FACILITIES IMPACT FEE | 3,000         | 160,000    |        | ( 160,000) | .0    |
|            |                              | <hr/>         | <hr/>      | <hr/>  | <hr/>      | <hr/> |
|            | TOTAL IMPACT FEES            | 3,000         | 160,000    |        | ( 160,000) | .0    |
|            |                              | <hr/>         | <hr/>      | <hr/>  | <hr/>      | <hr/> |
|            | <u>MISCELLANEOUS</u>         |               |            |        |            |       |
| 14-36-3500 | INTEREST AND DIVIDENDS       | 6,115         | 29,694     |        | ( 29,694)  | .0    |
| 14-36-3550 | CHANGE IN MARKET VALUE       | ( 3,369)      | ( 486)     |        | 486        | .0    |
|            |                              | <hr/>         | <hr/>      | <hr/>  | <hr/>      | <hr/> |
|            | TOTAL MISCELLANEOUS          | 2,746         | 29,208     |        | ( 29,208)  | .0    |
|            |                              | <hr/>         | <hr/>      | <hr/>  | <hr/>      | <hr/> |
|            | TOTAL FUND REVENUE           | 5,746         | 189,208    |        | ( 189,208) | .0    |
|            |                              | <hr/>         | <hr/>      | <hr/>  | <hr/>      | <hr/> |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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        |               | 3,068      |        | ( 3,068)   | .0   |
|              | TOTAL TRANSFERS TO OTHER FUNDS  |               | 3,068      |        | ( 3,068)   | .0   |
|              | TOTAL FUND EXPENDITURES         |               | 3,068      |        | ( 3,068)   | .0   |
|              | NET REVENUE OVER EXPENDITURES   | 5,746         | 186,140    |        | ( 186,140) | .0   |



TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

PUBLIC SAFETY FUND

| <u>ASSETS</u>                 |                                 |         |         |
|-------------------------------|---------------------------------|---------|---------|
| 15-100000                     | CASH – COMBINED FUND            | 322,607 |         |
|                               |                                 |         |         |
|                               | TOTAL ASSETS                    |         | 322,607 |
|                               |                                 |         |         |
| <u>LIABILITIES AND EQUITY</u> |                                 |         |         |
|                               |                                 |         |         |
| <u>FUND EQUITY</u>            |                                 |         |         |
|                               |                                 |         |         |
| UNAPPROPRIATED FUND BALANCE:  |                                 |         |         |
| 15-290000                     | FUND BALANCE                    | 236,616 |         |
|                               | REVENUE OVER EXPENDITURES - YTD | 85,991  |         |
|                               |                                 |         |         |
|                               | BALANCE - CURRENT DATE          | 322,607 |         |
|                               |                                 |         |         |
|                               | TOTAL FUND EQUITY               |         | 322,607 |
|                               |                                 |         |         |
|                               | TOTAL LIABILITIES AND EQUITY    |         | 322,607 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

PUBLIC SAFETY FUND

|            |                          | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED  | PCNT  |
|------------|--------------------------|---------------|------------|--------|-----------|-------|
| <hr/>      |                          |               |            |        |           |       |
| REVENUE    |                          |               |            |        |           |       |
|            | <u>IMPACT FEES</u>       |               |            |        |           |       |
| 15-32-3000 | PUBLIC SAFETY IMPACT FEE | 1,500         | 80,000     |        | ( 80,000) | .0    |
|            |                          | <hr/>         | <hr/>      | <hr/>  | <hr/>     | <hr/> |
|            | TOTAL IMPACT FEES        | 1,500         | 80,000     |        | ( 80,000) | .0    |
|            |                          | <hr/>         | <hr/>      | <hr/>  | <hr/>     | <hr/> |
|            | <u>MISCELLANEOUS</u>     |               |            |        |           |       |
| 15-36-3500 | INTEREST AND DIVIDENDS   | 1,439         | 6,742      |        | ( 6,742)  | .0    |
| 15-36-3550 | CHANGE IN MARKET VALUE   | ( 759)        | ( 110)     |        | 110       | .0    |
|            |                          | <hr/>         | <hr/>      | <hr/>  | <hr/>     | <hr/> |
|            | TOTAL MISCELLANEOUS      | 681           | 6,631      |        | ( 6,631)  | .0    |
|            |                          | <hr/>         | <hr/>      | <hr/>  | <hr/>     | <hr/> |
|            | TOTAL FUND REVENUE       | 2,181         | 86,631     |        | ( 86,631) | .0    |
|            |                          | <hr/>         | <hr/>      | <hr/>  | <hr/>     | <hr/> |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 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        |               | 640        |        | ( 640)     | .0   |
|              | TOTAL TRANSFERS TO OTHER FUNDS  |               | 640        |        | ( 640)     | .0   |
|              | TOTAL FUND EXPENDITURES         |               | 640        |        | ( 640)     | .0   |
|              | NET REVENUE OVER EXPENDITURES   | 2,181         | 85,991     |        | ( 85,991)  | .0   |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

FLEET FUND

ASSETS

|           |                      |  |         |         |
|-----------|----------------------|--|---------|---------|
| 41-100000 | CASH - COMBINED FUND |  | 410,005 |         |
|           |                      |  |         |         |
|           | TOTAL ASSETS         |  |         | 410,005 |

LIABILITIES AND EQUITY

FUND EQUITY

|           |                                 |         |         |         |
|-----------|---------------------------------|---------|---------|---------|
|           | UNAPPROPRIATED FUND BALANCE:    |         |         |         |
| 41-290000 | FUND BALANCE                    | 387,306 |         |         |
|           | REVENUE OVER EXPENDITURES - YTD | 22,699  |         |         |
|           |                                 |         |         |         |
|           | BALANCE - CURRENT DATE          |         | 410,005 |         |
|           |                                 |         |         |         |
|           | TOTAL FUND EQUITY               |         |         | 410,005 |
|           |                                 |         |         |         |
|           | TOTAL LIABILITIES AND EQUITY    |         |         | 410,005 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

|                             |                               | FLEET FUND    |            |        |           |      |
|-----------------------------|-------------------------------|---------------|------------|--------|-----------|------|
|                             |                               | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEARNED  | PCNT |
| REVENUE                     |                               |               |            |        |           |      |
| <u>CHARGES FOR SERVICES</u> |                               |               |            |        |           |      |
| 41-34-2000                  | FLEET REPLACEMENT REVENUE     | 1,475         | 13,275     |        | ( 13,275) | .0   |
|                             | TOTAL CHARGES FOR SERVICES    | 1,475         | 13,275     |        | ( 13,275) | .0   |
| <u>MISCELLANEOUS</u>        |                               |               |            |        |           |      |
| 41-36-3500                  | INTEREST AND DIVIDENDS        | 1,929         | 9,581      |        | ( 9,581)  | .0   |
| 41-36-3550                  | CHANGE IN MARKET VALUE        | ( 1,092)      | ( 157)     |        | 157       | .0   |
|                             | TOTAL MISCELLANEOUS           | 837           | 9,424      |        | ( 9,424)  | .0   |
|                             | TOTAL FUND REVENUE            | 2,312         | 22,699     |        | ( 22,699) | .0   |
|                             | NET REVENUE OVER EXPENDITURES | 2,312         | 22,699     |        | ( 22,699) | .0   |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

WATER FUND

ASSETS

|              |                                |              |            |
|--------------|--------------------------------|--------------|------------|
| 51-100000    | CASH - COMBINED FUND           | 13,748,631   |            |
| 51-115000    | ACCOUNTS RECEIVABLE            | 228,649      |            |
| 51-115002    | MISCELLANEOUS WATER RECEIVABLE | 262          |            |
| 51-115005    | PARTS INVENTORY                | 49,545       |            |
| 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 |                                |              | 67,821,866 |

LIABILITIES AND EQUITY

LIABILITIES

|                   |                              |         |         |
|-------------------|------------------------------|---------|---------|
| 51-202000         | ACCOUNTS PAYABLE             | 224,584 |         |
| 51-205000         | RETAINAGE PAYABLE            | 177,976 |         |
| 51-212000         | ACCRUED COMPENSATED ABSENCES | 14,246  |         |
| 51-222000         | HYDRANT METER DEPOSITS       | 14,000  |         |
| TOTAL LIABILITIES |                              |         | 430,806 |

FUND EQUITY

|                              |                                 |              |            |
|------------------------------|---------------------------------|--------------|------------|
| 51-273000                    | CONTRIBUTED CAPITAL - DEVELOPM  | 6,848,000    |            |
| UNAPPROPRIATED FUND BALANCE: |                                 |              |            |
| 51-290000                    | RETAINED EARNINGS               | 63,027,243   |            |
|                              | REVENUE OVER EXPENDITURES - YTD | ( 2,484,184) |            |
| BALANCE - CURRENT DATE       |                                 | 60,543,060   |            |
| TOTAL FUND EQUITY            |                                 |              | 67,391,060 |
| TOTAL LIABILITIES AND EQUITY |                                 |              | 67,821,866 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

|                                    |                                   | WATER FUND    |            |           |              |       |
|------------------------------------|-----------------------------------|---------------|------------|-----------|--------------|-------|
|                                    |                                   | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEARNED     | PCNT  |
| REVENUE                            |                                   |               |            |           |              |       |
| <u>CHARGES FOR SERVICES</u>        |                                   |               |            |           |              |       |
| 51-34-1000                         | WATER SALES- WATER BILLS          | 214,802       | 1,625,047  | 2,152,474 | 527,427      | 75.5  |
|                                    | TOTAL CHARGES FOR SERVICES        | 214,802       | 1,625,047  | 2,152,474 | 527,427      | 75.5  |
| <u>MISCELLANEOUS</u>               |                                   |               |            |           |              |       |
| 51-36-2000                         | WATER PIT/METER SET FEE           | 262           | 36,715     | 85,000    | 48,285       | 43.2  |
| 51-36-3500                         | INTEREST AND DIVIDENDS            | 68,759        | 362,389    |           | ( 362,389)   | .0    |
| 51-36-3550                         | CHANGE IN MARKET VALUE            | ( 41,835)     | ( 5,935)   |           | 5,935        | .0    |
| 51-36-6500                         | WATER ACQUISITION FEE             | 1,250         | 478,500    | 256,875   | ( 221,625)   | 186.3 |
| 51-36-9900                         | OTHER REVENUES                    |               | 6,097      |           | ( 6,097)     | .0    |
|                                    | TOTAL MISCELLANEOUS               | 28,436        | 877,767    | 341,875   | ( 535,892)   | 256.8 |
| <u>LOCAL PLANT INVESTMENT FEES</u> |                                   |               |            |           |              |       |
| 51-37-7150                         | LOCAL PLANT INVESTMENT FEE        |               | 1,306,200  |           | ( 1,306,200) | .0    |
|                                    | TOTAL LOCAL PLANT INVESTMENT FEES |               | 1,306,200  |           | ( 1,306,200) | .0    |
|                                    | TOTAL FUND REVENUE                | 243,238       | 3,809,014  | 2,494,349 | ( 1,314,665) | 152.7 |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

|                      |                            | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|----------------------|----------------------------|---------------|------------|--------|------------|------|
| EXPENDITURES         |                            |               |            |        |            |      |
| ADMINISTRATION       |                            |               |            |        |            |      |
| 51-81-1100           | REGULAR STAFF WAGES        | 2,418         | 15,315     | 20,960 | 5,645      | 73.1 |
| 51-81-1102           | OVERTIME                   |               |            | 200    | 200        | .0   |
| 51-81-1104           | RETIREMENT                 | 73            | 459        | 629    | 170        | 73.0 |
| 51-81-1130           | FICA/MEDICARE              | 185           | 1,172      | 1,603  | 431        | 73.1 |
| 51-81-1140           | WORKERS COMPENSATION       | 144           | 575        | 800    | 225        | 71.9 |
| 51-81-1150           | UNEMPLOYMENT               | 5             | 31         | 63     | 32         | 48.6 |
| 51-81-1160           | HEALTH & LIFE INSURANCE    | 394           | 3,542      | 8,056  | 4,514      | 44.0 |
| 51-81-1161           | DISABILITY INSURANCE       | 37            | 333        | 476    | 143        | 70.0 |
| 51-81-3162           | CC FEES                    | 1,859         | 17,936     | 18,000 | 64         | 99.7 |
| 51-81-4330           | COMPUTER SUPPORT AND MAINT | 995           | 10,055     | 13,060 | 3,005      | 77.0 |
| 51-81-4345           | MAILING SERVICE            | 775           | 12,045     | 12,700 | 655        | 94.8 |
| 51-81-5000           | UTILITY BILL ADJUSTMENTS   |               | 20         |        | ( 20)      | .0   |
| TOTAL ADMINISTRATION |                            | 6,884         | 61,482     | 76,547 | 15,065     | 80.3 |



TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

|                                             | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEXPENDED | PCNT  |
|---------------------------------------------|---------------|------------|-----------|------------|-------|
| <u>WATER OPERATIONS</u>                     |               |            |           |            |       |
| 51-82-1100 REGULAR STAFF WAGES              | 28,671        | 172,336    | 246,971   | 74,635     | 69.8  |
| 51-82-1102 OVERTIME                         | 807           | 2,080      | 10,000    | 7,920      | 20.8  |
| 51-82-1104 RETIREMENT                       | 1,026         | 6,178      | 8,710     | 2,532      | 70.9  |
| 51-82-1130 FICA/MEDICARE                    | 2,183         | 12,990     | 18,960    | 5,970      | 68.5  |
| 51-82-1140 WORKERS COMPENSATION             | 1,078         | 4,311      | 6,000     | 1,689      | 71.9  |
| 51-82-1150 UNEMPLOYMENT                     | 59            | 351        | 744       | 393        | 47.2  |
| 51-82-1160 HEALTH & LIFE INSURANCE          | 3,659         | 31,725     | 52,229    | 20,504     | 60.7  |
| 51-82-1161 DISABILITY INSURANCE             | 354           | 3,011      | 4,614     | 1,603      | 65.3  |
| 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           | 6,750      | 12,000    | 5,250      | 56.3  |
| 51-82-3110 UTILITIES                        | 1,147         | 12,632     | 15,000    | 2,368      | 84.2  |
| 51-82-3150 TELEPHONE                        | 157           | 1,724      | 2,000     | 276        | 86.2  |
| 51-82-3173 REPAIRS & MAINTENANCE - EQUIPM ( | 1,598)        | 4,459      | 9,210     | 4,751      | 48.4  |
| 51-82-3175 BUILDING REPAIRS & MAINTENANCE   |               | 21         | 2,000     | 1,979      | 1.0   |
| 51-82-3177 VEHICLE REPAIRS & MAINTENANCE    | 966           | 3,684      | 3,220 (   | 464)       | 114.4 |
| 51-82-3178 SYSTEM REPAIR & MAINTENANCE      | 1,212         | 20,263     | 30,000    | 9,737      | 67.5  |
| 51-82-3200 SAMPLING/TESTING                 | 24            | 699        | 5,000     | 4,302      | 14.0  |
| 51-82-3210 INSURANCE AND BONDS              | 3,628         | 15,567     | 14,385 (  | 1,182)     | 108.2 |
| 51-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS ( | 225)          | 225        | 1,500     | 1,275      | 15.0  |
| 51-82-3820 CONTINUING EDUCATION             | 355           | 1,345      | 2,450     | 1,105      | 54.9  |
| 51-82-3990 OTHER SERVICES                   | 610           | 6,296      | 17,000    | 10,704     | 37.0  |
| 51-82-4120 WATER SYSTEM SUPPLIES            |               | 3,244      | 15,000    | 11,756     | 21.6  |
| 51-82-4130 METER SET SUPPLIES (             | 4,892)        | 40,803     | 85,000    | 44,197     | 48.0  |
| 51-82-4520 VEHICLE FUEL                     | 692           | 7,452      | 13,000    | 5,548      | 57.3  |
| 51-82-4810 UNIFORMS                         | 40            | 350        | 500       | 150        | 70.1  |
| 51-82-4850 UNANTICIPATED EXP/CONTINGENCY    |               |            | 20,000    | 20,000     | .0    |
| 51-82-4990 MISCELLANEOUS SUPPLIES           | 307           | 2,482      | 1,000 (   | 1,482)     | 248.2 |
| 51-82-4995 WATER TREATMENT & DISTRIBUTION   | 81,219        | 521,353    | 1,100,000 | 578,647    | 47.4  |
| 51-82-4996 AUGMENTATION PUMPING FEE         |               |            | 1,500     | 1,500      | .0    |
| 51-82-4997 WATER SHARE ASSESSMENTS          | 70,591        | 86,001     | 120,000   | 33,999     | 71.7  |
| 51-82-8200 ADMIN OVERHEAD ALLOCATION        | 10,503        | 85,427     | 134,682   | 49,255     | 63.4  |
| TOTAL WATER OPERATIONS                      | 203,322       | 1,054,461  | 1,975,175 | 920,714    | 53.4  |
| <u>WATER CAPITAL</u>                        |               |            |           |            |       |
| 51-83-2100 LEGAL FEES                       | 1,872         | 7,235      | 65,000    | 57,766     | 11.1  |
| 51-83-2400 ENGINEERING                      | 10,815        | 122,553    | 495,000   | 372,447    | 24.8  |
| 51-83-7000 CAPITAL OUTLAY                   | 762           | 2,373      | 95,000    | 92,627     | 2.5   |
| 51-83-7500 CONSTRUCTION                     | 147,220       | 3,593,427  | 7,659,676 | 4,066,249  | 46.9  |
| 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                         | 160,669       | 3,988,089  | 9,839,676 | 5,851,587  | 40.5  |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

WATER FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL   | BUDGET        | UNEXPENDED    | PCNT    |
|-------------------------------------------|---------------|--------------|---------------|---------------|---------|
| <u>LOCAL PLANT INVESTMENT EXPENSE</u>     |               |              |               |               |         |
| 51-84-2100 LEGAL FEES                     |               | 1,209        |               | ( 1,209)      | .0      |
| 51-84-7530 PROFESSIONAL SERVICES          | 1,342         | 14,140       | 11,674        | ( 2,466)      | 121.1   |
| 51-84-7540 NORTHERN INTEGRATED SUPPLY     |               | 1,155,800    | 1,155,800     |               | 100.0   |
| TOTAL LOCAL PLANT INVESTMENT EXPENS       | 1,342         | 1,171,149    | 1,167,474     | ( 3,675)      | 100.3   |
| <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       |               | 17,880       |               | ( 17,880)     | .0      |
| TOTAL TRANSFERS TO OTHER FUNDS            |               | 17,880       |               | ( 17,880)     | .0      |
| TOTAL FUND EXPENDITURES                   | 372,216       | 6,293,197    | 15,958,872    | 9,665,675     | 39.4    |
| NET REVENUE OVER EXPENDITURES             | ( 128,979)    | ( 2,484,184) | ( 13,464,523) | ( 10,980,339) | ( 18.5) |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

WASTEWATER FUND

ASSETS

|           |                          |              |            |
|-----------|--------------------------|--------------|------------|
| 52-100000 | CASH - COMBINED FUND     | 11,870,218   |            |
| 52-115000 | ACCOUNTS RECEIVABLE      | 109,029      |            |
| 52-115002 | MISCELLANEOUS RECEIVABLE | 161,718      |            |
| 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             |              | 26,913,896 |

LIABILITIES AND EQUITY

LIABILITIES

|           |                              |        |         |
|-----------|------------------------------|--------|---------|
| 52-202000 | ACCOUNTS PAYABLE             | 99,830 |         |
| 52-212000 | ACCRUED COMPENSATED ABSENCES | 13,567 |         |
|           |                              |        |         |
|           | TOTAL LIABILITIES            |        | 113,397 |

FUND EQUITY

|           |                                 |            |            |
|-----------|---------------------------------|------------|------------|
|           | UNAPPROPRIATED FUND BALANCE:    |            |            |
| 52-290000 | RETAINED EARNINGS               | 26,457,989 |            |
|           | REVENUE OVER EXPENDITURES - YTD | 342,509    |            |
|           |                                 |            |            |
|           | BALANCE - CURRENT DATE          | 26,800,499 |            |
|           |                                 |            |            |
|           | TOTAL FUND EQUITY               |            | 26,800,499 |
|           |                                 |            |            |
|           | TOTAL LIABILITIES AND EQUITY    |            | 26,913,896 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

|                                     |                                    | WASTEWATER FUND |            |           |              |       |
|-------------------------------------|------------------------------------|-----------------|------------|-----------|--------------|-------|
|                                     |                                    | PERIOD ACTUAL   | YTD ACTUAL | BUDGET    | UNEARNED     | PCNT  |
| REVENUE                             |                                    |                 |            |           |              |       |
| <u>CHARGES FOR SERVICES</u>         |                                    |                 |            |           |              |       |
| 52-34-1000                          | WASTEWATER TREATMENT FEES          | 127,591         | 962,797    | 1,211,247 | 248,450      | 79.5  |
|                                     | TOTAL CHARGES FOR SERVICES         | 127,591         | 962,797    | 1,211,247 | 248,450      | 79.5  |
| <u>MISCELLANEOUS</u>                |                                    |                 |            |           |              |       |
| 52-36-3500                          | INTEREST AND DIVIDENDS             | 56,680          | 285,696    |           | ( 285,696)   | .0    |
| 52-36-3550                          | CHANGE IN MARKET VALUE             | ( 32,679)       | ( 4,679)   |           | 4,679        | .0    |
|                                     | TOTAL MISCELLANEOUS                | 24,001          | 281,018    |           | ( 281,018)   | .0    |
| <u>WASTEWATER PLANT INVEST. FEE</u> |                                    |                 |            |           |              |       |
| 52-38-7100                          | WASTEWATER PLANT INVEST. FEE       | 19,500          | 1,033,500  |           | ( 1,033,500) | .0    |
|                                     | TOTAL WASTEWATER PLANT INVEST. FEE | 19,500          | 1,033,500  |           | ( 1,033,500) | .0    |
|                                     | TOTAL FUND REVENUE                 | 171,092         | 2,277,315  | 1,211,247 | ( 1,066,068) | 188.0 |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

WASTEWATER FUND

|                                           | PERIOD ACTUAL | YTD ACTUAL | BUDGET  | UNEXPENDED | PCNT  |
|-------------------------------------------|---------------|------------|---------|------------|-------|
| EXPENDITURES                              |               |            |         |            |       |
| WASTEWATER ADMINISTRATION                 |               |            |         |            |       |
| 52-81-1100 REGULAR STAFF WAGES            | 1,511         | 9,572      | 13,100  | 3,528      | 73.1  |
| 52-81-1102 OVERTIME                       |               |            | 125     | 125        | .0    |
| 52-81-1104 RETIREMENT                     | 45            | 287        | 393     | 106        | 73.1  |
| 52-81-1130 FICA/MEDICARE                  | 116           | 732        | 1,002   | 270        | 73.1  |
| 52-81-1140 WORKERS COMPENSATION           | 90            | 359        | 500     | 141        | 71.9  |
| 52-81-1150 UNEMPLOYMENT                   | 3             | 19         | 39      | 20         | 49.2  |
| 52-81-1160 HEALTH & LIFE INSURANCE        | 246           | 2,214      | 5,035   | 2,821      | 44.0  |
| 52-81-1161 DISABILITY INSURANCE           | 23            | 208        | 298     | 90         | 69.9  |
| 52-81-3162 CC FEES                        | 1,859         | 17,936     | 18,000  | 64         | 99.7  |
| 52-81-4330 COMPUTER SUPPORT AND MAINT     | 995           | 10,055     | 13,060  | 3,005      | 77.0  |
| 52-81-4345 MAILING SERVICE                | 775           | 6,346      | 11,800  | 5,454      | 53.8  |
| 52-81-5000 UTILITY BILL ADJUSTMENTS       |               | 69         |         | ( 69)      | .0    |
| TOTAL WASTEWATER ADMINISTRATION           | 5,664         | 47,798     | 63,352  | 15,554     | 75.5  |
| WASTEWATER OPERATIONS                     |               |            |         |            |       |
| 52-82-1100 REGULAR STAFF WAGES            | 28,671        | 171,637    | 247,223 | 75,586     | 69.4  |
| 52-82-1102 OVERTIME                       | 807           | 1,984      | 1,000   | ( 984)     | 198.4 |
| 52-82-1104 RETIREMENT                     | 1,026         | 6,154      | 8,710   | 2,556      | 70.7  |
| 52-82-1130 FICA/MEDICARE                  | 2,183         | 12,933     | 18,960  | 6,027      | 68.2  |
| 52-82-1140 WORKERS COMPENSATION           | 1,078         | 4,311      | 6,000   | 1,689      | 71.9  |
| 52-82-1150 UNEMPLOYMENT                   | 59            | 349        | 744     | 395        | 46.9  |
| 52-82-1160 HEALTH & LIFE INSURANCE        | 3,659         | 31,725     | 53,300  | 21,575     | 59.5  |
| 52-82-1161 DISABILITY INSURANCE           | 354           | 3,011      | 4,614   | 1,603      | 65.3  |
| 52-82-2100 LEGAL FEES                     |               |            | 20,000  | 20,000     | .0    |
| 52-82-2400 ENGINEERING                    | 2,249         | 5,457      | 5,000   | ( 457)     | 109.1 |
| 52-82-2410 DISCHARGE PERMIT FEES          |               | 976        | 1,500   | 524        | 65.1  |
| 52-82-2900 OTHER PROFESSIONAL FEES        | 750           | 6,750      | 9,000   | 2,250      | 75.0  |
| 52-82-3110 UTILITIES                      | 3,477         | 40,122     | 48,000  | 7,878      | 83.6  |
| 52-82-3150 TELEPHONE                      | 153           | 1,687      | 2,400   | 713        | 70.3  |
| 52-82-3173 REPAIRS & MAINTENANCE - EQUIPM | 842           | 3,654      | 5,010   | 1,356      | 72.9  |
| 52-82-3177 VEHICLE REPAIRS & MAINTENANCE  | 1,370         | 3,650      | 3,220   | ( 430)     | 113.4 |
| 52-82-3178 SYSTEM REPAIR & MAINTENANCE    | 7,823         | 34,678     | 50,000  | 15,322     | 69.4  |
| 52-82-3200 SAMPLING/TESTING               | 991           | 4,661      | 8,000   | 3,339      | 58.3  |
| 52-82-3210 INSURANCE AND BONDS            | 3,468         | 14,880     | 13,750  | ( 1,130)   | 108.2 |
| 52-82-3290 OTHER TREATMENT COSTS          |               | 127,865    | 180,000 | 52,135     | 71.0  |
| 52-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS | ( 1,100)      | 1,400      | 1,000   | ( 400)     | 140.0 |
| 52-82-3820 CONTINUING EDUCATION           | 359           | 1,170      | 1,000   | ( 170)     | 117.0 |
| 52-82-3990 OTHER SERVICES                 | 1,810         | 7,050      | 8,000   | 950        | 88.1  |
| 52-82-4120 SYSTEM SUPPLIES                |               | 15,515     | 15,000  | ( 515)     | 103.4 |
| 52-82-4520 VEHICLE FUEL                   | 678           | 7,309      | 13,000  | 5,691      | 56.2  |
| 52-82-4810 UNIFORMS                       | 40            | 350        |         | ( 350)     | .0    |
| 52-82-4850 UNANTICIPATED EXP/CONTINGENCY  |               |            | 15,000  | 15,000     | .0    |
| 52-82-4990 MISCELLANEOUS SUPPLIES         | 426           | 3,562      | 7,500   | 3,938      | 47.5  |
| 52-82-8200 ADMIN OVERHEAD ALLOCATION      | 10,039        | 81,656     | 128,740 | 47,084     | 63.4  |
| TOTAL WASTEWATER OPERATIONS               | 71,210        | 594,496    | 875,671 | 281,175    | 67.9  |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

|                                       |                                    | WASTEWATER FUND |            |              |              |      |
|---------------------------------------|------------------------------------|-----------------|------------|--------------|--------------|------|
|                                       |                                    | PERIOD ACTUAL   | YTD ACTUAL | BUDGET       | UNEXPENDED   | PCNT |
| <u>WASTEWATER CAPITAL</u>             |                                    |                 |            |              |              |      |
| 52-83-7500                            | CONSTRUCTION                       | 83,933          | 84,686     | 350,000      | 265,314      | 24.2 |
|                                       | TOTAL WASTEWATER CAPITAL           | 83,933          | 84,686     | 350,000      | 265,314      | 24.2 |
| <u>WASTEWATER INVESTMENT EXPENSE</u>  |                                    |                 |            |              |              |      |
| 52-84-2100                            | LEGAL FEES                         |                 | 1,151      |              | ( 1,151)     | .0   |
| 52-84-7530                            | PROFESSIONAL SERVICES              | ( 5,392)        | 1,636      | 57,378       | 55,743       | 2.9  |
| 52-84-7570                            | WINDSOR/SEV. SEWER PROJECT         |                 |            | 1,200,000    | 1,200,000    | .0   |
|                                       | TOTAL WASTEWATER INVESTMENT EXPEN  | ( 5,392)        | 2,786      | 1,257,378    | 1,254,592    | .2   |
| <u>OTHER PLANT INVESTMENT EXPENSE</u> |                                    |                 |            |              |              |      |
| 52-85-4996                            | OTHER PLANT INVESTMENT EXPENSE     |                 | 1,196,100  |              | ( 1,196,100) | .0   |
|                                       | TOTAL OTHER PLANT INVESTMENT EXPEN |                 | 1,196,100  |              | ( 1,196,100) | .0   |
| <u>TRANSFERS TO OTHER FUNDS</u>       |                                    |                 |            |              |              |      |
| 52-90-9010                            | TRANSFERS TO OTHER FUNDS           |                 | 8,940      |              | ( 8,940)     | .0   |
|                                       | TOTAL TRANSFERS TO OTHER FUNDS     |                 | 8,940      |              | ( 8,940)     | .0   |
|                                       | TOTAL FUND EXPENDITURES            | 155,414         | 1,934,806  | 2,546,401    | 611,595      | 76.0 |
|                                       | NET REVENUE OVER EXPENDITURES      | 15,678          | 342,509    | ( 1,335,154) | ( 1,677,663) | 25.7 |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

STORMWATER FUND

ASSETS

|           |                          |            |            |
|-----------|--------------------------|------------|------------|
| 53-100000 | CASH - COMBINED FUND     | 1,512,129  |            |
| 53-115000 | ACCOUNTS RECEIVABLE      | 18,184     |            |
| 53-162100 | ACCUMULATED DEPRECIATION | ( 729,740) |            |
| 53-163000 | STORM DRAINAGE SYSTEM    | 9,750,163  |            |
| 53-164000 | VEHICLES & EQUIPMENT     | 6,032      |            |
|           |                          |            |            |
|           | TOTAL ASSETS             |            | 10,556,767 |

LIABILITIES AND EQUITY

LIABILITIES

|           |                              |        |        |
|-----------|------------------------------|--------|--------|
| 53-202000 | ACCOUNTS PAYABLE             | 190    |        |
| 53-208510 | ADVANCE FROM GENERAL FUND    | 40,000 |        |
| 53-212000 | ACCRUED COMPENSATED ABSENCES | 4,522  |        |
|           |                              |        |        |
|           | TOTAL LIABILITIES            |        | 44,712 |

FUND EQUITY

|           |                                 |           |            |
|-----------|---------------------------------|-----------|------------|
| 53-273000 | CONTRIBUTED CAPITAL             | 4,113,680 |            |
|           | UNAPPROPRIATED FUND BALANCE:    |           |            |
| 53-290000 | RETAINED EARNINGS               | 6,276,196 |            |
|           | REVENUE OVER EXPENDITURES - YTD | 122,178   |            |
|           |                                 |           |            |
|           | BALANCE - CURRENT DATE          | 6,398,375 |            |
|           |                                 |           |            |
|           | TOTAL FUND EQUITY               |           | 10,512,055 |
|           |                                 |           |            |
|           | TOTAL LIABILITIES AND EQUITY    |           | 10,556,767 |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

|                                      |                                     | STORMWATER FUND |            |         |            |       |
|--------------------------------------|-------------------------------------|-----------------|------------|---------|------------|-------|
|                                      |                                     | PERIOD ACTUAL   | YTD ACTUAL | BUDGET  | UNEARNED   | PCNT  |
| REVENUE                              |                                     |                 |            |         |            |       |
| <u>STORMWATER SYSTEM INVEST. FEE</u> |                                     |                 |            |         |            |       |
| 53-32-3000                           | STORMWATER / DRAINAGE FEE           | 3,000           | 160,000    |         | ( 160,000) | .0    |
|                                      | TOTAL STORMWATER SYSTEM INVEST. FEE | 3,000           | 160,000    |         | ( 160,000) | .0    |
| <u>CHARGES FOR SERVICES</u>          |                                     |                 |            |         |            |       |
| 53-34-1000                           | STORMWATER FEES                     | 17,266          | 152,741    | 201,266 | 48,525     | 75.9  |
|                                      | TOTAL CHARGES FOR SERVICES          | 17,266          | 152,741    | 201,266 | 48,525     | 75.9  |
| <u>MISCELLANEOUS</u>                 |                                     |                 |            |         |            |       |
| 53-36-3500                           | INTEREST AND DIVIDENDS              | 6,990           | 34,065     |         | ( 34,065)  | .0    |
| 53-36-3550                           | CHANGE IN MARKET VALUE              | ( 3,868)        | ( 558)     |         | 558        | .0    |
|                                      | TOTAL MISCELLANEOUS                 | 3,121           | 33,507     |         | ( 33,507)  | .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                  | 23,387          | 346,248    | 241,266 | ( 104,982) | 143.5 |



TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

STORMWATER FUND

|                              |                                | PERIOD ACTUAL | YTD ACTUAL | BUDGET  | UNEXPENDED | PCNT  |
|------------------------------|--------------------------------|---------------|------------|---------|------------|-------|
| EXPENDITURES                 |                                |               |            |         |            |       |
| <u>ADMINISTRATION</u>        |                                |               |            |         |            |       |
| 53-81-1100                   | REGULAR STAFF WAGES            | 907           | 5,743      | 7,860   | 2,117      | 73.1  |
| 53-81-1102                   | OVERTIME                       |               |            | 75      | 75         | .0    |
| 53-81-1104                   | RETIREMENT                     | 27            | 172        | 236     | 64         | 73.0  |
| 53-81-1130                   | FICA/MEDICARE                  | 69            | 439        | 601     | 162        | 73.1  |
| 53-81-1140                   | WORKERS COMPENSATION           | 54            | 216        | 300     | 84         | 71.9  |
| 53-81-1150                   | UNEMPLOYMENT                   | 2             | 11         | 24      | 13         | 47.5  |
| 53-81-1160                   | HEALTH & LIFE INSURANCE        | 148           | 1,328      | 3,021   | 1,693      | 44.0  |
| 53-81-1161                   | DISABILITY INSURANCE           | 14            | 125        | 179     | 54         | 69.8  |
| 53-81-5000                   | UTILITY BILL ADJUSTMENTS       |               | 10         |         | ( 10)      | .0    |
| TOTAL ADMINISTRATION         |                                | 1,221         | 8,045      | 12,296  | 4,251      | 65.4  |
| <u>STORMWATER OPERATIONS</u> |                                |               |            |         |            |       |
| 53-82-1100                   | REGULAR STAFF WAGES            | 9,049         | 54,008     | 81,921  | 27,913     | 65.9  |
| 53-82-1102                   | OVERTIME                       | 95            | 329        | 500     | 171        | 65.9  |
| 53-82-1104                   | RETIREMENT                     | 285           | 1,649      | 2,457   | 808        | 67.1  |
| 53-82-1130                   | FICA/MEDICARE                  | 704           | 4,057      | 6,267   | 2,210      | 64.7  |
| 53-82-1140                   | WORKERS COMPENSATION           | 359           | 1,437      | 2,000   | 563        | 71.9  |
| 53-82-1150                   | UNEMPLOYMENT                   | 19            | 110        | 246     | 136        | 44.8  |
| 53-82-1160                   | HEALTH & LIFE INSURANCE        | 1,295         | 10,350     | 18,581  | 8,231      | 55.7  |
| 53-82-1161                   | DISABILITY INSURANCE           | 122           | 960        | 1,583   | 623        | 60.7  |
| 53-82-2410                   | STORMWATER PERMITS             |               | 350        |         | ( 350)     | .0    |
| 53-82-3150                   | TELEPHONE                      | 27            | 414        | 500     | 86         | 82.8  |
| 53-82-3173                   | REPAIRS & MAINTENANCE - EQUIPM | 113           | 2,488      | 5,860   | 3,372      | 42.5  |
| 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            | 1,227         | 5,265      | 4,865   | ( 400)     | 108.2 |
| 53-82-3990                   | OTHER SERVICES                 |               |            | 1,350   | 1,350      | .0    |
| 53-82-4520                   | VEHICLE FUEL                   | 138           | 1,411      | 2,000   | 589        | 70.5  |
| 53-82-8100                   | INTERFUND LOAN - PRINCIPAL     | 612           | 4,829      | 6,677   | 1,848      | 72.3  |
| 53-82-8101                   | INTERFUND LOAN - INTEREST      | 134           | 1,137      | 1,526   | 389        | 74.5  |
| 53-82-8200                   | ADMIN OVERHEAD ALLOCATION      | 3,552         | 28,892     | 45,554  | 16,662     | 63.4  |
| TOTAL STORMWATER OPERATIONS  |                                | 17,732        | 117,687    | 183,947 | 66,260     | 64.0  |
| <u>STORMWATER CAPITAL</u>    |                                |               |            |         |            |       |
| 53-83-7000                   | CAPITAL OUTLAY                 |               | 80,458     | 83,000  | 2,542      | 96.9  |
| TOTAL STORMWATER CAPITAL     |                                |               | 80,458     | 83,000  | 2,542      | 96.9  |

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

STORMWATER FUND

|                                    | PERIOD ACTUAL | YTD ACTUAL | BUDGET    | UNEXPENDED | PCNT  |
|------------------------------------|---------------|------------|-----------|------------|-------|
| <u>TRANSFERS TO OTHER FUNDS</u>    |               |            |           |            |       |
| 53-90-9010 TRANSFES TO OTHER FUNDS |               | 17,880     | 8,203     | ( 9,677)   | 218.0 |
| TOTAL TRANSFERS TO OTHER FUNDS     |               | 17,880     | 8,203     | ( 9,677)   | 218.0 |
| TOTAL FUND EXPENDITURES            | 18,953        | 224,069    | 287,446   | 63,377     | 78.0  |
| NET REVENUE OVER EXPENDITURES      | 4,435         | 122,178    | ( 46,180) | ( 168,358) | 264.6 |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 2023

CAPITAL PROJECTS

ASSETS

|           |                      |            |            |
|-----------|----------------------|------------|------------|
| 75-100000 | CASH – COMBINED FUND | ( 135,775) |            |
|           | TOTAL ASSETS         |            | ( 135,775) |

LIABILITIES AND EQUITY

LIABILITIES

|           |                   |         |         |
|-----------|-------------------|---------|---------|
| 75-202000 | ACCOUNTS PAYABLE  | 908,450 |         |
| 75-205000 | RETAINAGE PAYABLE | 29,488  |         |
|           | TOTAL LIABILITIES |         | 937,938 |

FUND EQUITY

|           |                                 |              |              |
|-----------|---------------------------------|--------------|--------------|
|           | UNAPPROPRIATED FUND BALANCE:    |              |              |
| 75-290000 | FUND BALANCE                    | 15,212       |              |
|           | REVENUE OVER EXPENDITURES - YTD | ( 1,088,925) |              |
|           | BALANCE - CURRENT DATE          | ( 1,073,713) |              |
|           | TOTAL FUND EQUITY               |              | ( 1,073,713) |
|           | TOTAL LIABILITIES AND EQUITY    |              | ( 135,775)   |

TOWN OF SEVERANCE  
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

CAPITAL PROJECTS

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

TOWN OF SEVERANCE  
EXPENDITURES WITH COMPARISON TO BUDGET  
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2023

|                             |                                   | CAPITAL PROJECTS |            |           |            |      |
|-----------------------------|-----------------------------------|------------------|------------|-----------|------------|------|
|                             |                                   | PERIOD ACTUAL    | YTD ACTUAL | BUDGET    | UNEXPENDED | PCNT |
| EXPENDITURES                |                                   |                  |            |           |            |      |
| ADMINISTRATION - CIP        |                                   |                  |            |           |            |      |
| 75-44-7000                  | CAPITAL OUTLAY                    | 762              | 2,373      | 225,000   | 222,627    | 1.1  |
|                             | TOTAL ADMINISTRATION - CIP        | 762              | 2,373      | 225,000   | 222,627    | 1.1  |
| PUBLIC SAFETY - CIP         |                                   |                  |            |           |            |      |
| 75-51-2100                  | LEGAL FEES                        |                  | 1,170      |           | ( 1,170)   | .0   |
| 75-51-2400                  | ENGINEERING                       | 146              | 17,839     | 350,000   | 332,161    | 5.1  |
| 75-51-7500                  | CONSTRUCTION                      |                  |            | 2,642,334 | 2,642,334  | .0   |
|                             | TOTAL PUBLIC SAFETY - CIP         | 146              | 19,009     | 2,992,334 | 2,973,325  | .6   |
| STREETS/MAINTENANCE - CIP   |                                   |                  |            |           |            |      |
| 75-61-7000                  | CAPITAL OUTLAY                    |                  | 169,856    | 188,000   | 18,144     | 90.4 |
| 75-61-7400                  | OVERLAYS AND CHIPSEALS            | 833,407          | 849,407    | 1,015,000 | 165,593    | 83.7 |
|                             | TOTAL STREETS/MAINTENANCE - CIP   | 833,407          | 1,019,263  | 1,203,000 | 183,737    | 84.7 |
| PUBLIC WORKS OVERHEAD - CIP |                                   |                  |            |           |            |      |
| 75-64-7000                  | CAPITAL OUTLAY                    | 84,855           | 409,381    | 543,000   | 133,619    | 75.4 |
| 75-64-7500                  | CONSTRUCTION                      |                  | 4,604      | 70,000    | 65,396     | 6.6  |
|                             | TOTAL PUBLIC WORKS OVERHEAD - CIP | 84,855           | 413,986    | 613,000   | 199,014    | 67.5 |
| PARKS/GREEN SPACE - CIP     |                                   |                  |            |           |            |      |
| 75-65-2100                  | LEGAL FEES                        |                  |            | 25,000    | 25,000     | .0   |
| 75-65-2400                  | ENGINEERING                       | 525              | 20,041     | 265,000   | 244,959    | 7.6  |
| 75-65-7000                  | CAPITAL OUTLAY                    | ( 9,050)         | 102,105    | 409,000   | 306,895    | 25.0 |
| 75-65-7500                  | CONSTRUCTION                      |                  | 187,479    | 584,735   | 397,256    | 32.1 |
|                             | TOTAL PARKS/GREEN SPACE - CIP     | ( 8,525)         | 309,626    | 1,283,735 | 974,109    | 24.1 |
| 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 9 MONTHS ENDING SEPTEMBER 30, 2023

CAPITAL PROJECTS

|                               | PERIOD ACTUAL | YTD ACTUAL   | BUDGET       | UNEXPENDED   | PCNT    |
|-------------------------------|---------------|--------------|--------------|--------------|---------|
| TOTAL FUND EXPENDITURES       | 910,644       | 1,764,257    | 6,402,069    | 4,637,812    | 27.6    |
| NET REVENUE OVER EXPENDITURES | ( 910,644)    | ( 1,088,925) | ( 6,152,069) | ( 5,063,144) | ( 17.7) |

TOWN OF SEVERANCE  
BALANCE SHEET  
SEPTEMBER 30, 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  
SEPTEMBER 30, 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 |



Total Records: 129

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



| Violation                                            |                 | Count |
|------------------------------------------------------|-----------------|-------|
| 703(3) - FAILED TO STOP FOR STOP SIGN                |                 | 2     |
| Date Reported                                        | Citation Number |       |
| 9/7/2023                                             | 2312            |       |
| 9/28/2023                                            | 2300147         |       |
| Violation                                            |                 | Count |
| 703(3) - FAILED TO YIELD RIGHT OF WAY FROM STOP SIGN |                 | 1     |
| Date Reported                                        | Citation Number |       |
| 9/1/2023                                             | 2783            |       |
| Violation                                            |                 | Count |
| MTC 1101 - SPEEDING (10-19 MPH) OVER POSTED LIMIT    |                 | 48    |

| Date Reported | Citation Number |
|---------------|-----------------|
| 9/4/2023      | 2300027         |
| 9/5/2023      | 2300031         |
| 9/5/2023      | 2300035         |
| 9/5/2023      | 2300033         |
| 9/5/2023      | 2300037         |
| 9/6/2023      | 2300039         |
| 9/6/2023      | 2300041         |
| 9/6/2023      | 2300044         |
| 9/7/2023      | 2308            |
| 9/12/2023     | 2300056         |
| 9/12/2023     | 2300058         |
| 9/13/2023     | 2300068         |
| 9/13/2023     | 2300065         |
| 9/13/2023     | 2300066         |
| 9/13/2023     | 2300069         |
| 9/18/2023     | 2737            |
| 9/18/2023     | 2736            |
| 9/17/2023     | 2300074         |
| 9/17/2023     | 2300079         |
| 9/18/2023     | 2300081         |
| 9/18/2023     | 2300083         |
| 9/19/2023     | 2300086         |
| 9/19/2023     | 2300088         |
| 9/19/2023     | 2300090         |
| 9/20/2023     | 2740            |
| 9/20/2023     | 2300100         |
| 9/20/2023     | 2300101         |
| 9/20/2023     | 2300107         |
| 9/19/2023     | 2300096         |
| 9/20/2023     | 2300111         |
| 9/20/2023     | 2300108         |
| 9/20/2023     | 2300098         |
| 9/25/2023     | 2300117         |
| 9/25/2023     | 2300122         |
| 9/25/2023     | 2300120         |
| 9/26/2023     | 2300136         |
| 9/26/2023     | 2300127         |
| 9/26/2023     | 2300128         |
| 9/26/2023     | 2300129         |
| 9/26/2023     | 2300138         |
| 9/26/2023     | 2300133         |
| 9/21/2023     | 2300113         |
| 9/27/2023     | 2300139         |
| 9/27/2023     | 2300140         |
| 9/28/2023     | 2300148         |
| 9/28/2023     | 2300146         |
| 9/28/2023     | 2300149         |
| 9/27/2023     | 2300144         |

| Violation                                         | Count |
|---------------------------------------------------|-------|
| MTC 1101 - SPEEDING (25-39 MPH) OVER POSTED LIMIT | 1     |

| Date Reported | Citation Number |
|---------------|-----------------|
| 9/25/2023     | 2300118         |

| Violation                                       | Count |
|-------------------------------------------------|-------|
| MTC 1101 - SPEEDING (5-9 MPH) OVER POSTED LIMIT | 7     |

| Date Reported | Citation Number |
|---------------|-----------------|
| 9/12/2023     | 2300059         |
| 9/19/2023     | 2300085         |
| 9/19/2023     | 2300094         |
| 9/25/2023     | 2300125         |
| 9/25/2023     | 2300126         |
| 9/26/2023     | 2300134         |
| 9/26/2023     | 2300131         |

| Violation                                                      | Count |
|----------------------------------------------------------------|-------|
| TRAFFIC VIOL-ORDINANCE - 703(3) - FAILED TO STOP FOR STOP SIGN | 2     |

| Date Reported | Citation Number |
|---------------|-----------------|
| 9/2/2023      | 2835            |
| 9/12/2023     | 2785            |

| Violation                                                                     | Count |
|-------------------------------------------------------------------------------|-------|
| TRAFFIC VIOL-ORDINANCE - 703(3) - FAILED TO YIELD RIGHT OF WAY FROM STOP SIGN | 1     |

| Date Reported | Citation Number |
|---------------|-----------------|
| 9/1/2023      | 2311            |

| Violation                                                                | Count |
|--------------------------------------------------------------------------|-------|
| TRAFFIC VIOL-ORDINANCE - MTC 1101 - SPEEDING (5-9 MPH) OVER POSTED LIMIT | 28    |

| Date Reported | Citation Number |
|---------------|-----------------|
| 9/4/2023      | 2300029         |
| 9/5/2023      | 2300030         |
| 9/6/2023      | 2300040         |
| 9/6/2023      | 2300042         |
| 9/6/2023      | 2300045         |
| 9/6/2023      | 2300048         |
| 9/6/2023      | 2300052         |
| 9/12/2023     | 2300062         |
| 9/12/2023     | 2300061         |
| 9/13/2023     | 2300064         |
| 9/13/2023     | 2300070         |
| 9/18/2023     | 2739            |
| 9/18/2023     | 2738            |
| 9/17/2023     | 2300077         |
| 9/19/2023     | 2300091         |
| 9/19/2023     | 2300092         |
| 9/19/2023     | 2300095         |
| 9/20/2023     | 2300110         |
| 9/20/2023     | 2300109         |
| 9/20/2023     | 2300097         |
| 9/20/2023     | 2300102         |
| 9/20/2023     | 2300104         |
| 9/25/2023     | 2300121         |
| 9/25/2023     | 2300119         |
| 9/25/2023     | 2300124         |
| 9/26/2023     | 2300130         |
| 9/26/2023     | 2300135         |
| 9/27/2023     | 2300143         |

| Violation                                           | Count |
|-----------------------------------------------------|-------|
| TRAFFIC VIOL-STATUTE - 42-4-1402 - CARELESS DRIVING | 1     |

| Date Reported | Citation Number |
|---------------|-----------------|
| 9/4/2023      | 2784            |

| Violation                                                                | Count |
|--------------------------------------------------------------------------|-------|
| TRAFFIC VIOL-STATUTE - MTC 1101 - SPEEDING (10-19 MPH) OVER POSTED LIMIT | 38    |

| Date Reported | Citation Number |
|---------------|-----------------|
| 9/4/2023      | 2300028         |
| 9/5/2023      | 2300032         |
| 9/5/2023      | 2300034         |
| 9/5/2023      | 2300036         |
| 9/5/2023      | 2300038         |
| 9/6/2023      | 2300043         |
| 9/6/2023      | 2300046         |
| 9/6/2023      | 2300047         |
| 9/6/2023      | 2300049         |
| 9/6/2023      | 2300050         |
| 9/6/2023      | 2300051         |
| 9/6/2023      | 2300053         |
| 9/11/2023     | 2300055         |
| 9/12/2023     | 2300060         |
| 9/12/2023     | 2300063         |
| 9/12/2023     | 2300057         |
| 9/8/2023      | 2300054         |
| 9/13/2023     | 2300072         |
| 9/13/2023     | 2300071         |
| 9/13/2023     | 2300067         |
| 9/17/2023     | 2300075         |
| 9/17/2023     | 2300078         |
| 9/18/2023     | 2300082         |
| 9/19/2023     | 2300084         |
| 9/19/2023     | 2300093         |
| 9/20/2023     | 2300103         |
| 9/20/2023     | 2300105         |
| 9/20/2023     | 2300106         |
| 9/17/2023     | 2300076         |
| 9/20/2023     | 2300099         |
| 9/23/2023     | 2300116         |
| 9/25/2023     | 2300123         |
| 9/26/2023     | 2300137         |
| 9/16/2023     | 2300073         |
| 9/26/2023     | 2300132         |
| 9/22/2023     | 2300115         |
| 9/22/2023     | 2300114         |
| 9/27/2023     | 2300142         |

# Revenue Type Summary

Period: 9/1/2023 - 9/30/2023  
Created by: LEAH VANARSDALL on 10/3/2023 8:19:08 AM

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

## Payment Amounts by Type

| Description    | Amount      |
|----------------|-------------|
| COURT COSTS    | \$185.00    |
| FINES          | \$11,750.00 |
| SUR-CHARGE     | \$1,780.00  |
| Payments Total | \$13,715.00 |

## Issued Permits by Permit Type

### Severance

09/01/2023 - 09/30/2023

| <b>Residential New</b> | Permits Issued | Valuation      | Fees Paid   |
|------------------------|----------------|----------------|-------------|
| Detached Single Family | 4              | \$1,445,421.55 | \$74,283.37 |
| Subtotals:             | 4              | \$1,445,421.55 | \$74,283.37 |

| <b>Residential One Stop</b>          | Permits Issued | Valuation   | Fees Paid |
|--------------------------------------|----------------|-------------|-----------|
| AC/Furnace Combination - Residential | 1              | \$14,151.00 | \$424.72  |
| Replacement Windows - Residential    | 2              | \$28,197.00 | \$707.55  |

## Issued Permits by Permit Type

### Severance

09/01/2023 - 09/30/2023

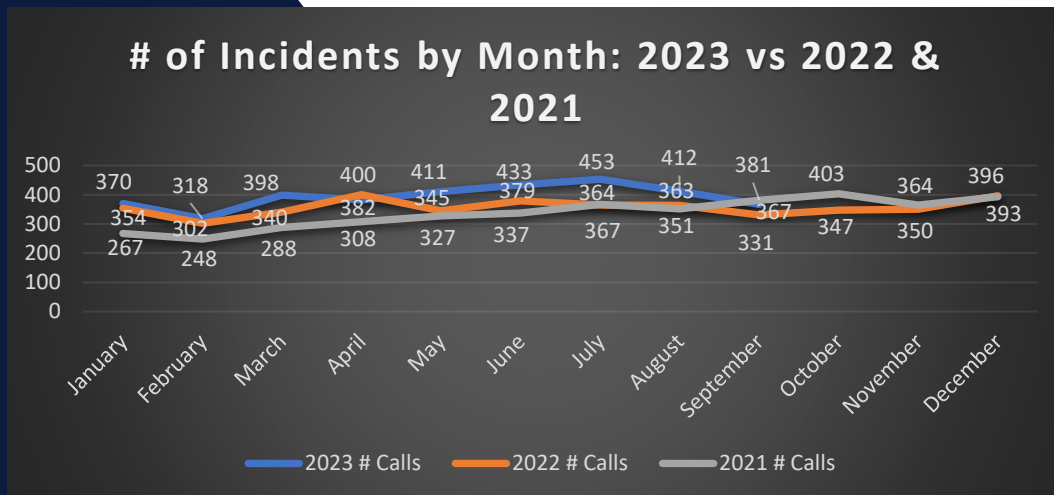
|                               |    |              |            |
|-------------------------------|----|--------------|------------|
| Residential Exterior Flatwork | 2  | \$12,168.14  | \$419.03   |
| Residential Roof - Asphalt    | 5  | \$58,935.28  | \$1,510.84 |
| Siding                        | 1  | \$22,646.58  | \$507.64   |
| Water Heater - Residential    | 1  | \$2,152.70   | \$128.75   |
| Subtotals:                    | 12 | \$138,250.70 | \$3,698.53 |

|         |    |                |             |
|---------|----|----------------|-------------|
| Totals: | 16 | \$1,583,672.25 | \$77,981.90 |
|---------|----|----------------|-------------|

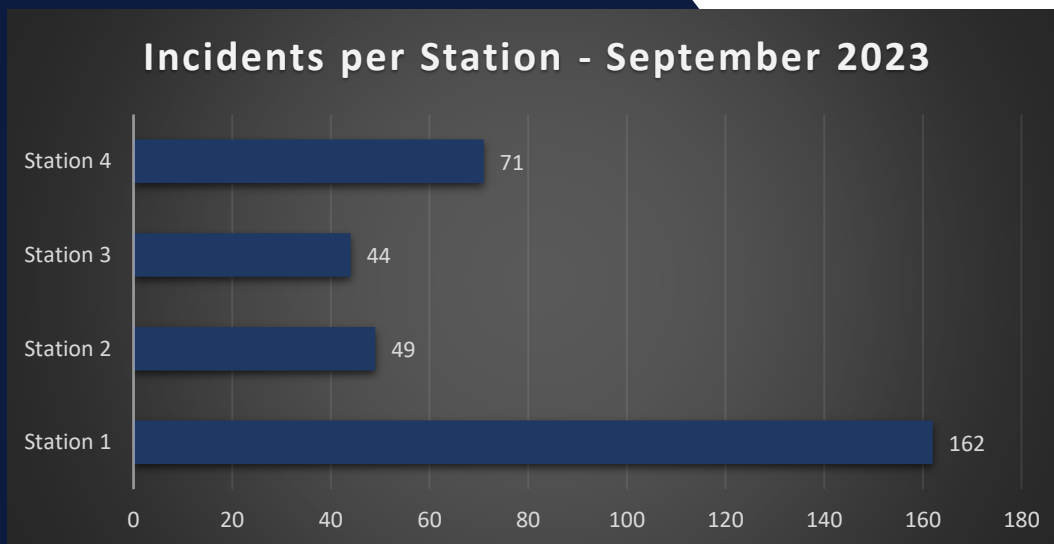


| MAJOR INCIDENT TYPE                                 | # INCIDENTS |            |            |            |            |            |            |            |            |             |             |             |
|-----------------------------------------------------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|
|                                                     | Jan         | Feb        | March      | April      | May        | June       | July       | Aug        | Sept       | YTD 2023    | YTD 2022    | YTD 2021    |
| Fires                                               | 4           | 4          | 9          | 7          | 9          | 7          | 6          | 12         | 1          | 59          | 70          | 70          |
| Overpressure rupture, explosion, overhear - no fire | 0           | 1          | 0          | 0          | 0          | 0          | 0          | 1          | 0          | 2           | 3           | 2           |
| Rescue & Emergency Medical Service                  | 248         | 199        | 262        | 221        | 229        | 237        | 258        | 254        | 222        | 2130        | 2063        | 1918        |
| Hazardous Condition (No Fire)                       | 9           | 15         | 9          | 8          | 11         | 9          | 17         | 4          | 6          | 88          | 65          | 81          |
| Service Call                                        | 46          | 33         | 53         | 71         | 66         | 100        | 67         | 51         | 68         | 555         | 279         | 243         |
| Good Intent Call                                    | 35          | 33         | 42         | 42         | 54         | 36         | 53         | 33         | 34         | 362         | 419         | 371         |
| False Alarm & False Call                            | 28          | 33         | 23         | 33         | 41         | 44         | 50         | 57         | 36         | 345         | 277         | 185         |
| Severe Weather & Natural Disaster                   | 0           | 0          | 0          |            | 1          | 0          | 0          | 0          | 0          | 1           | 0           | 3           |
| Special Incidents                                   | 0           | 0          | 0          | 0          | 0          | 0          | 1          | 0          | 0          | 1           | 2           | 1           |
| <b>TOTAL</b>                                        | <b>370</b>  | <b>318</b> | <b>398</b> | <b>382</b> | <b>411</b> | <b>433</b> | <b>452</b> | <b>412</b> | <b>367</b> | <b>3543</b> | <b>3178</b> | <b>2874</b> |
| Mutual Aid/Auto Aid Given                           | 6           | 6          | 8          | 15         | 9          | 12         | 14         | 11         | 5          | 86          | 124         | 109         |
| Mutual Aid/Auto Aid Received                        | 4           | 4          | 8          | 6          | 6          | 5          | 2          | 5          | 1          | 41          | 44          | 25          |

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



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



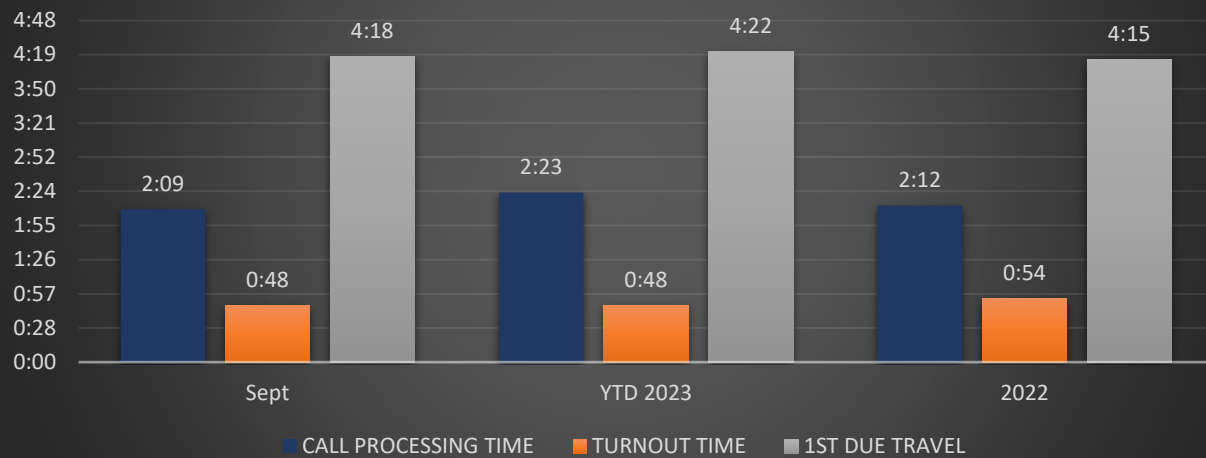
WSFR tracks incidents by the location of the incident based on which station is the closest.



## WSFR Response Report: October 2023

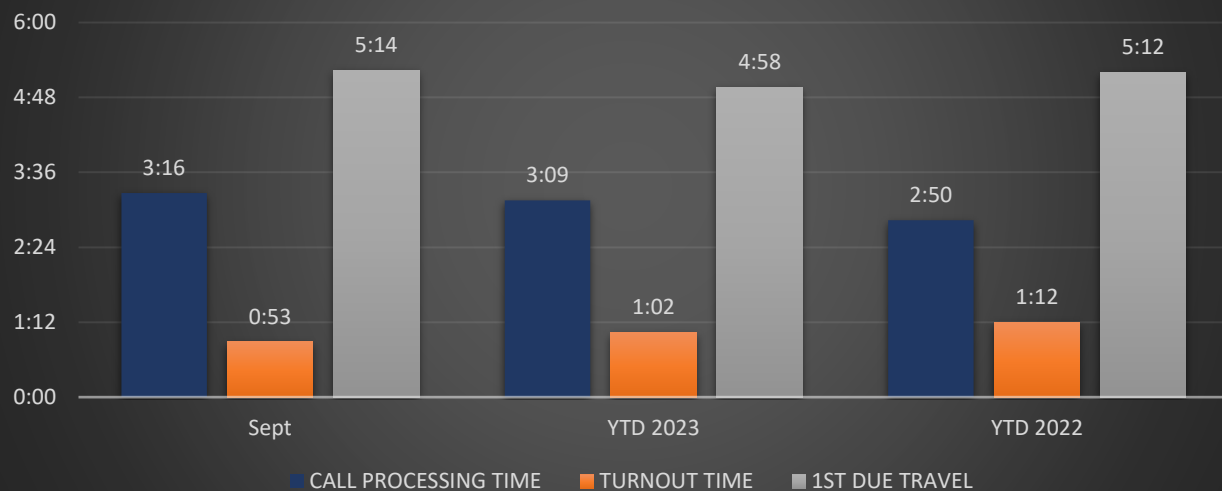


## Average Response Times for Emergent EMS/MVA - September 2023



These graphs are looking at the average (50<sup>th</sup> percentile) for the following 3 segments: Call Processing times (911 answering), Turnout Times (time it takes WSFR/UCH units to begin to respond), and 1<sup>st</sup> 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 90<sup>th</sup> percentile as a measure of greater accuracy as part of our accreditation data analysis.

## Average Response Times for Emergent OTHER - September 2023



## WSFR Response Report: October 2023



# Public Work Director Report

John Zacklene

OCT 16 ,2023



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## **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. 8 Aerators are operational currently and the North Pond liner is under repair as of 8-21-23. We are waiting for the permit from the state to pump the ground water out. Valve exercising and Hydrant maintenance has been completed throughout the entire town as of 9-23.

**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. 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 has begun in 2023. There is 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. The Baldridge lift station has completed its major maintenance this year. New valves, pressure switches, contactors, and filters.

## **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 will be mowed prior to winter.

## **STREETS**

- Our new tailgate sanders and small mag tanks have been installed on our 2 other plow trucks.
- Road striping is scheduled for September and is almost completed.
- 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 will be done 1 more time this year.
- The well project at P.W. is almost completed. The well shed has been built and the well controls are installed. Waiting for the electrical to be completed.
- A new set of guardrails will be placed at the ponds on North Cr23 this year.
- We are preparing for winter operations currently.
- DOT Inspections have been completed for 2023/2024.

#### **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 will be installed along with the benches at Comm Park.
- Looking to add an additional fountain in Blue Spruce Pond this year.
- Mowing and leaf clean-up will be ongoing.
- We are having a good amount of vandalism at our parks again this year.
- We have received new bike racks to add at Comm Park.
- We have received new trash cans to replace all the damaged trash cans in all the parks.
- 2 Connex storage containers have been set at the old county property and have been posted with "No Trespass" signs.

# October: Community Development Director Report



Bill Cornelius, PE, Community Development Director

Shani Porter, Town Planner

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

October 24, 2023

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## 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 3<sup>rd</sup> 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 18<sup>th</sup> and Town Council November 14<sup>th</sup>.
- **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 12<sup>th</sup> meeting and has set public hearing dates for Planning Commission of October 18<sup>th</sup> and Town Council November 14<sup>th</sup>. The applicant intends to expand their existing storage facility.
- **Northgate Lake** Preliminary Plat - The property is 309-acre site located North of WCR 74 (Harmony Road) and east of WCR 21. The site is planned for residential usage, including open space and a reservoir, a school site. Commercial and multifamily tracts are proposed on the south side of the development.

## Capital Improvement Projects

### **SH 392 – WCR 23 Intersection Improvements**

The project is complete, and the intersection was fully operational the first week in September. Project closeout and final acceptance by CDOT is anticipated in December 2023.

### **E Harmony Road – WCR 19 Intersection Improvements**

This project has been on hold since the beginning of the year as an opportunity for grant funding became available through CDOT. Town staff has been coordinating with CDOT and currently an IGA is in process to get the signal and intersection improvements paid for with federal funds (approximately 83%). Currently, the design consultants are working on preparing change orders for revisions to the design to accommodate the funding requirements and the budget will be adjusted accordingly. The IGA and design of the project is anticipated to ramp up in November 2023, with construction hopefully starting in the second quarter of 2024.

### **CDOT TAP/MMOF Trail Project**

The trail project has been completed since June and CDOT is currently reviewing the project documents for final acceptance. Project close out is now anticipated in November 2023.

### **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. The City of Greeley provided some general feedback on October 11, 2023. CCG may be updating secondary/emergency connection conceptual design based on input from Town Management and will continue to coordinate with the City of Greeley.

### **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 1.10 MGD was observed the week of July 16, 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. Currently, Town Management is considering a potential expansion of the Town of Severance water service area. CCG is currently working with Town Management on this task.

### **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. The Contractor has also installed the electrical and communication conduit across the site. The steel water tank ground phase began on October 6, 2023 (see photo) and will be completed this year. Work will be suspended from the end of 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 1<sup>st</sup> and September 30<sup>th</sup>, 2023, the average daily wastewater flow was 444,748 GPD with a maximum of 569,000 GPD observed on August 27, 2023. This is equivalent to 45% – 57% of the total capacity available to the Town of Severance by the Town of Windsor. CCG worked with the Town to submit a Short-Term Remediation Activities Dewatering Permit with the Colorado Department of Public Health and Environment. Once this permit is approved, the Public Works Department will be able to dewater the Severance WWTF site and evaluate the lagoon liner(s) and determine the next step(s).



# Finance Director Report

Nancy E. Mueller, CPA  
October 2023

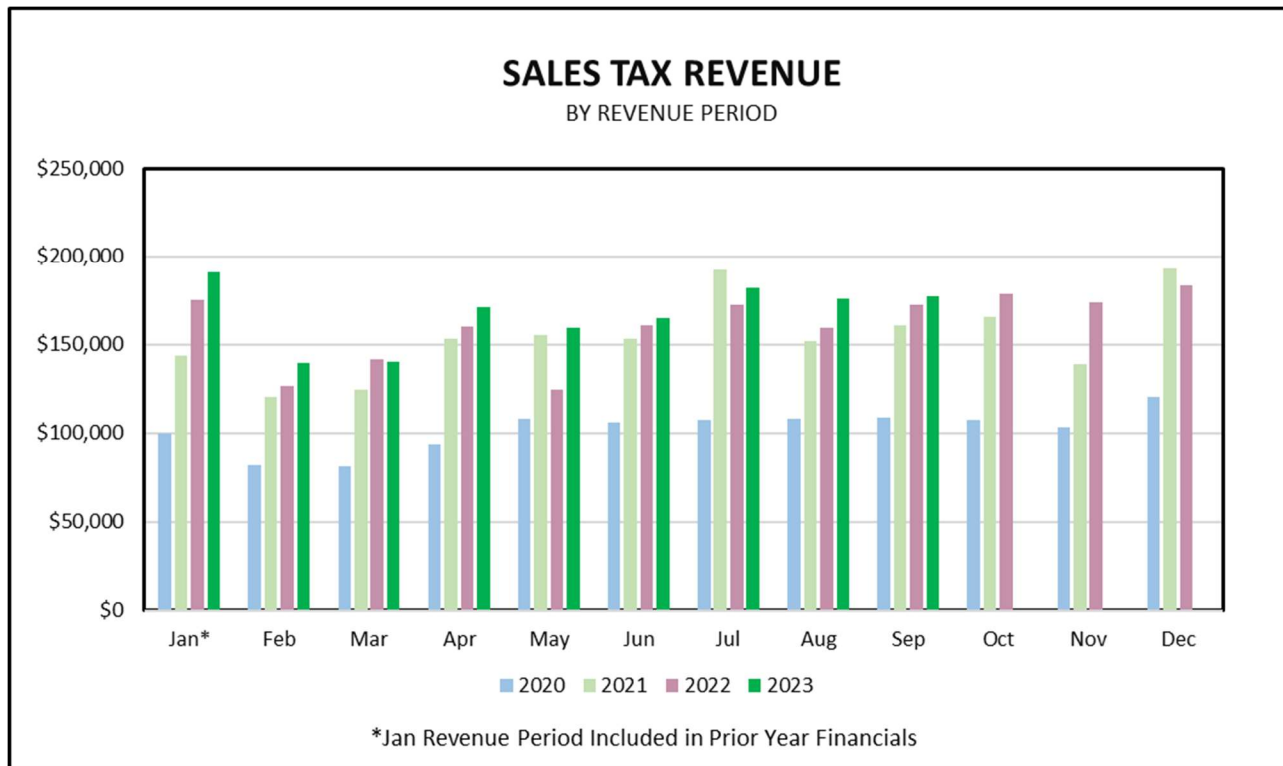


## Sales Tax Revenues

Sales tax revenues for the September 2023 Revenue Period were 2.5% higher than the same period in 2022 and total sales tax revenues year to date (YTD) are 7.8% higher than 2022.

The September Revenue Period is for August “shopping”.

**September 2023 Revenue Period = \$177,013**



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 30<sup>th</sup> or to pay ½ by February 28<sup>th</sup> and ½ by June 15<sup>th</sup>.

| PROPERTY TAX COLLECTIONS |           |          |           |          |           |          |           |          |
|--------------------------|-----------|----------|-----------|----------|-----------|----------|-----------|----------|
|                          | 2020      |          | 2021      |          | 2022      |          | 2023      |          |
| Month                    | \$ YTD    | % Budget | \$ YTD    | % Budget | \$ YTD    | % Budget | \$ YTD    | % Budget |
| Sep                      | 1,213,420 | 84%      | 1,311,455 | 101%     | 1,789,243 | 99%      | 1,876,650 | 101%     |

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





# Town of Severance

## Monthly Activity Report

### September/October

Severance Building Department  
3 Timber Ridge Pkwy  
Severance CO 80550

New Single Family permits issued - 1  
Residential Alteration permits – 16  
Residential roof permits – 9  
Residential Solar permits - 6

Total valuation of new Single Family permits - \$587,384

Number of New Residential Inspections - 388  
New Residential pass/fail ratio – 62%  
Number of Alteration inspections - 138  
Residential alterations pass/fail ratio – 75%

It was an honor to present the Town of Severance with a 30 Year plaque representing our long-standing relationship. Working together through the years to build a safe community for the citizens of Severance is truly what this plaque represents.

Russ Weber

Town of Severance, Building Official

# Town Management Report

Nicholas J. Wharton & Lindsay Radcliff-Coombes  
October 2023



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## UPCOMING TOWN MEETINGS & AND EVENTS

- 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
- 10/26 – Annual Town/County Dinner
- 10/27 - Trick or Treat Parade
- 11/01 – Citizen Advisory Board Meeting
- 11/04 - Turkey and Food Drive
- 11/10 – Town Hall Closed Veterans Day
- 11/14 – Town Council Work Session and Council Meeting
- 11/15 – Planning Commission Meeting
- 11/27 – Tree Board Meeting
- 12/6 – Citizens Advisory Board Meeting
- 12/12 – Town Council Work Session and Council Meeting
- 12/20 – Planning Commission Meeting
- 12/09- Annual Town Christmas Event

## TRANSPARENCY

- Citizen Advisory Board, CAB
  - All but one member participated in the 2nd Cab meeting. The Chair and Vice-Chair were selected. Josh is the Chair, and Collin is the Co-Chair. Good conversation was conveyed by all. The items for discussion that have been shared with the council were the decision on communications, along with compensation and benefits for the council.
- Zip Codes
  - Management and received feedback from Representative Ken Buck's office, and wants to help with a game plan to address some questions they have regarding combining zip codes/ using our own zip code for the Town. Management is working to schedule a meeting for discussion on the questions.

## 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, no new updates)
- 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. (permit was resubmitted last week)

## 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 for late fall or early winter. Currently waiting for the environmental study to be completed to move forward with this project. (No Update)
- 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. (No Update)

## **COMMUNICATIONS**

- Jason S. Maxey sent a message to thank you for letting him be introduced at the Council meeting. He looks forward to getting to know everyone better, whether that's in his current capacity as Director for the Weld County Oil & Gas Energy Department, or in his future endeavors. To please reach out if you have any questions, or if you would like to get together to chat in more detail about items of importance for Severance and the County.
- Alex Marr, a Colorado School of Mines student and with a team of geologists with the Colorado Geological Survey will be, this next summer, mapping the Severance area to create a geological map. This map is part of the STATEMAP grant program between state geological surveys and the United States Geological Survey for conducting basic geologic mapping (<https://coloradogeologicalsurvey.org/geology/statemap/>). Once completed, the map will be available to the public. The map will include information such as the distribution of the natural sediment and bedrock, their characteristics (i.e., grainsize, color, cohesion, etc.), and descriptions about economic potential, groundwater, geological hazards, and history of the mapped area. Management has been working with the student to allow him to be on Town property and then have access to these free resources.
- Open Positions: Three (3) Patrol Officers
- Over 40 photos have been submitted for the Town Photo Contest
- Over 50 surveys have been submitted for the communications Survey that was sent out in the newsletter, and on social media.
- There are now multiple business, citizen, and youth of the year nominations coming in for CAB to put recommendations to ratify at the Council Meeting Nov. 14<sup>th</sup>.
- With the new Code Enforcement portal set up on the website there has been a lot of traffic and communication filtering into Code Enforcement to help with proactive enforcement of our community and giving the residents a way to help address issues.

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

Lindsay Radcliff-Coombes, SHRM-CP

Town Manager

Deputy Town Manager

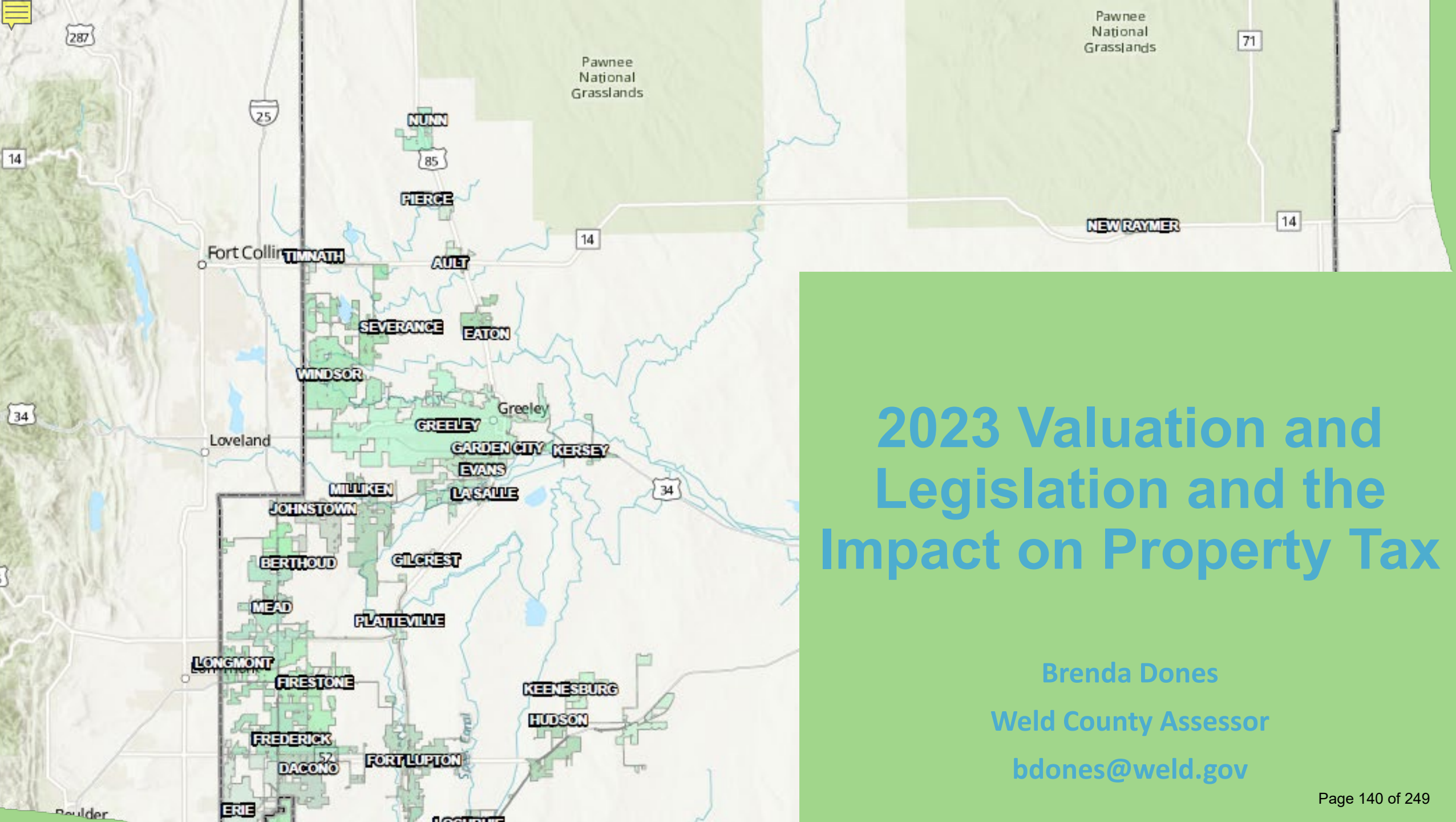
**ADDITIONAL REPORTS INCLUDED IN THE PACKET**

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



## AGENDA ITEM SUMMARY

| AGENDA ITEM                                                                                                                                                                 | SUBMITTED BY                | PRESENTED BY                       |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|------------------------------------|
| Pg 115 - Weld County Assessor Presentation for Property Taxes and Proposition HH                                                                                            | Leah Vanarsdall, Town Clerk | Brenda Dones, Weld County Assessor |
| <b>ACTION REQUESTED</b>                                                                                                                                                     |                             |                                    |
| No action is requested.                                                                                                                                                     |                             | <b><u>Presentation</u></b>         |
| <b>BRIEF SUMMARY</b>                                                                                                                                                        |                             |                                    |
| At the request of Mayor Fries, staff has arranged for Brenda Dones, Weld County Assessor, to speak about Proposition HH and the recent increase in property tax valuations. |                             |                                    |
| <b>PUBLIC SUPPORT/CONCERN</b>                                                                                                                                               |                             |                                    |
| Questions RE: Proposition HH Presentation & Property Valuations                                                                                                             |                             |                                    |
| <b>ANALYSIS AND RECOMMENDATION</b>                                                                                                                                          |                             |                                    |
| No action is requested.                                                                                                                                                     |                             |                                    |
| <b>MATERIALS SUBMITTED</b>                                                                                                                                                  |                             |                                    |
| The following materials were submitted and included in this packet:<br>1. Prop HH - Severance October 2023                                                                  |                             |                                    |



# 2023 Valuation and Legislation and the Impact on Property Tax

Brenda Dones  
Weld County Assessor  
[bdones@weld.gov](mailto:bdones@weld.gov)





# The Reappraisal Timeline

The valuation date is June 30<sup>th</sup> of every even numbered year

June 30, 2020

June 30, 2022

June 30, 2024

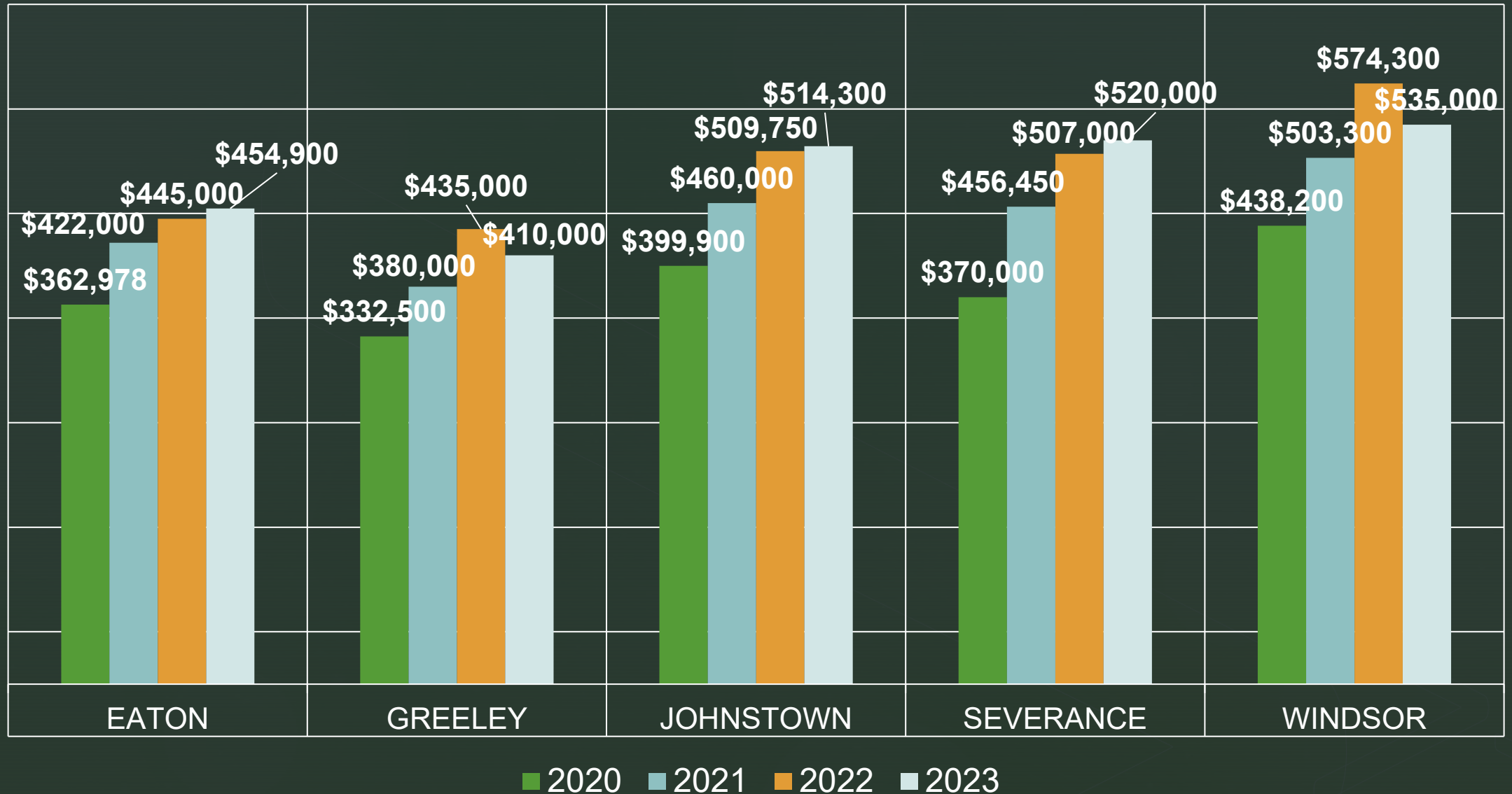
Statewide, Assessors revalue all property every odd numbered year

May 1, 2021

May 1, 2023

May 1, 2025

# Residential Median Adj Sale Price by Town







## ➤ Overall Weld Value Impact

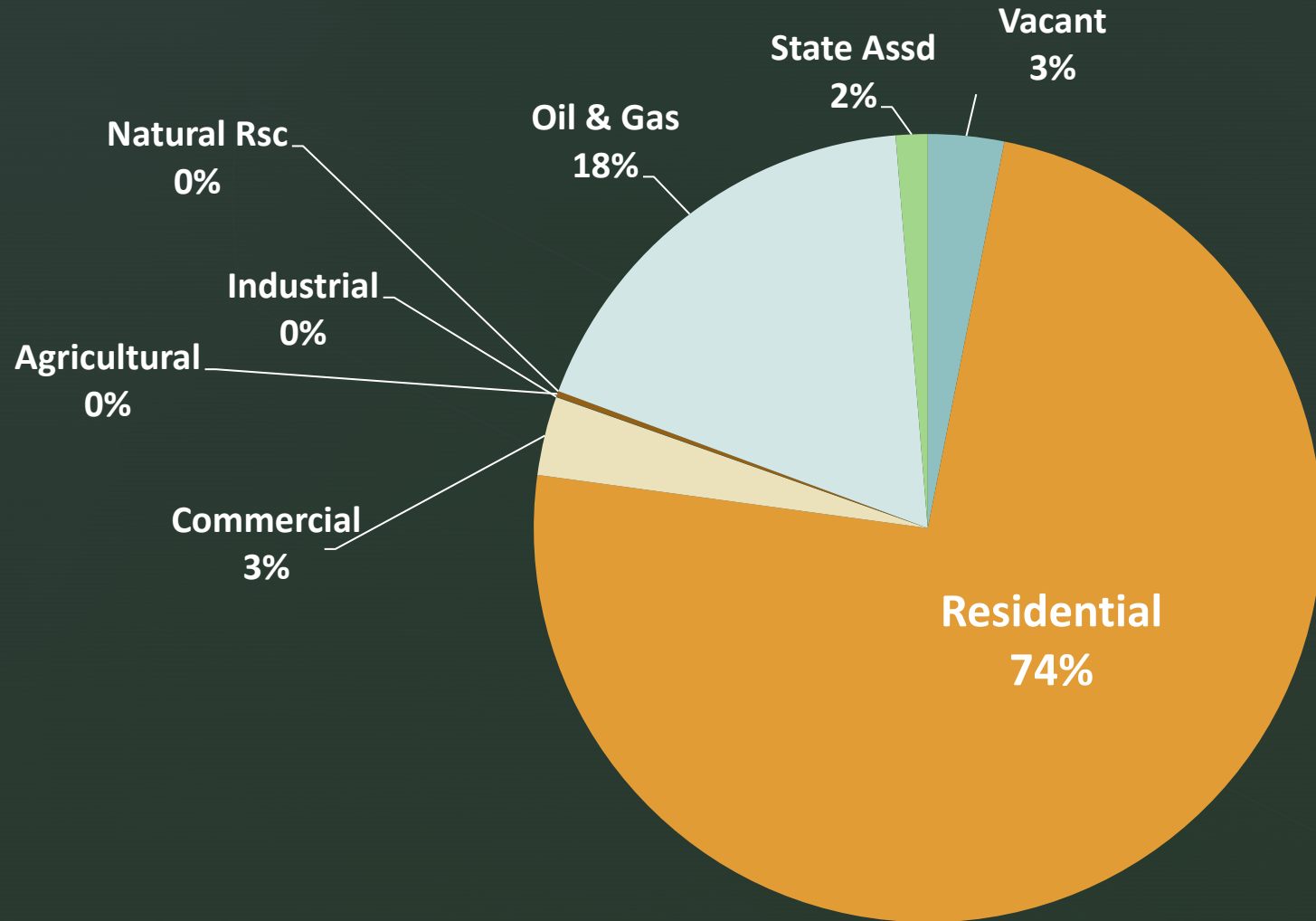
- Residential Increase of 30%
- Commercial increase of 28%
- Industrial Increase of 14%
- Vacant Land increase of 57%
- Oil and Gas increase of 46%

Will the tax bill increase be the same? NO, it will be smaller but how much smaller is yet to be determined

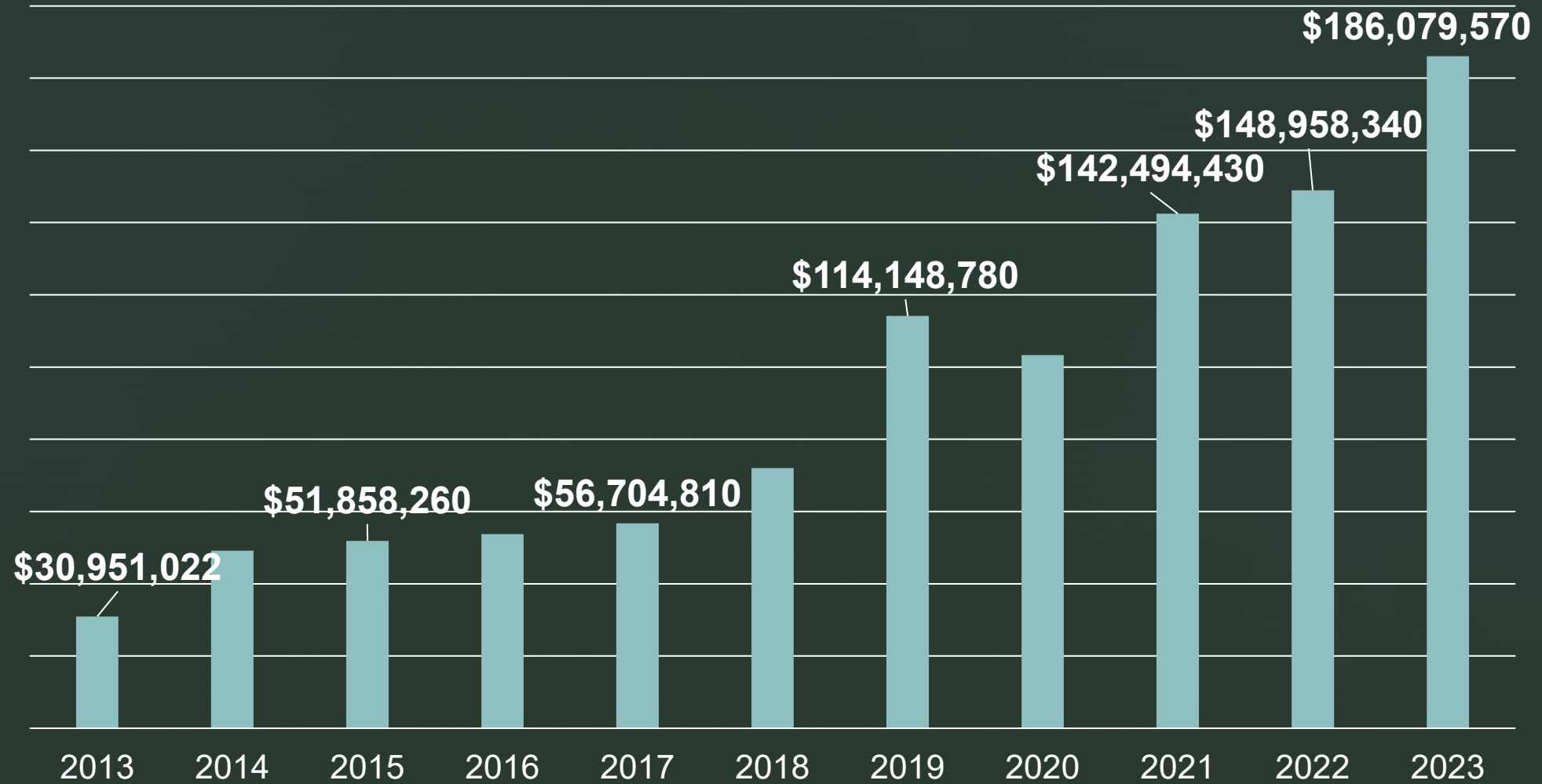
# Severance – 2023 Taxable Assessed Value

| Class               | <u>2022 Final</u><br>Assessed Value | <u>2023 Preliminary</u><br>Assessed Value | Change \$           | Change %      |
|---------------------|-------------------------------------|-------------------------------------------|---------------------|---------------|
| Vacant              | \$ 4,141,280                        | \$ 5,805,710                              | \$ 1,664,430        | 40.19%        |
| Residential         | \$ 103,079,740                      | \$ 137,766,950                            | \$34,687,210        | 33.65%        |
| Commercial          | \$ 4,694,770                        | \$ 6,027,290                              | \$ 1,332,520        | 28.38%        |
| Industrial          | \$ 115,250                          | \$ 29,120                                 | \$ (86,130)         | -74.73%       |
| Agricultural        | \$ 415,430                          | \$ 440,540                                | \$ 25,110           | 6.04%         |
| Natural Rsc         | \$ 3,150                            | \$ 2,930                                  | \$ (220)            | -6.98%        |
| Oil & Gas           | \$ 34,183,950                       | \$ 33,578,950                             | \$ (605,000)        | -1.77%        |
| State Assd          | \$ 2,324,770                        | \$ 2,428,080                              | \$ 103,310          | 4.44%         |
| <b>Total Value:</b> | <b>\$ 148,958,340</b>               | <b>\$ 186,079,570</b>                     | <b>\$37,121,230</b> | <b>24.92%</b> |

# Severance Assessed Value by Class 2023



## Severance - Total Taxable Assessed Value





## Colorado property tax rates poised to skyrocket in coming years, report by business group finds

By ERNEST LUNING [ernest.luning@coloradopolitics.com](mailto:ernest.luning@coloradopolitics.com) Feb 11, 2022 Updated May 1, 2023 0

Coloradans are facing massive property tax increases in the coming years due to a combination of the state's surging real estate market, the tax system's biennial assessment calendar, and the looming expiration of measures adopted to ease the shock of tax hikes,

©CBS COLORADO

**Colorado homeowners prepare for 30%-60% increase in property tax bills**





# Denver-area assessors warn of major spike in property taxes as Colorado legislature rushes to provide relief

In Douglas County, property taxes will increase by as much as 50%. In Denver, officials say the median increase in home values, used to calculate property taxes, is 33%.

Governor, Democrats unveil  
10-year plan to prevent  
Coloradans' property taxes  
from rising too quickly



**9NEWS** 

**So, you want to appeal your home's property value ...**

— Any property owner can protest their home value assessment that counties in Colorado sent out last week.

 **The Colorado Sun**

# Colorado property owners file record number of protests with county assessors who set new taxation values

The number of protests filed with Colorado's 64 county assessors increased 300% in 2023 compared to the average number of protests from the previous three assessment cycles.

The sticker shock from property valuations has reverberated across all 64 Colorado counties. The wild real estate market of 2021 that saw home prices more than double in mountain communities and increase as much as 50% in metro areas is now being felt by every property owner in Colorado. Property tax bills coming due in 2024 and 2025 are set to increase by 50% or more.

And those owners are not sitting quietly with their new bills. County assessors across the state are seeing unprecedented surges of owners protesting and appealing their assessed valuations. Property owners filed at least 308,298 protests with Colorado's 64 county assessors this year, which compares to an average of 103,000 annual protests in the last three assessment cycles in 2021, 2019 and 2017.



“My entire life I’ve recognized taxes as so important for our roads and education system and everything else. But this is crazy,” he said. “Nobody can afford this.”

# Actual Value X Assessment Rate X Mill Levy = Taxes Due

## Property Tax formula

Actual Value – Established by the Assessor's Office

Market value for most property types

Assessment Rate – Established by the legislature

The percentage of the property that is taxed

(Prior to 2020, was established by Gallagher)

Mill Levy – Established by the local taxing authority

The rate the local government needs to generate budgeted revenue

(TABOR limits the levy increases for some authorities)

# Property Tax formula

**Actual Value X Assessment Rate = Assessed Value X Mill Levy = Taxes Due**

## **Impact of Different Value**

**\$400,000** x 6.765% = \$27,060 x .095 = \$2,571 Residential

**\$350,000** x 6.765% = \$23,677 x .095 = \$2,250 Residential

## **Impact of Different Assessment Rate**

\$400,000 x **6.765%** = \$27,060 x .095 = \$2,571 Residential

\$400,000 x **6.7%** = \$26,800 x .095 = \$2,546 Residential

## **Impact of Different Levy**

\$400,000 x 6.765% = \$27,060 x **.095** = \$2,571 Residential

\$400,000 x 6.765% = \$27,060 x **.092** = \$2,490 Residential



# Assessment Rates

The percentage of the property that is taxed

| Year   | Residential | Multi-family | All Other | Ag & Renewable | Oil & Gas |
|--------|-------------|--------------|-----------|----------------|-----------|
| 1982   | 30%         |              | 30%       |                | 87.50%    |
| 1983   | 21%         |              | 29%       |                | 87.50%    |
| 2021   | 7.15%       |              | 29%       |                | 87.50%    |
| 2022*  | 6.95%       | 6.80%        | 29%       | 26.40%         | 87.50%    |
| 2023** | 6.765%      | 6.765%       | 27.90%    | 26.40%         | 87.50%    |

Gallagher was repealed in November 2020.

\* Rates effective with SB21-293.

\*\* Rates effective with SB22-238. Subject to change with passage of Prop HH.

SB22-238 included \$15,000 reduction for residential and \$30,000 reduction for commercial

# SB23-303 aka Proposition HH

requires voter approval in November to be effective

- Property Tax reduction
  - Reduces some assessment rates and some values
  - Creates a new subclass of primary residential – owner occupied – effective 2025
  - Senior Exemption becomes portable
  - Creates new classification of renewable energy agricultural land
- Creates Tax Revenue Cap – revenue cannot exceed inflation without a resolution
- Some local governments get part of the lost revenue backfilled if change in AV is less than 20% between 2022 and current year
- Authorizes additional funding for public schools and \$20 million for rental assistance
- State will ‘de-Bruce’ – change TABOR formula cap to growth + inflation + 1%
- TABOR refunds will be flattened instead of tiered for 1 year (HB23-1311 but tied to vote)
- After 10 years the legislature can extend the measure without additional voter approval

## Proposed Rate and Value Changes

| Year                         | Residential                                          | Multi-family                                         | All Other                           | Ag & Renewable          | Oil & Gas |
|------------------------------|------------------------------------------------------|------------------------------------------------------|-------------------------------------|-------------------------|-----------|
| 2022                         | 6.95%                                                | 6.80%                                                | 29%                                 | 26.40%                  | 87.50%    |
| 2023 <small>with 238</small> | 6.765%, -\$15,000                                    | 6.765%, -\$15,000                                    | 27.90%, - \$30,000<br>If commercial | 26.40%                  | 87.50%    |
| 2023 – if HH                 | 6.7%, -\$50,000                                      | 6.7%, -\$50,000                                      | 27.85%, -\$30,000<br>if commercial  | 26.40%<br>21.9% if both | 87.50%    |
| 2024                         | 6.7%, -\$40,000                                      | 6.7%, -\$40,000                                      | 27.85%                              | 26.40%<br>21.9% if both | 87.50%    |
| 2025/2026                    | 6.7%, -\$40,000<br>If primary res,<br>otherwise 6.7% | 6.7%, -\$40,000<br>If primary res,<br>otherwise 6.7% | 27.85%                              | 26.40%<br>21.9% if both | 87.50%    |
| 2027/2028                    | 6.7%, -\$40,000<br>If primary res,<br>otherwise 6.7% | 6.7%, -\$40,000<br>If primary res,<br>otherwise 6.7% | 27.65%                              | 26.4%<br>21.9% if both  | 87.50%    |



## Backfill Amounts –

**COUNTIES** - If > 300,000 population

No backfill if value change from 2022  $\geq 20\%$

Total amount available for backfill is 20% of dollars in HH fund

IF DISTRICT TYPE: **Fire, Health, Library, Muni, Sani, Water**

100% if  $< 10\%$  value change @ district level

90% if  $\geq 10\%$  value change @ district level

All **Other DISTRICTS** = 65%

**SCHOOLS** - Payback through school finance

\*Occurs in April 2024 – per Special District Association

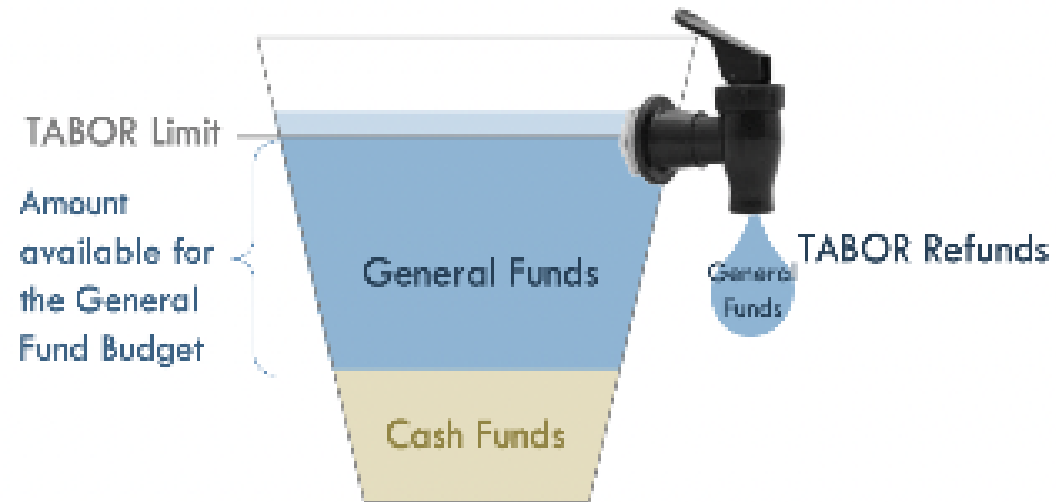
# What are TABOR refunds?

Money collected by the state in excess of TABOR limits

TABOR caps the state  
general fund to  
prior year revenue  
+ population growth  
+ inflation

TABOR Refunds are refunded from General Funds

In a TABOR surplus situation...



General Fund dollars in = General Fund dollars out

# What are TABOR refunds?

Money collected by the state in excess of TABOR limits

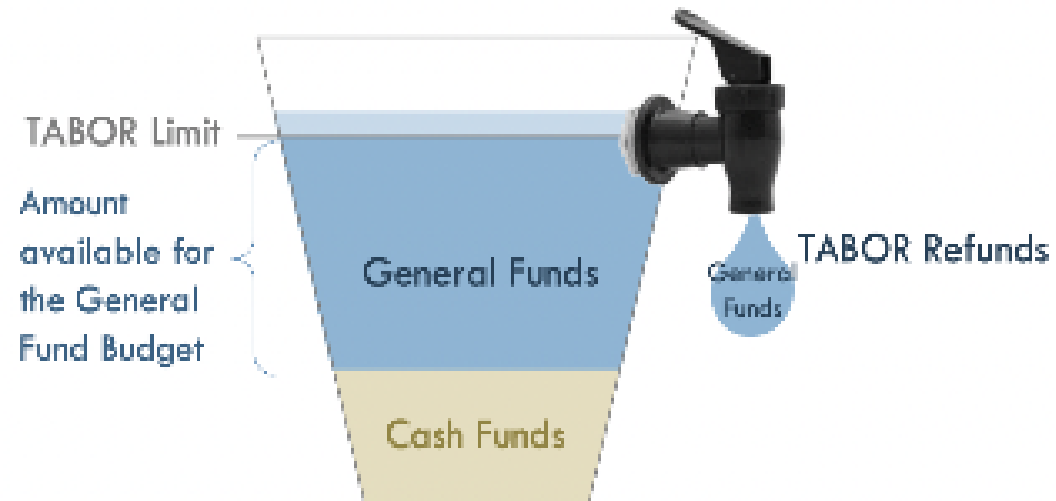
## Prop HH change

TABOR caps the state  
general fund to  
prior year revenue  
+ population growth  
+ inflation  
+ 1%

Compounded for 10 years

TABOR Refunds are refunded from General Funds

In a TABOR surplus situation...



General Fund dollars in = General Fund dollars out

# SB23-303 aka Proposition HH

requires voter approval in November to be effective

- Property Tax reduction
  - Reduces some assessment rates and some values
  - Creates a new subclass of primary residential – owner occupied – effective 2025
  - Senior Exemption becomes portable
  - Creates new classification of renewable energy agricultural land
- Creates Tax Revenue Cap – revenue cannot exceed inflation without a resolution
- Some local governments get part of the lost revenue backfilled if change in AV is less than 20% between 2022 and current year
- Authorizes additional funding for public schools and \$20 million for rental assistance
- State will ‘de-Bruce’ – change TABOR formula cap to growth + inflation + 1%
- TABOR refunds will be flattened instead of tiered for 1 year (HB23-1311 but tied to vote)
- After 10 years the legislature can extend the measure without additional voter approval

# Weld County Estimated Summary of SB22-238 (current law) and SB23-303 (subject to November 2023 election)

## SEVERANCE TOWN

0427

### Evaluation of percentage increase for backfill eligibility (Real Property Only)

|                                                     |               |
|-----------------------------------------------------|---------------|
| 2022 Gross Assessed Valuation (Real Property Only)  | \$141,766,460 |
| 2022 Tax Increment Financing Base Percent (Rounded) | 100.000%      |
| 2022 Net Assessed Valuation (Real Property Only)    | \$141,766,460 |

### If Proposition HH does NOT pass - effect of SB22-238 only:

|                                                     |                            |
|-----------------------------------------------------|----------------------------|
| 2023 Gross Assessed Valuation (Real Property Only)  | \$179,083,500              |
| 2023 Tax Increment Financing Base Percent (Rounded) | 100.000%                   |
| 2023 Net Assessed Valuation (Real Property Only)    | \$179,083,500              |
| Net Assessed Change from 2022 to 2023:              | \$37,317,040 <b>26.32%</b> |

### If Proposition HH DOES pass - effect of SB23-303:

|                                                     |                            |
|-----------------------------------------------------|----------------------------|
| 2023 Gross Assessed Valuation (Real Property Only)  | \$168,806,879              |
| 2023 Tax Increment Financing Base Percent (Rounded) | 100.000%                   |
| 2023 Net Assessed Valuation (Real Property Only)    | \$168,806,879              |
| Net Assessed Change from 2022 to 2023:              | \$27,040,419 <b>19.07%</b> |

# Weld County Estimated Summary of SB22-238 (current law) and SB23-303 (subject to November 2023 election)

## Evaluation of revenue lost due to legislation (Real and Personal Property)

Base Net Revenue prior to SB22-238 and SB23-303:

|                                                                             |               |
|-----------------------------------------------------------------------------|---------------|
| 2022 Modified Mill Levy (without Bond or Contractual Obligation levies):    | 12.635        |
| 2023 Estimated Net Total Taxable Assessed:                                  | \$194,759,893 |
| 2023 Est. Revenue as if SB22-238 and SB23-303 did not pass (Net Base Rev.): | \$2,460,791   |

### Estimated Revenue if Proposition HH does NOT pass (leaving SB22-238 in place):

|                                    |               |
|------------------------------------|---------------|
| 2023 Estimated Net Total Assessed: | \$186,079,027 |
| 2023 Estimated Revenue:            | \$2,351,109   |

|                                                          |                  |
|----------------------------------------------------------|------------------|
| <b>Estimated Revenue loss due to SB22-238 changes:**</b> | <b>\$109,683</b> |
|----------------------------------------------------------|------------------|

### Estimated Revenue if Proposition HH DOES pass:

|                                    |               |
|------------------------------------|---------------|
| 2023 Estimated Net Total Assessed: | \$175,789,870 |
| 2023 Estimated Revenue:            | \$2,221,105   |

|                                                          |                  |
|----------------------------------------------------------|------------------|
| <b>Estimated Revenue loss due to SB23-303 changes:**</b> | <b>\$239,686</b> |
|----------------------------------------------------------|------------------|



## Backfill Amounts –

**COUNTIES** - If > 300,000 population

No backfill if value change from 2022  $\geq 20\%$

Total amount available for backfill is 20% of dollars in HH fund

IF DISTRICT TYPE: **Fire, Health, Library, Muni, Sani, Water**

100% if  $< 10\%$  value change @ district level

90% if  $\geq 10\%$  value change @ district level

All **Other DISTRICTS** = 65%

**SCHOOLS** - Payback through school finance

\*Occurs in April 2024 – per Special District Association

## Deadline changes – if Prop HH passes

| Process                       | Current Date | New Date   |
|-------------------------------|--------------|------------|
| ▪ Certification from Assessor | 12/10/2023 → | 12/29/2023 |
| ▪ Levy Submission             | 12/15/2023 → | 01/05/2024 |
| ▪ Tax Warrant                 | 01/10/2024 → | 01/19/2024 |





## Ballot Language November 2023

Shall the state reduce property taxes for homes and businesses, including expanding property tax relief for seniors, and backfill counties, water districts, fire districts, ambulance and hospital districts, and other local governments and fund school districts by using a portion of the state surplus up to the proposition HH cap as defined in this measure?

## November 2024

Initiative 50 – Voter approval to retain excess revenue if predicted statewide revenue increase is >4%

(collected signatures in record time and is currently expected to be on 2024 ballot)

Initiative 88 – Voter approval of Prop HH without the TABOR change and with an inflation cap

(did not make it through the title board so will not be on the ballot)

QUESTIONS?????

Thanks!

Contact me at  
[bdones@weld.gov](mailto:bdones@weld.gov)  
or 970-400-3699



## AGENDA ITEM SUMMARY

| AGENDA ITEM                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | SUBMITTED BY                   | PRESENTED BY                                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------|----------------------------------------------|
| Pg 116 - Housing Assessment Presentation                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Nicholas Wharton, Town Manager | Josh Olhava, AICP, PCCP                      |
| <b>ACTION REQUESTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                              |
| Town Management asks that the Town Council review and discuss the proposed Town of Severance Housing Assessment. No action is needed at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                | <b><u>Discussion Report Presentation</u></b> |
| <b>BRIEF SUMMARY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                |                                              |
| <p>It was asked by the Council for further discussion and to bring the item back at the 9.19.2023 Town Council Meeting. 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:</p> <ol style="list-style-type: none"> <li>1. Understand the current housing market to inform future land use planning and infrastructure investments;</li> <li>2. Identify gaps and unmet needs in the market; and</li> <li>3. Outline housing policies to guide actions over the next five to ten years.</li> </ol> <p>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.</p> |                                |                                              |
| <b>PUBLIC SUPPORT/CONCERN</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                |                                              |
| N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                                |                                              |
| <b>ANALYSIS AND RECOMMENDATION</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                |                                              |
| 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                |                                              |
| <b>MATERIALS SUBMITTED</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                |                                              |
| <p>The following materials were submitted and included in this packet:</p> <ol style="list-style-type: none"> <li>1. Severance Housing Assessment - Final (10.2023)</li> </ol>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                |                                              |





# TOWN OF SEVERANCE HOUSING ASSESSMENT



Prepared by

**AYRES**  
PLANNING+DEVELOPMENT  
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Image courtesy of the Town of Severance.

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# ACKNOWLEDGMENTS

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## 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

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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

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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.

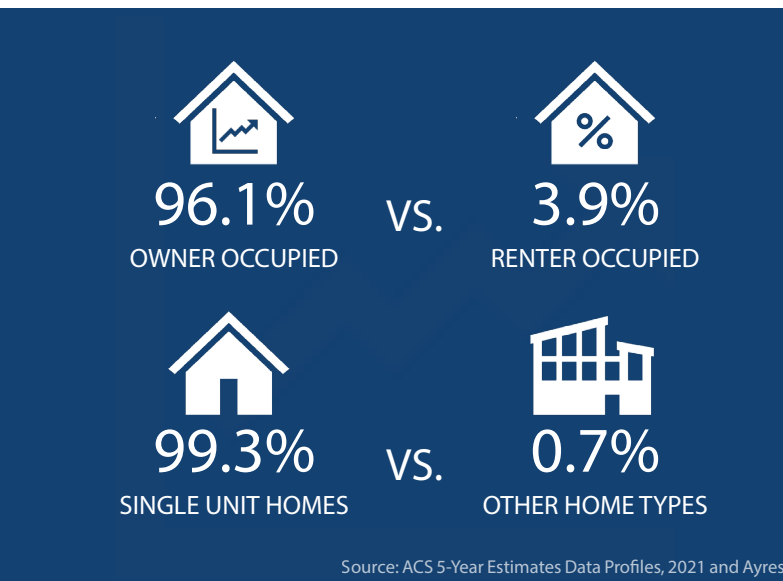
Overall, the assessment considered the housing needs at each stage of life. This includes young professionals, families, and the elderly, as residents housing needs change and evolve over time. Each type of housing, has implications for the local economy, services, and the overall community culture. 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.

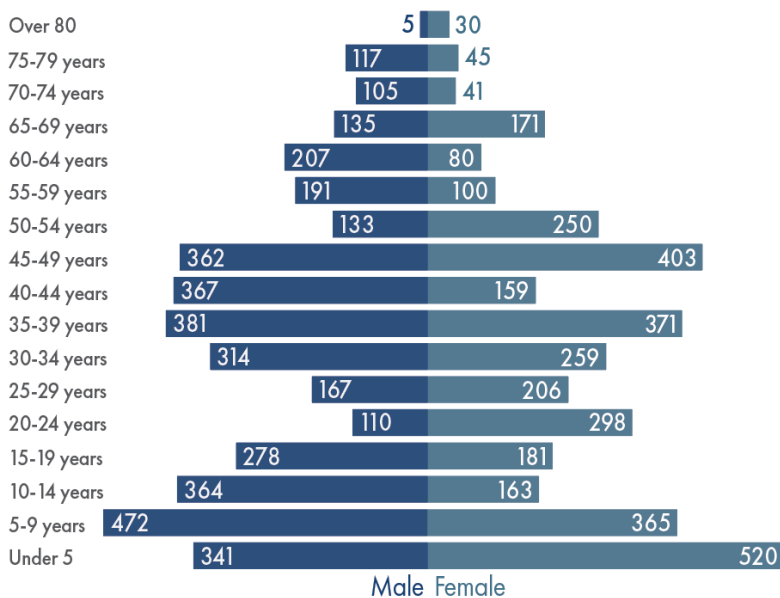
As a primarily residential community, the Town is operating on a structural deficit,

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.

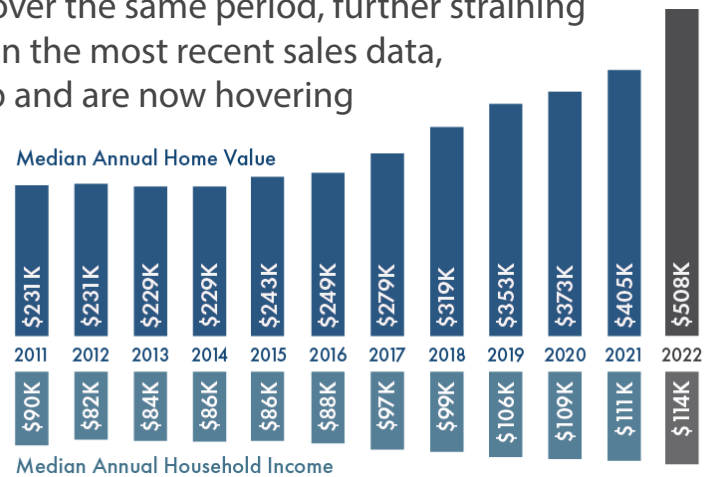
## Proportion of Income Spent on Housing

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 and strategic development nodes reflected in the Town's comprehensive plan and on the Town's official zoning map.

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.



It is quite common for community-wide survey responses to express interest in additional commercial amenities for residents. The industry faces a constant “push-pull” between commercial development and housing availability. To help provide additional insights into this challenge many communities face, the project team developed the following section on Retail Realities in Severance.

## Retail Realities in Severance

Many of the respondents to the community survey indicated a desire for more retail options with a grocery store most frequently mentioned. Also, due to the need to diversify the local revenue base, we recommend as part of the assessment that the Town seek to protect major corridors for future commercial development. Because of both the interest and the need, the report offers a review of the retail market potential to manage expectations and to provide some insight as to the retail reality in Severance.

We seek to explain the retail realities in two different ways:

1. Review the market potential for only the existing households within the municipal boundaries of Severance in comparison to the most recent sales tax revenue that accrued to the Town. This model seeks to identify how much household spending is being lost to other communities.
2. Review the potential for the market on major road corridors based on 5/10/15 minute drive times. This approach is important because it aligns more closely with how retailers will assess the market potential. This also provides a basis for comparison to neighboring communities and grocery sites.

## Local Market Potential

Under the most recent budget, the Town of Severance collected **\$1,833,815** in sale tax revenue representing about 33 percent of the General Fund budget. At three percent sales tax rate, this indicates retail spending equivalent to **\$61,127,167** total.

There are approximately 3,223 households in the Town of Severance with a median household income of \$111,055. Using the Bureau of Labor Statistics’ (BLS) household spending averages, we can derive an estimate for total community spending in different retail sectors.

*For example:*

The BLS estimates that 7.9 percent of household income is spent on groceries each year. Therefore, a household earning \$111,055 would spend just under \$8,000 annually on groceries. Multiple that by 3,223 households and we estimate that Severance spends around \$28 million collectively on groceries.

Using the household spending patterns and the median household income, we estimate that there is around **\$188 million in retail spending** by residents of Severance, which means about two-thirds of local spending is occurring outside of town limits. The spending estimates consider a range of products that would be subject to local sales tax including groceries, restaurants, alcohol, household expenses and furnishings, apparel, vehicle purchases and expenses, pets, entertainment, personal care products, tobacco, and miscellaneous expenditures.

On average a grocery store will sell around \$500/square foot with higher end grocers like Whole Foods being over \$900/square foot. This means that a store like the 55,000 square foot Safeway in Windsor, CO, at an industry average of \$500/square foot, would do \$27,500,000 in annual sales. While the estimated spending on groceries in Severance is equivalent to a single Safeway, other factors play into store locations including convenience, traffic, and other competitors. In the Safeway example, a 60,000 square foot King Soopers is directly across the street.

However, given the higher household income and growing population, the town may be attractive to smaller chains such as Heritage Market and possibly Sprouts.

## Regional Market Demand

To better understand the current demand, it is important to look at household counts based on drive times. Using ESRI market data, we looked at three different examples based on 5-, 10- and 15-minute drive times.

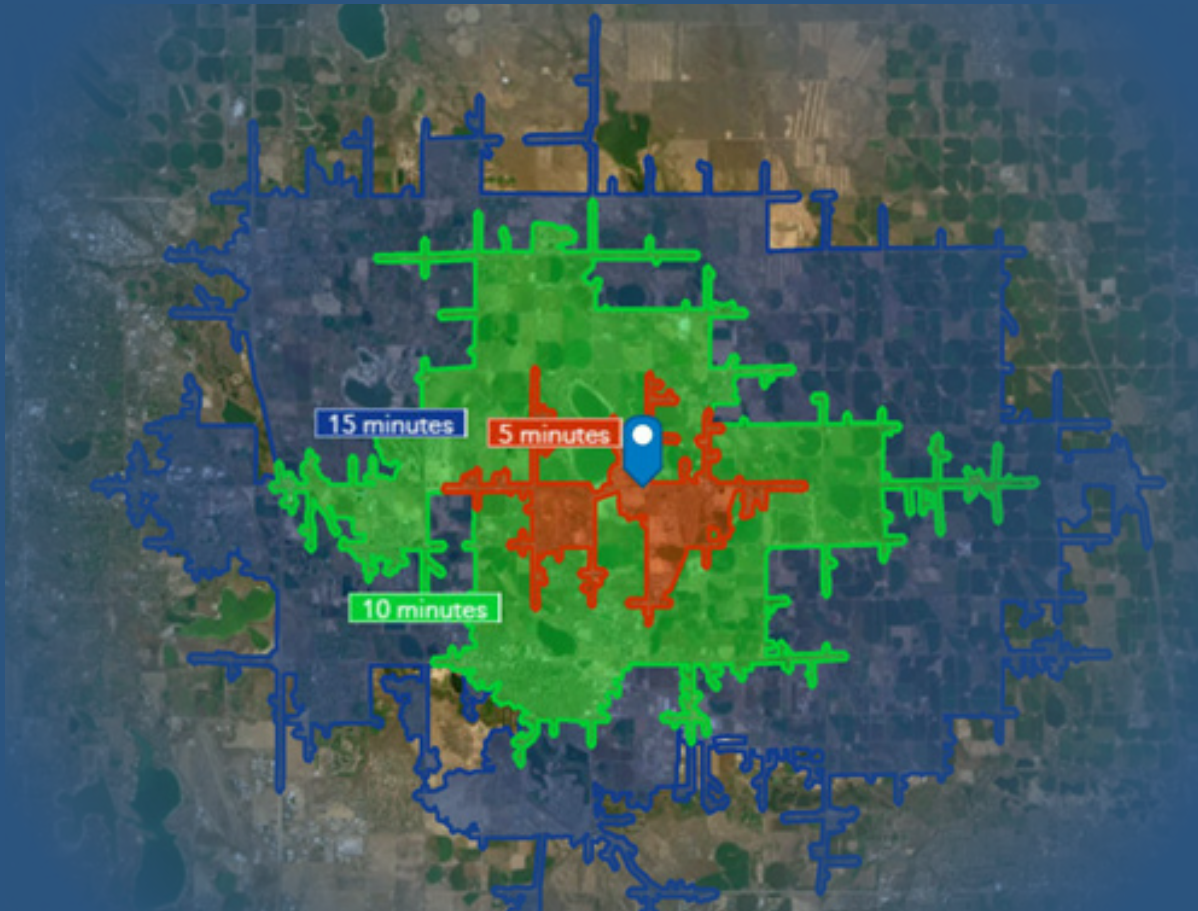
For Severance, we sought to find a central location on a major thoroughfare that would be attractive to retail. This would likely be the intersection of County Road 74 and County Road 21. For comparison, we used the Safeway in Windsor and the Walmart in Timnath.

We pulled the retail demand estimates from ESRI Business Analyst, which is commonly used by retailers and retail site selectors. For purposes of this review, the 10-to-15-minute drive time area is used in the chart below.

| Location        | 2023 Consumer Spending<br>(food at home) | 2028 Forecasted<br>Demand | Projected Spending<br>Growth |
|-----------------|------------------------------------------|---------------------------|------------------------------|
| Severance       | \$147,499,992                            | \$180,836,106             | \$33,336,114                 |
| Safeway/Windsor | \$241,225,963                            | \$310,447,180             | \$69,221,217                 |
| Walmart/Timnath | \$389,079,874                            | \$478,282,036             | \$89,184,162                 |



By comparison, while the spending is significant within Severance, the consumer spending at the Walmart location in Timnath is substantially larger and the 15-minute drive time radius includes much of Severance. The chart is intended to provide some insight into the comparative challenges of enticing a major grocery chain to locate to Severance.



Drive time from Severance town core

## RECOMMENDATIONS

### Policy Level

Seek to increase the diversity of housing types.

The Town should work with developers and builders to promote a greater diversity of housing types throughout the community to promote affordability and more options for seniors and retirees. With upwards of 99.3 percent single-family detached units and 96.1 percent owner occupied units total, the Town would benefit socially and financially to encourage other housing types including smaller lot homes, duplexes, attached condos, and some multi-family rentals.

Allowing additional densities in strategic locations within the community can help address development pressures, housing affordability, and promote a more efficient use of existing and new infrastructure to reduce upfront costs and long-term maintenance costs to the Town.

It is important that these additional housing types are incorporated appropriately throughout the community to create fully inclusive neighborhoods for all Severance residents. For example, duplexes and smaller lot homes can more easily be interspersed within suburban residential neighborhoods, while townhomes and attached condos can serve as transitions into commercial corridors and development nodes that also include multi-family apartments.

### Promote more commercial development along major corridors and development nodes.

While the current market for commercial development is not conducive to new large-scale projects, this is likely to change over the next 10 to 20 years as the regional population continues to grow and new opportunities emerge. The Town should protect ground along major transportation corridors and in strategic development nodes for commercial development, as outlined in the comprehensive plan. The Town should also seek to create a town center to anchor and serve as an amenity to the community to fulfill the community's vision and values captured in the comprehensive plan. (See Downtown Visioning recommendations below) The Retail Realities section above the Recommendations provides greater insights into the future of retail and commercial activity in Severance.



### 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. Incentives for attainable housing can take many shapes and forms. These programs should be context sensitive and specific to the needs of the community. If the Town seeks to consider incentives in the future, they should first identify what the intended goal is and work backwards to develop specific and measurable objectives as part of an incentive program or policy.



## Land Use Code

### Promote recently adopted regulations and housing opportunities.

Recently adopted land use regulations are the first step in promoting a diverse range of housing options to residents throughout the spectrum of what we call 'lifespan' housing, ranging from young professionals and families, retirees, and senior housing.

### 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

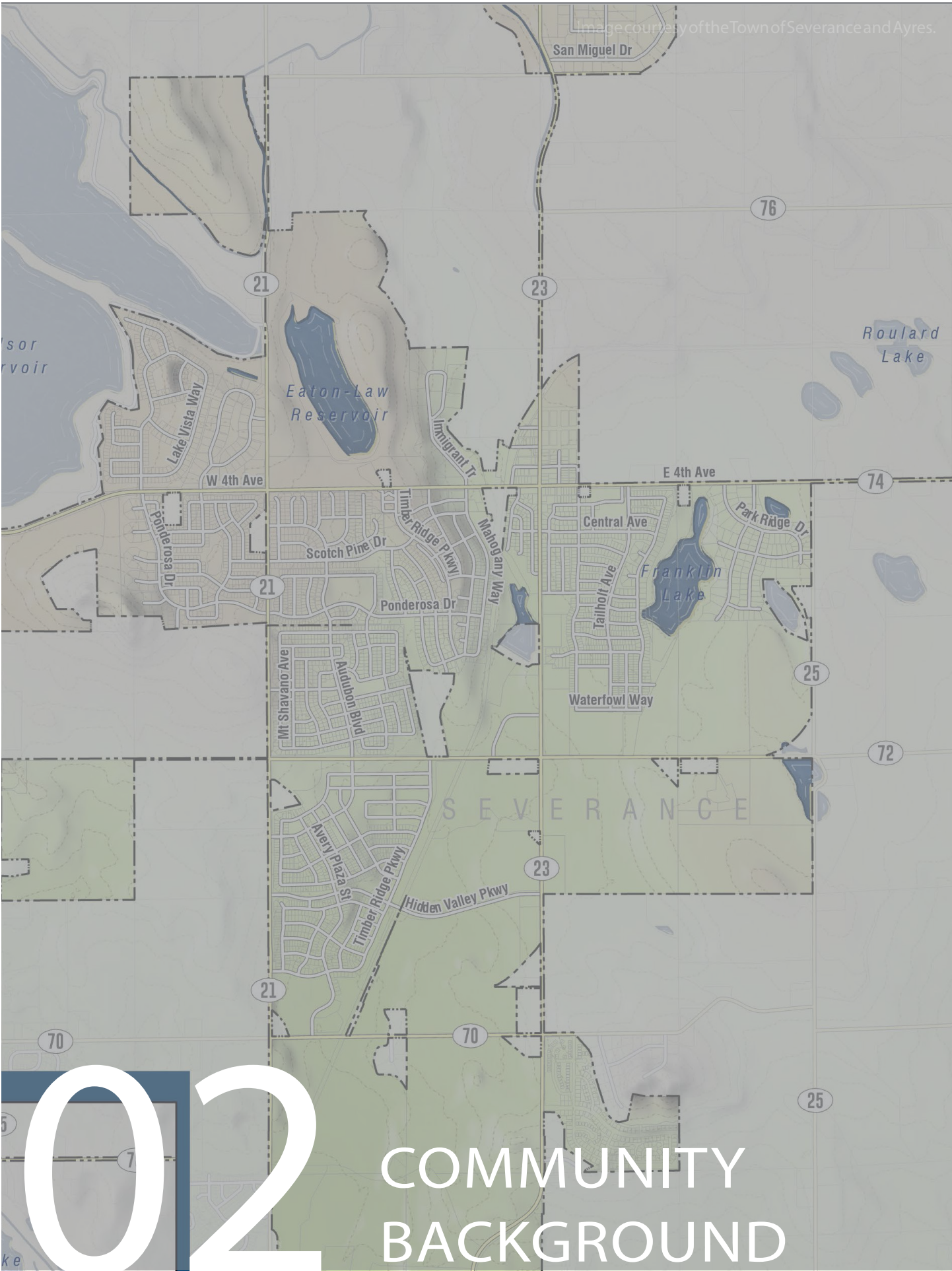
Consider building a town center and a sense of place in Severance.

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.

This example and its' success can be scaled to fit Severance's local context and needs. Many communities throughout the region have or are working on efforts to revitalize their historic downtown or town core areas to promote a variety of activities for all residents.

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.





## 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.

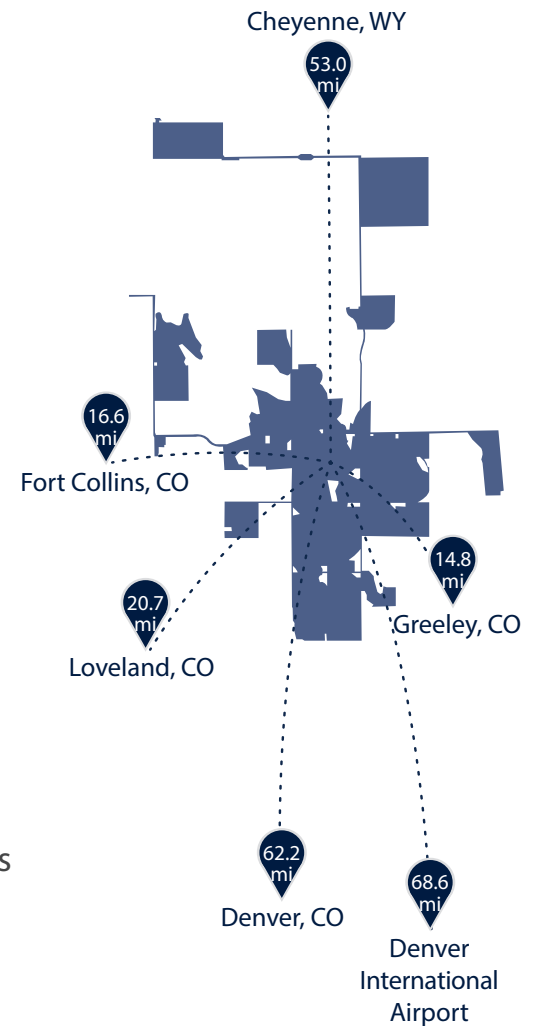


Image courtesy of the Town of Severance.

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.

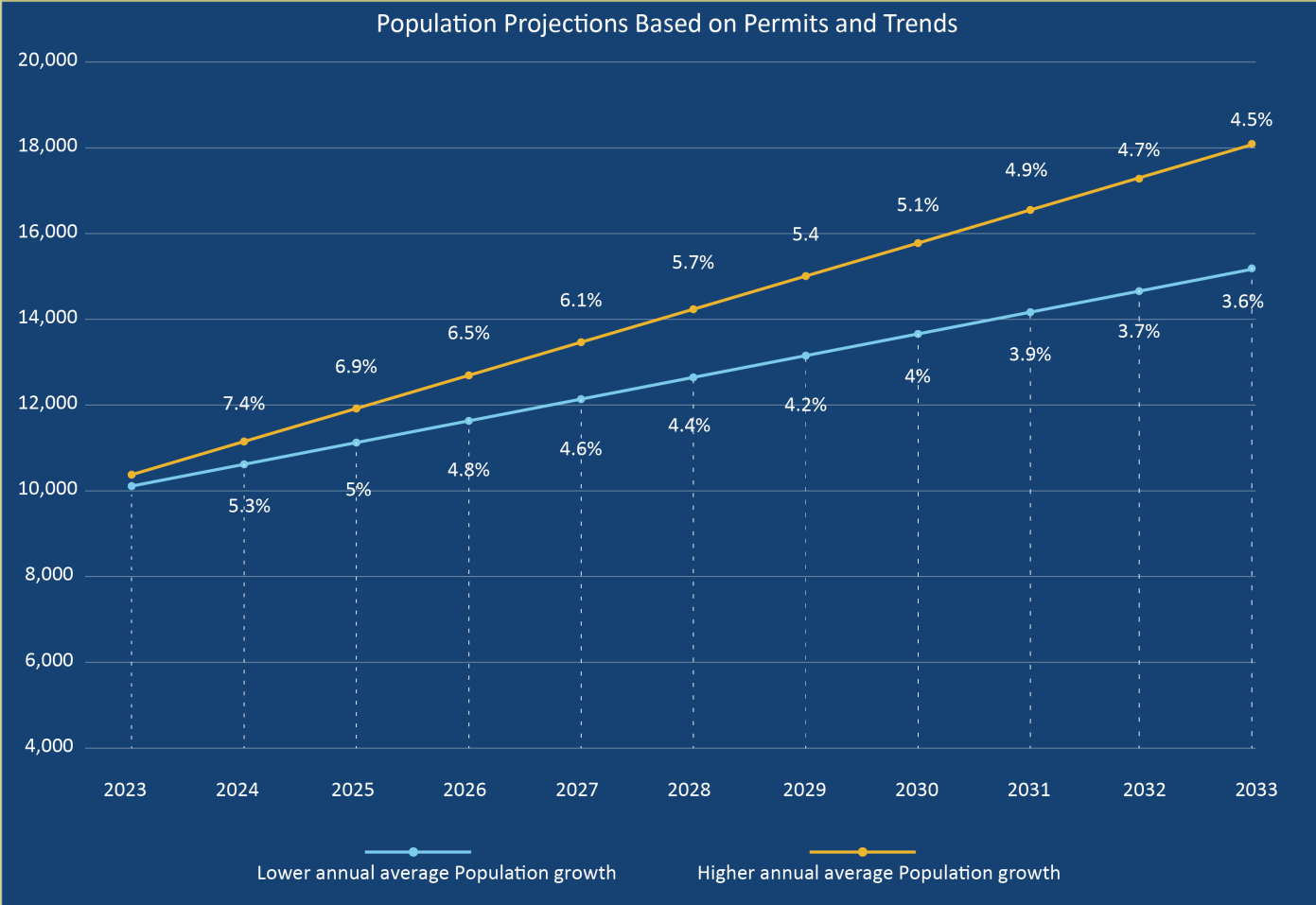


|                              | Severance | Windsor | Greeley | Colorado |
|------------------------------|-----------|---------|---------|----------|
| Residents under 18 years old | 32.5%     | 25.7%   | 26.0%   | 21.4%    |
| Residents over 64 years old  | 8.4%      | 16.5%   | 11.4%   | 15.1%  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

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.



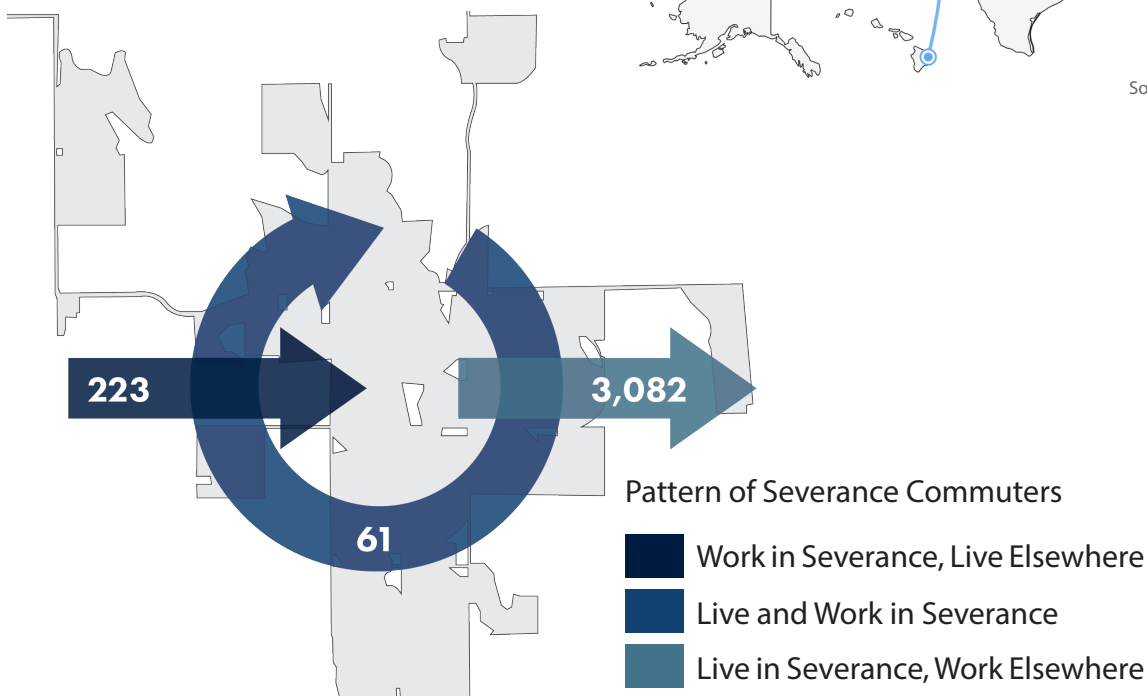
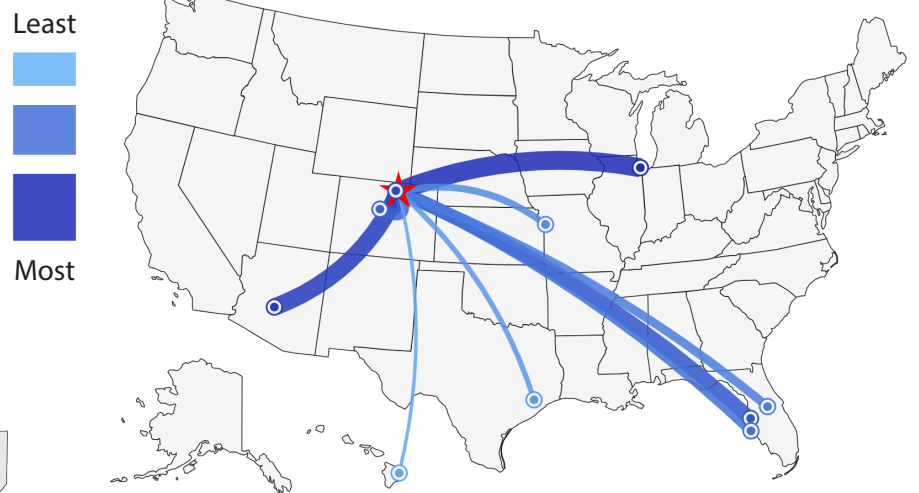
Source: ACS 5-Year Estimates Data Profiles, 2021 and Ayres.

## 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



## 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                                     | <b>\$564.28</b> |

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                                     | <b>\$1,351.48</b> |



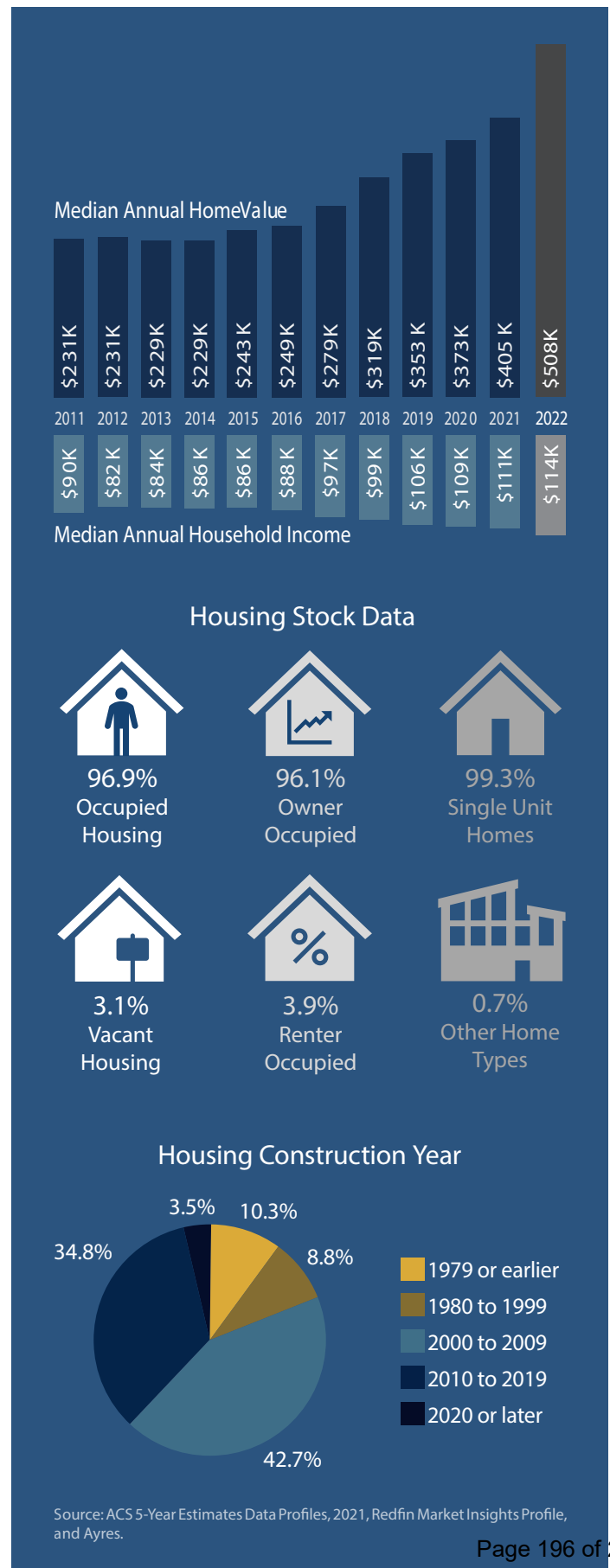
## Housing

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 conducted with a response rate of over 20%. Survey details and findings are highlighted below.
- 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?

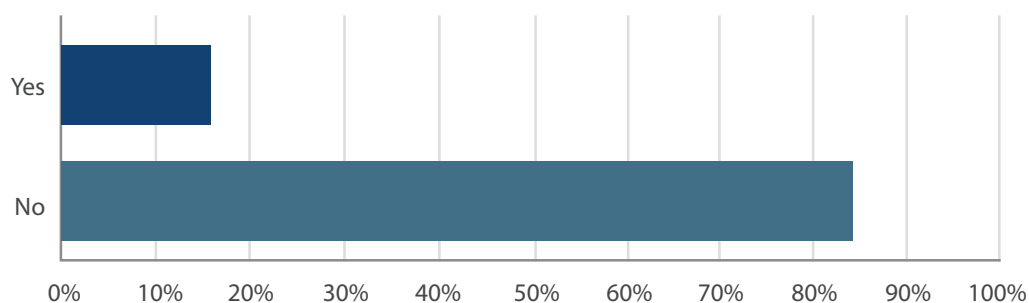
Community feedback is a critical part of this process and is greatly appreciated! Survey responses become a part of the land use code update and local housing policy efforts the Town is working to implement. Your feedback helps guide the Town's approach to important topics like workforce and senior housing,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





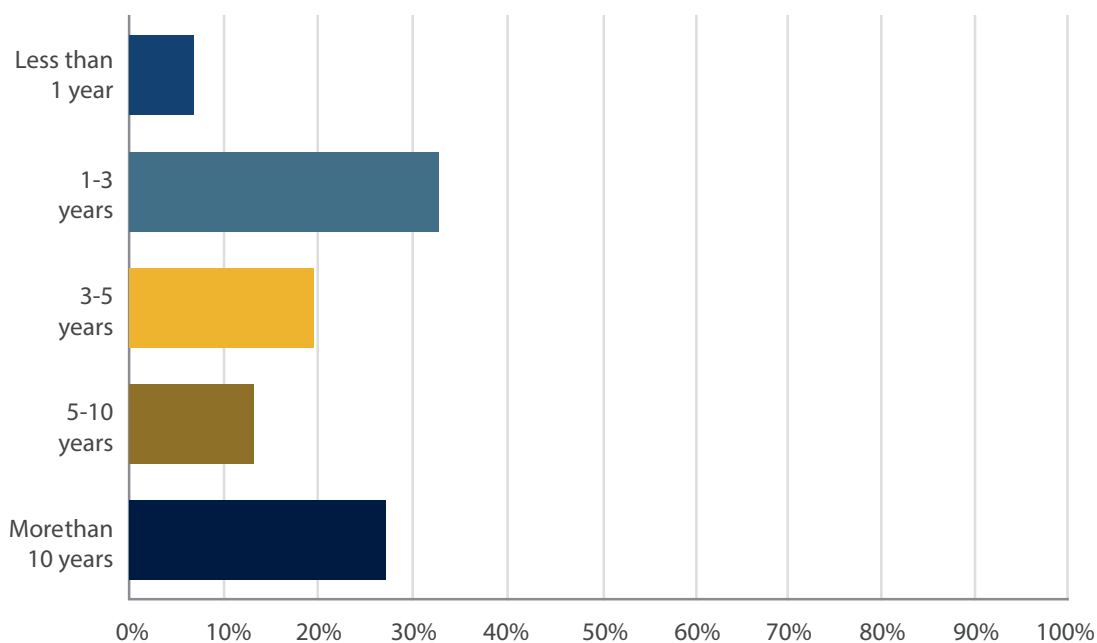
### Do you work in Severance?

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.



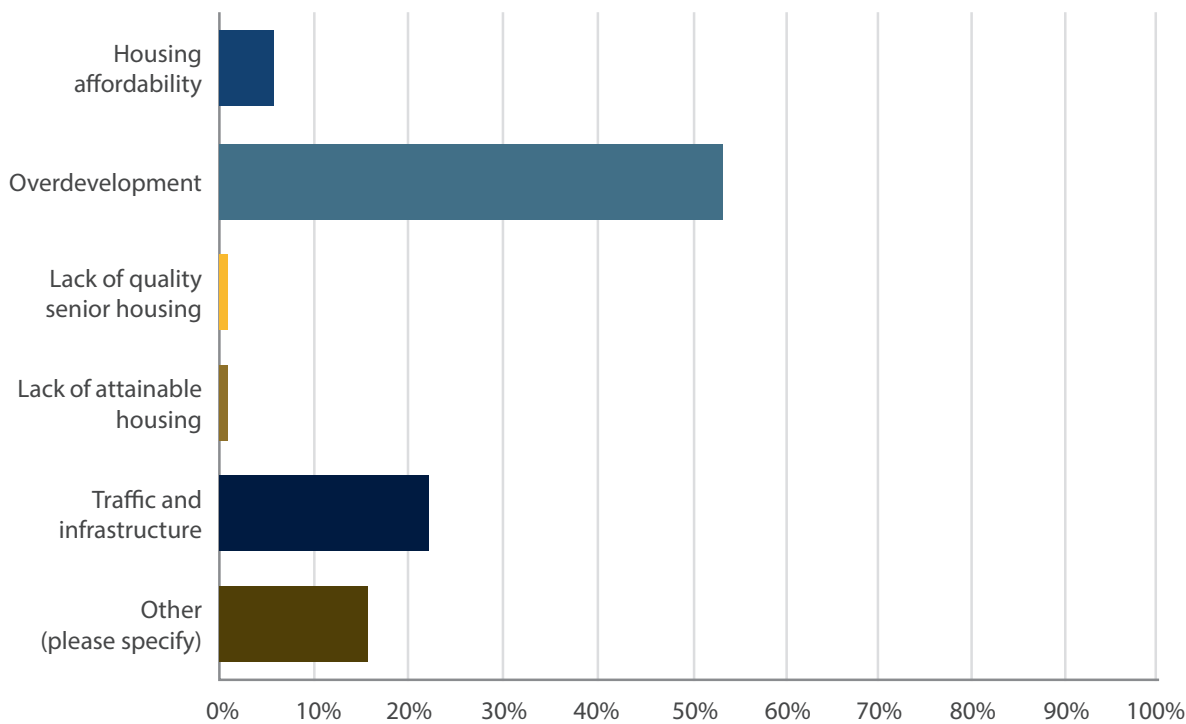
When thinking about my housing situation in Severance, I plan to...

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.

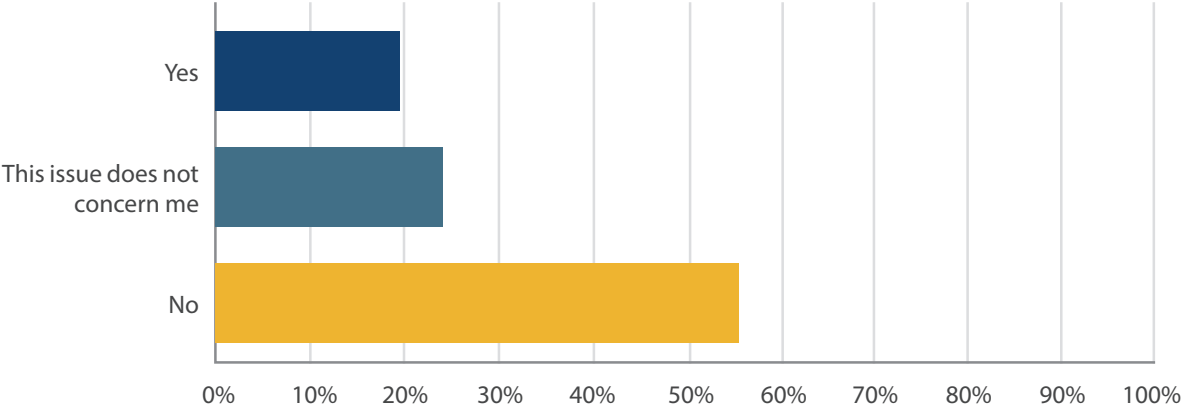
|                                                              |     |
|--------------------------------------------------------------|-----|
| Yes, this is very important to me                            | 55% |
| It is somewhat important, but I have greater concerns        | 27% |
| It's not as important 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.

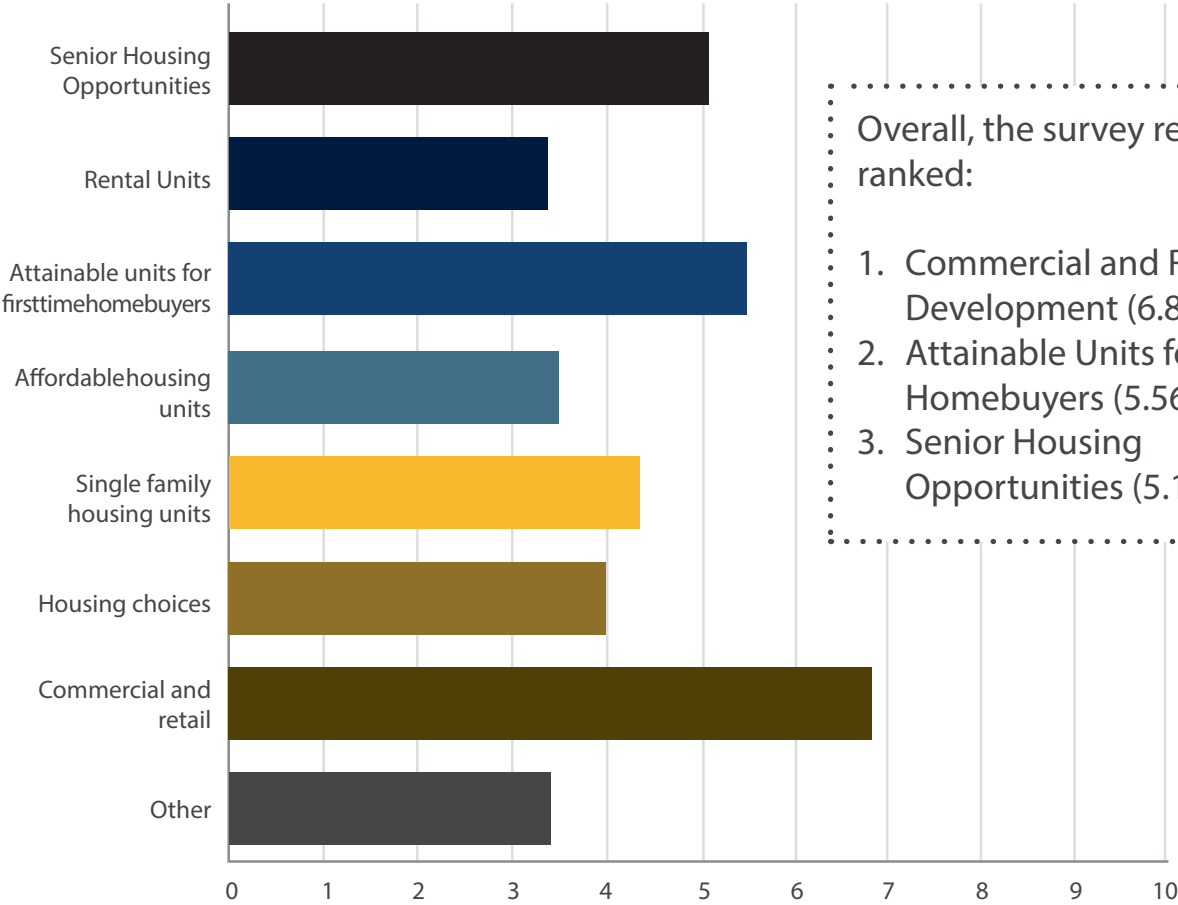


Will children who grow up in Severance be able to remain in, or return to, the community as they start their own households?

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...



Overall, the survey respondents ranked:

1. Commercial and Retail Development (6.89)
2. Attainable Units for First Time Homebuyers (5.56)
3. Senior Housing Opportunities (5.14)

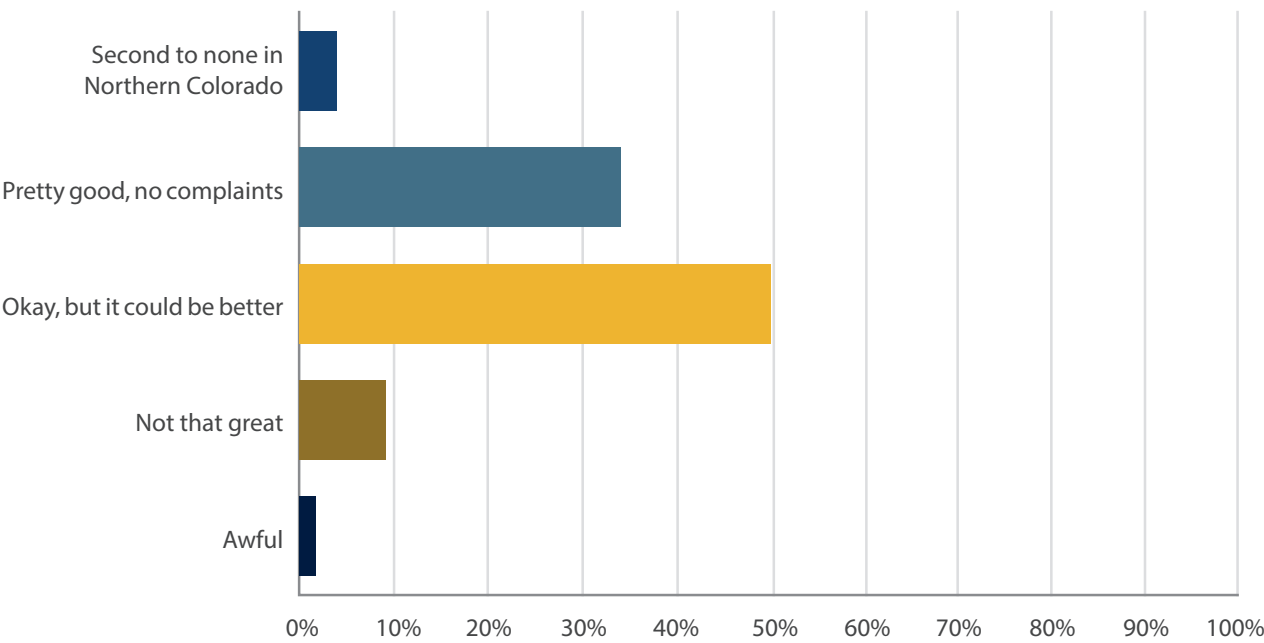
What are your thoughts on opportunities for senior housing in the Town of severance?

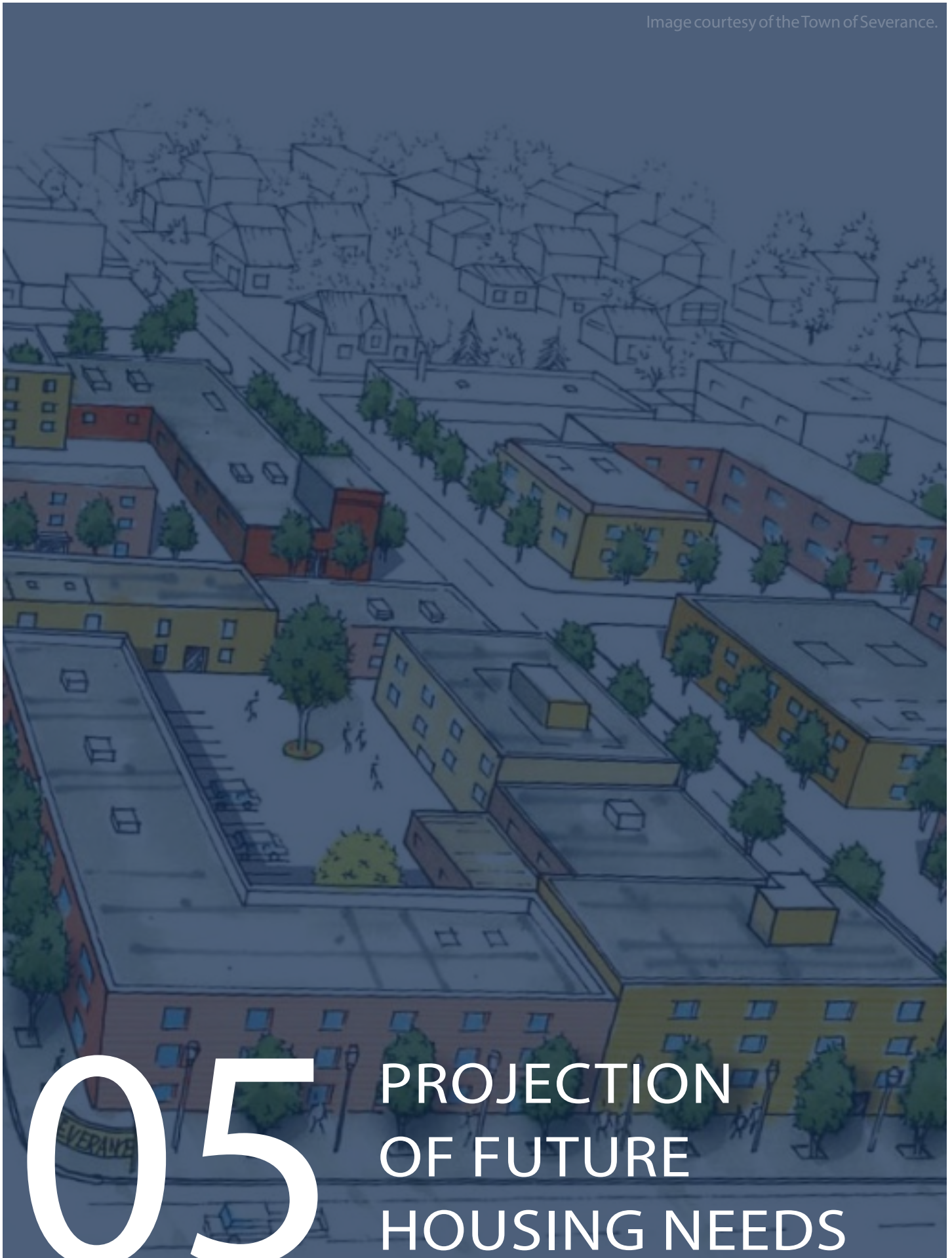
72 percent of the respondents thought it was important to have senior housing available. 25 percent of the respondents indicated a desire for senior housing for themselves or aging parents.

| 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.





# 05 PROJECTION OF FUTURE HOUSING NEEDS

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.

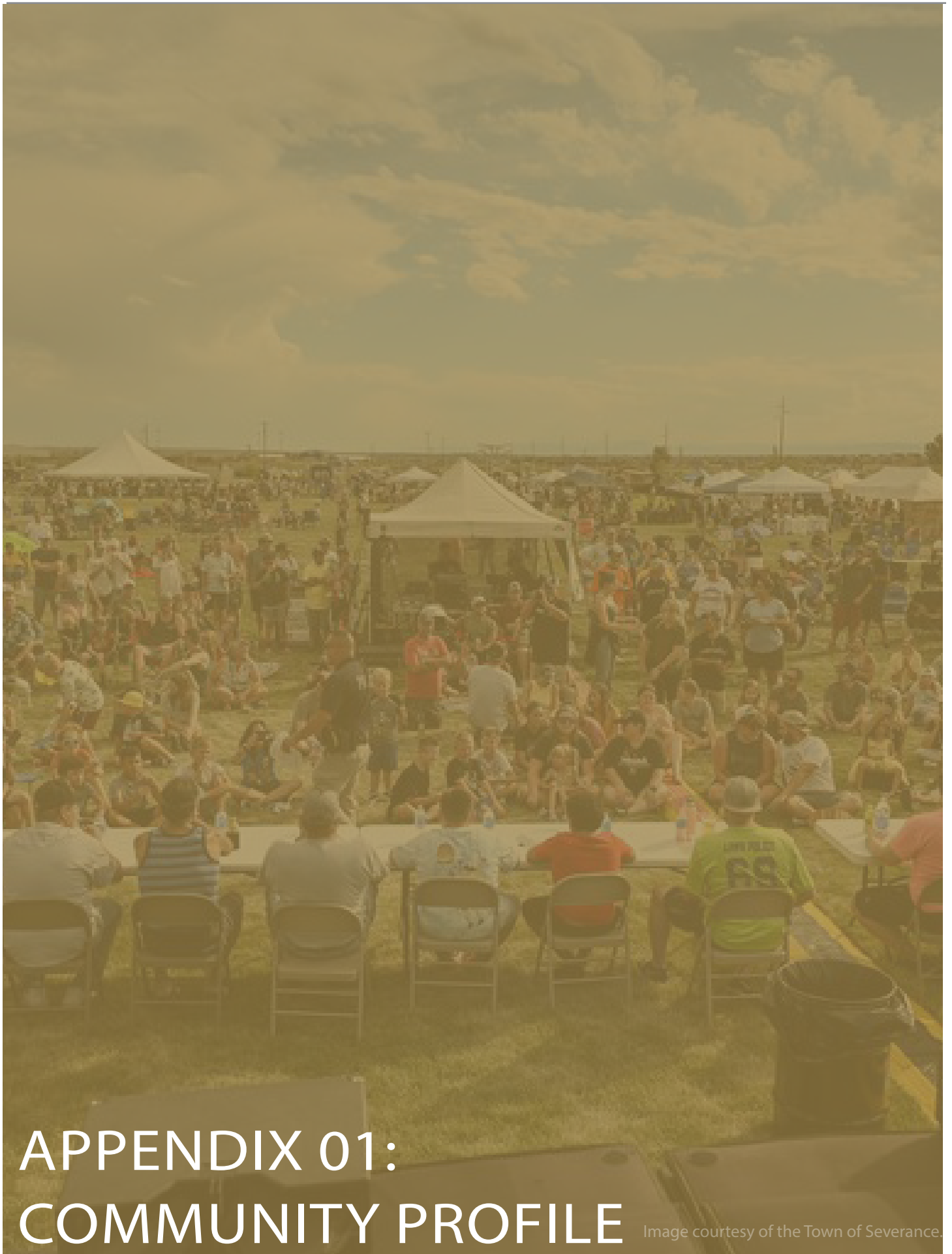
In recent months, the for-sale housing market has slowed, likely due to the rise in mortgage interest rates and inflationary pressures. However, while the community still boasts a modest demand for housing at around 29 units and prices have remained stable over the last 18 months, the volume of home 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.



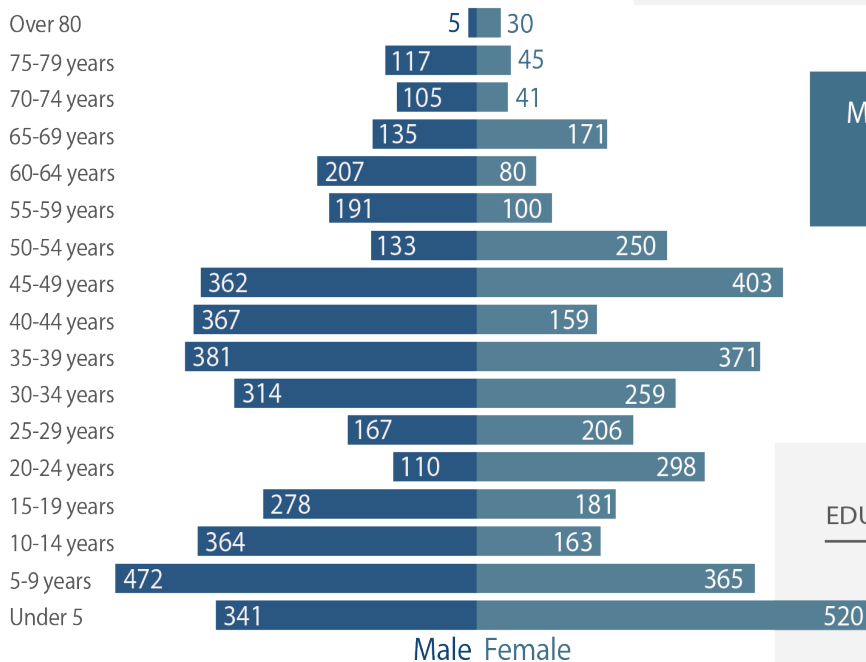
# TOWN OF SEVERANCE COMMUNITY PROFILE



**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

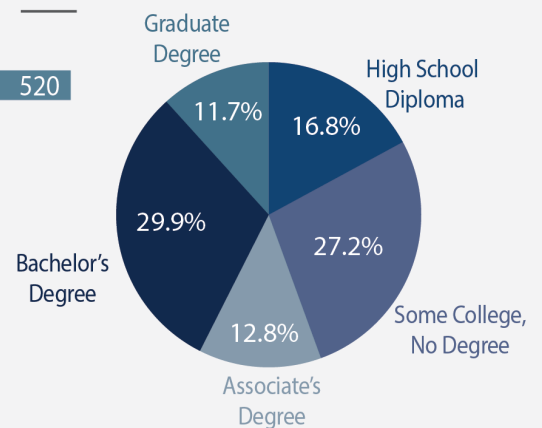
**30.9**

Approximately  
**3 in 10**  
residents are under  
18 years old

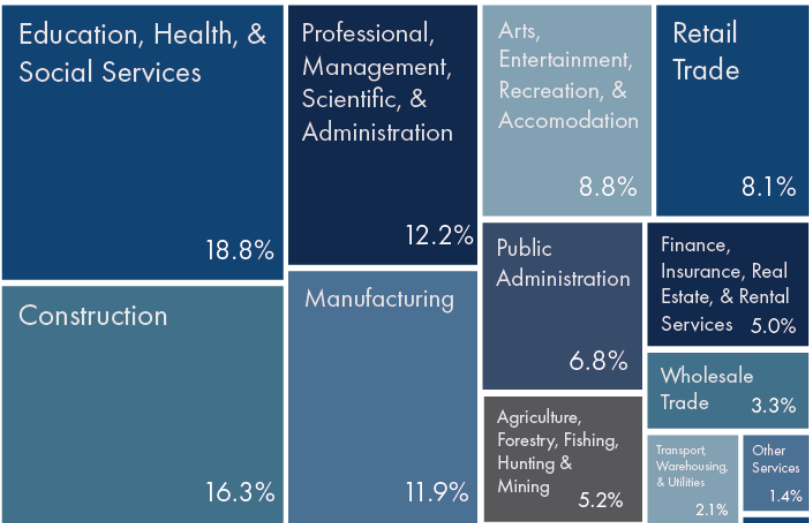


Fewer than  
**1 in 10**  
residents are over  
64 years old

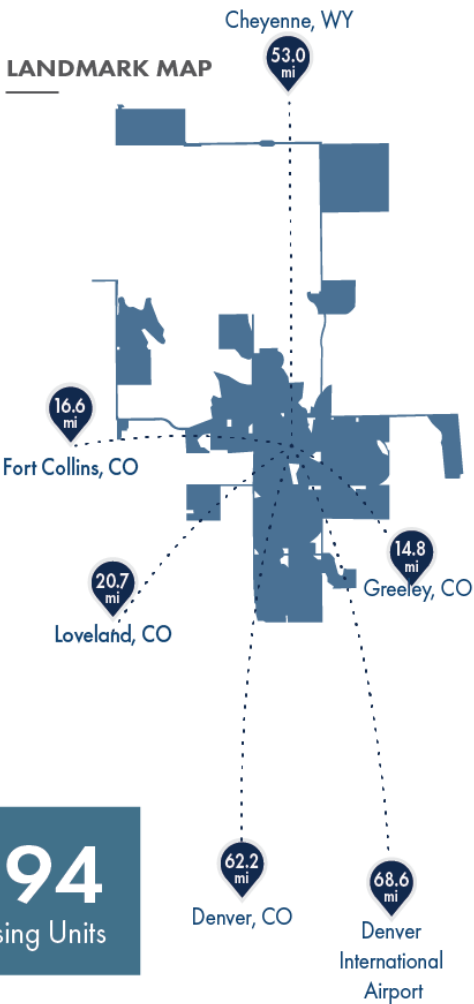
## EDUCATIONAL ATTAINMENT



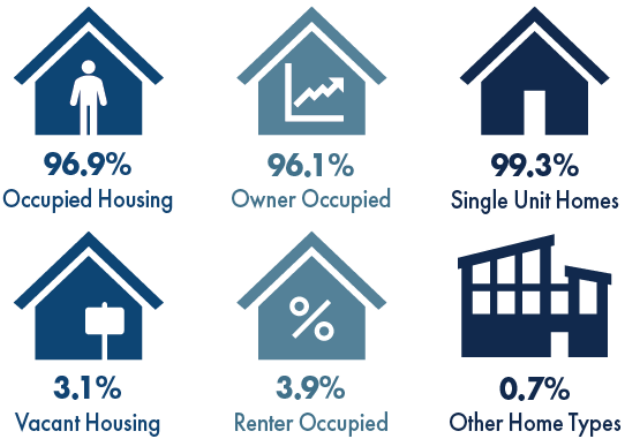
EMPLOYMENT BY INDUSTRY



LANDMARK MAP

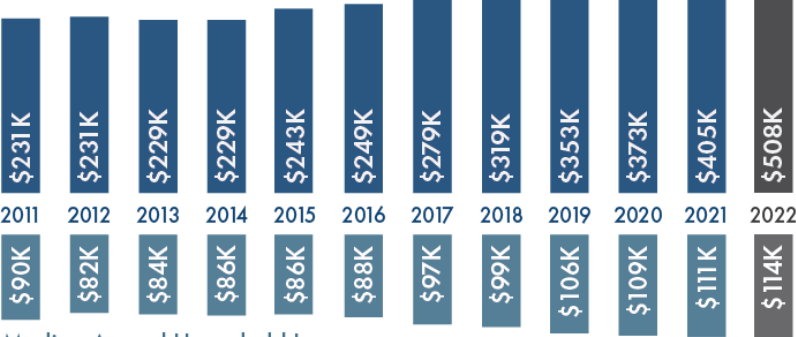


HOUSING DATA



2,594  
Total Housing Units

Median Annual Home Value



Median Annual Household Income



120%  
growth in home value  
over the last 10 years

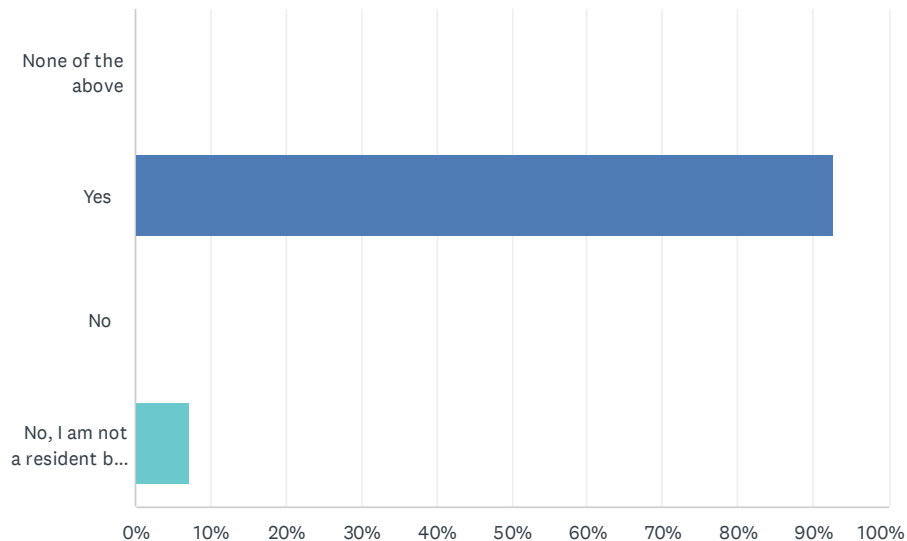
39%  
growth in median income  
over the last 10 years

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



## 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   |

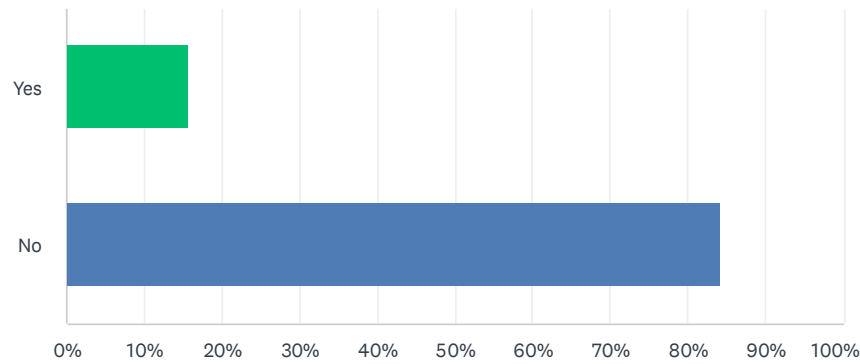
## Severance Housing Needs Survey

|    |                                                                                                                                                                                                                                                         |                    |
|----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 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

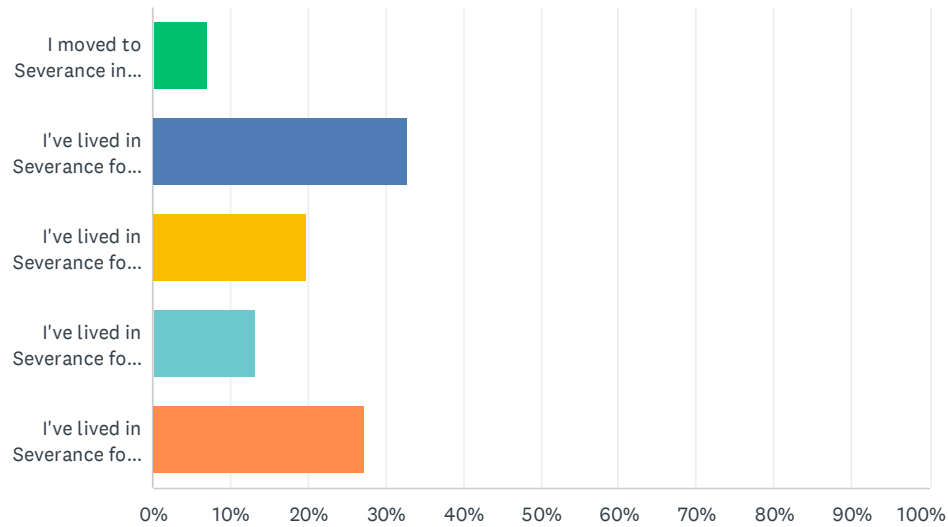


| ANSWER CHOICES |  | RESPONSES |     |
|----------------|--|-----------|-----|
| Yes            |  | 15.87%    | 86  |
| No             |  | 84.13%    | 456 |
| TOTAL          |  |           | 542 |

Severance Housing Needs Survey

Q3 How long have you lived in Severance?

Answered: 540    Skipped: 5

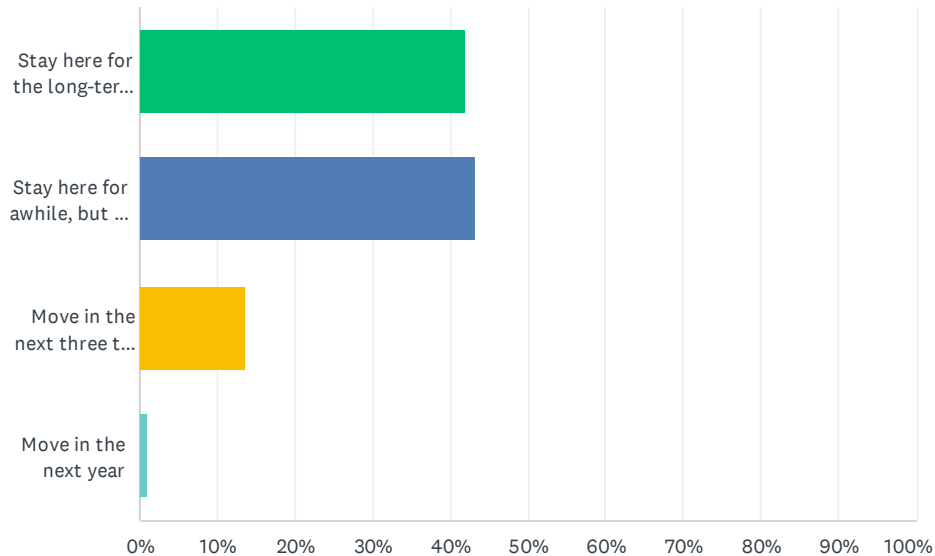


| ANSWER CHOICES                                    | RESPONSES |     |
|---------------------------------------------------|-----------|-----|
| I moved to Severance in the last 12 months        | 7.04%     | 38  |
| I've lived in Severance for less than three years | 32.78%    | 177 |
| I've lived 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



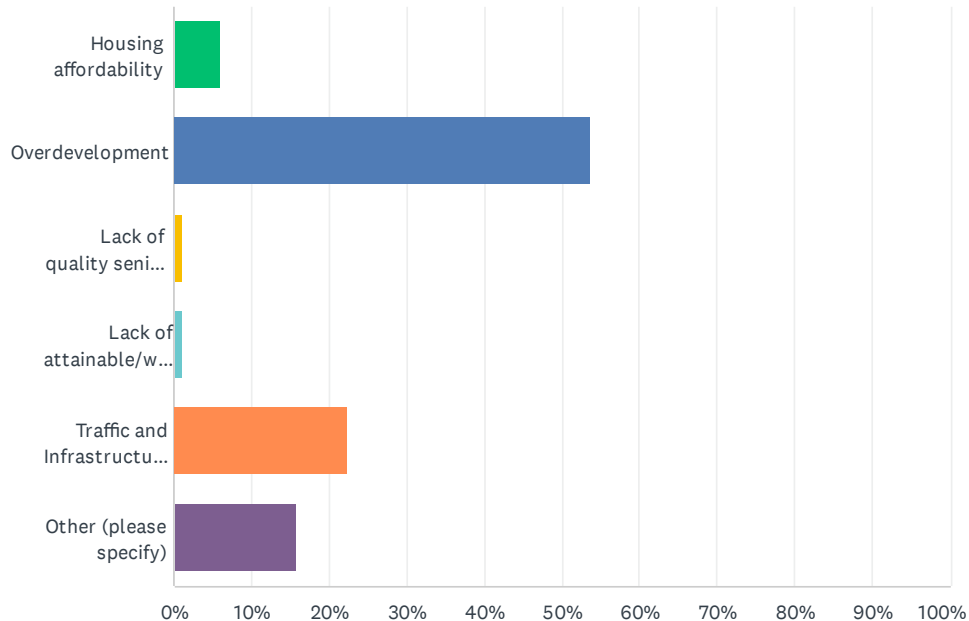
| ANSWER CHOICES                                   |  | RESPONSES |     |
|--------------------------------------------------|--|-----------|-----|
| Stay here for the long-term (through retirement) |  | 41.96%    | 227 |
| Stay here for awhile, but I may retire elsewhere |  | 43.25%    | 234 |
| Move 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  |

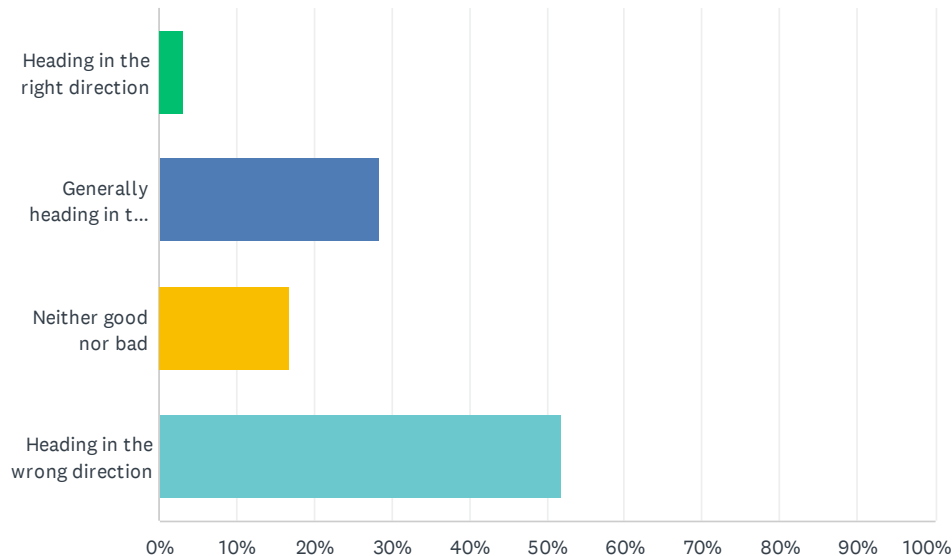
## Severance Housing Needs Survey

|    |                                                                                                                                                                                                                                                                                                                                          |                   |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| 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

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 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  |



## Severance Housing Needs Survey

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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 neighoring 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

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|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|     | 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 |

## Severance Housing Needs Survey

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.

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|-----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 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  |

## Severance Housing Needs Survey

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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 |

## Severance Housing Needs Survey

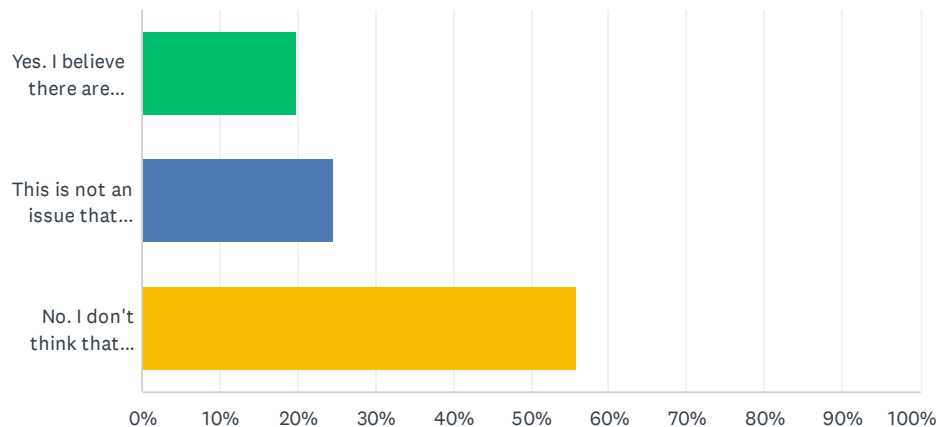
Happy!!! That man on the hill is more concerned about himself than anyone else. His houses are not even done correctly....they are put up way too fast so that cracking and settling is a problem. (had a friend that worked for him years ago) This town is going to go to trash with all the rows and rows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

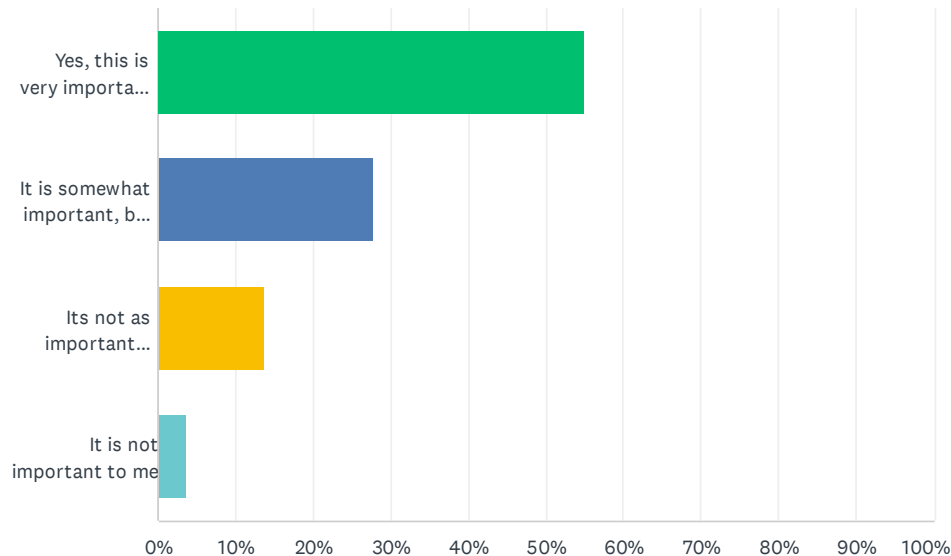
|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                    |
|----|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|    | 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

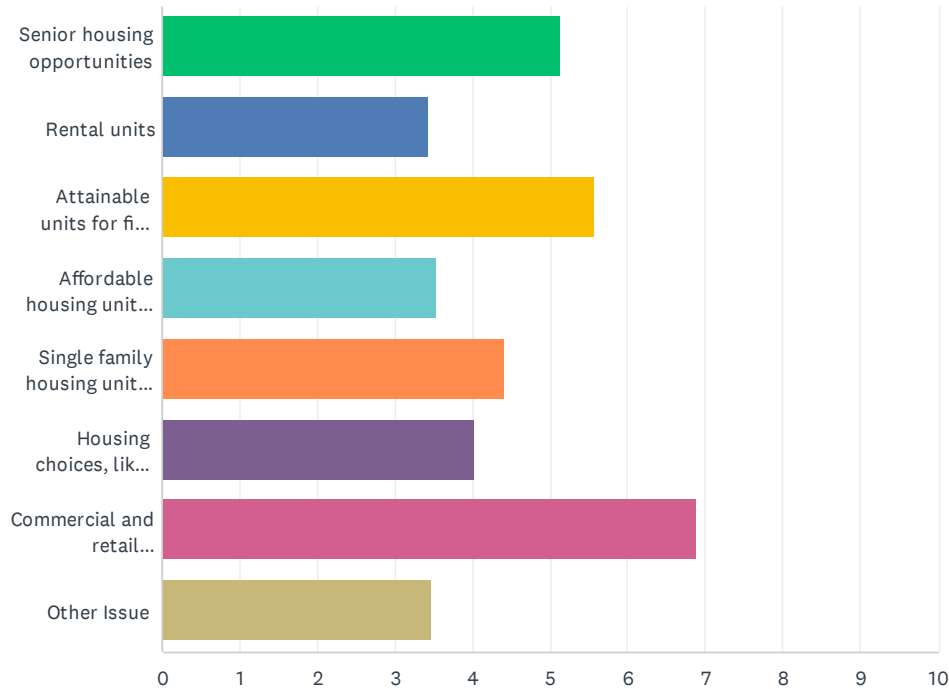
families... We are a community right? For #9 - I don't think severance needs anything other than Businesses.... I would delete all of the other options if I could...

|    |                                                                                                                                                                                                                                           |                    |
|----|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| 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

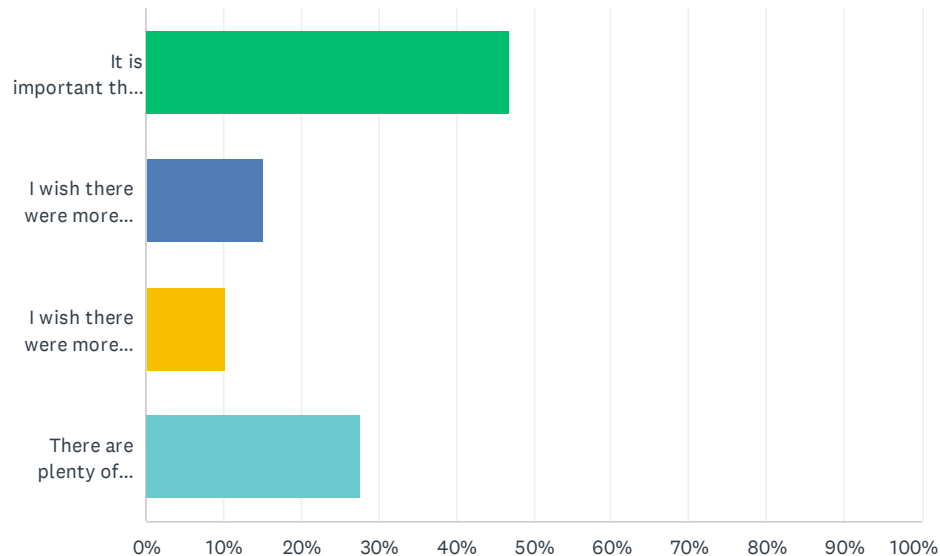


|                                                                      | 1             | 2             | 3             | 4             | 5            | 6             | 7             | 8             | TOTAL | SCORE |
|----------------------------------------------------------------------|---------------|---------------|---------------|---------------|--------------|---------------|---------------|---------------|-------|-------|
| Senior housing opportunities                                         | 5.26%<br>25   | 19.16%<br>91  | 24.63%<br>117 | 18.95%<br>90  | 12.63%<br>60 | 8.63%<br>41   | 8.21%<br>39   | 2.53%<br>12   | 475   | 5.14  |
| Rental units                                                         | 1.09%<br>5    | 7.22%<br>33   | 7.66%<br>35   | 11.16%<br>51  | 13.35%<br>61 | 23.63%<br>108 | 21.66%<br>99  | 14.22%<br>65  | 457   | 3.43  |
| Attainable units for first time homebuyers                           | 7.43%<br>35   | 23.14%<br>109 | 24.63%<br>116 | 21.23%<br>100 | 13.80%<br>65 | 6.58%<br>31   | 2.34%<br>11   | 0.85%<br>4    | 471   | 5.56  |
| Affordable housing units for lower income families                   | 4.32%<br>20   | 4.32%<br>20   | 9.07%<br>42   | 14.25%<br>66  | 12.96%<br>60 | 16.85%<br>78  | 21.81%<br>101 | 16.41%<br>76  | 463   | 3.53  |
| Single family housing units regardless of income                     | 5.60%<br>26   | 13.36%<br>62  | 14.22%<br>66  | 12.07%<br>56  | 18.32%<br>85 | 15.95%<br>74  | 15.09%<br>70  | 5.39%<br>25   | 464   | 4.41  |
| Housing choices, like condos, duplexes, or mixed-use type housing    | 2.55%<br>12   | 8.94%<br>42   | 11.28%<br>53  | 15.53%<br>73  | 20.00%<br>94 | 18.51%<br>87  | 15.96%<br>75  | 7.23%<br>34   | 470   | 4.03  |
| Commercial and retail development, we have plenty of housing already | 65.98%<br>353 | 11.96%<br>64  | 4.86%<br>26   | 2.43%<br>13   | 3.55%<br>19  | 2.99%<br>16   | 4.67%<br>25   | 3.55%<br>19   | 535   | 6.89  |
| Other Issue                                                          | 11.66%<br>52  | 16.37%<br>73  | 4.71%<br>21   | 3.36%<br>15   | 4.26%<br>19  | 4.93%<br>22   | 7.85%<br>35   | 46.86%<br>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        |
| <b>TOTAL</b>                                                                                                         |           | <b>519</b> |

| # | 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  |

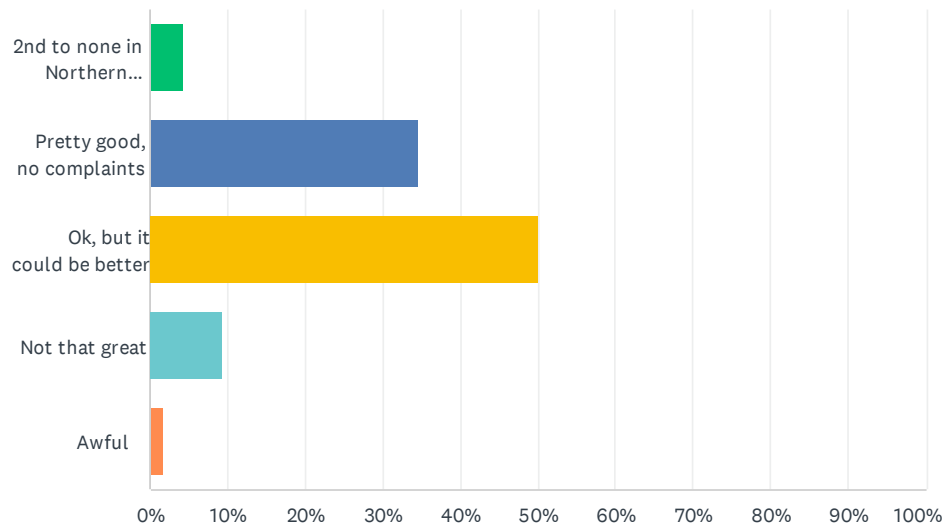
## Severance Housing Needs Survey

|    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                    |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|    | 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

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|----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
|    | 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.

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| 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

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| 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

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| 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 191 - <b>Ordinance 2023-13:</b> 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                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Nicholas Wharton, Town Manager<br>Lindsay Radcliff, Deputy Town Manager | Nicholas J. Wharton, MPA, ICMA-CM, Lindsay Radcliff-Coombes                                                                                                    |
| ACTION REQUESTED                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                         |                                                                                                                                                                |
| <p>Town Management asks that the Town Council review, discuss, and take action on Ordinance 2023-13: 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.</p> <ul style="list-style-type: none"> <li>• Actions that may be taken:               <ol style="list-style-type: none"> <li>1. Move to approve Ordinance 2023-12</li> <li>2. Move to approve Ordinance 2023-12 with Alterations</li> <li>3. Take No Action.</li> </ol> </li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                         | <p style="text-align: center;"><b><u>Ordinance</u></b><br/><b><u>Attorney Approved</u></b><br/><b><u>Action Requested</u></b><br/><b><u>Discussion</u></b></p> |
| BRIEF SUMMARY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                         |                                                                                                                                                                |
| <p>As requested during council member petitions and discussed during the May 9, 2023, and September 12, 2023 Town Council Work Session with recommendations to send it to the October 4th Citizen Advisory Board, CAB, Town Management has scheduled a regular agenda item to discuss and take possible action on 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.</p> <p>It is recommended that, at a minimum, the Town Council raise the compensation of the Mayor to \$600 per month and Council members to \$200 per regular meeting attended, CAB recommended the Councilmembers also be compensated for their retreats and special meetings, per Severance Municipal Code Sec. 2-2-50. Additionally, Management recommends that the Town Council permit the Mayor and Town Council to participate, at their own cost, in eligible town-offered benefits.</p> <p>As required in Section 3.07(2) of the Charter and Section 2-2-50(d) of the Code, the increases in compensation will go into effect after the expiration of the terms of office of the current Mayor and each current Council member. However, the current Mayor and Town Council members may choose to participate in town-offered benefits as soon as they become eligible and upon their timely payment of all applicable premiums and other expenses incurred by the Town for such benefits.</p> |                                                                         |                                                                                                                                                                |
| PUBLIC SUPPORT/CONCERN                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                         |                                                                                                                                                                |
| None at this time.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                         |                                                                                                                                                                |
| ANALYSIS AND RECOMMENDATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                         |                                                                                                                                                                |

Town Management asks that the Town Council take action and move to approve Ordinance 2023-13: 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.

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#### **MATERIALS SUBMITTED**

The following materials were submitted and included in this packet:

1. Ord. 2023-13 Council Compensation and Benefits (1)
2. Compensation and Benefit Comparisons (1)



**TOWN OF SEVERANCE  
ORDINANCE NO. 2023-13**

**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**

**WHEREAS**, the Town of Severance is a home-rule municipality existing pursuant to the provisions of the Colorado Constitution; and

**WHEREAS**, Section 3.07 (1) of the Severance Home Rule Charter provides, “The Mayor and Council Members shall receive such compensation as prescribed by ordinance;” and

**WHEREAS**, Section 3.07 (2) of the Severance Home Rule Charter and subsection (d) of Section 2-2-50 of the Severance Municipal Code provide that the Council shall neither increase nor decrease the compensation of any member of Council, including the Mayor, during his or her term of office; and

**WHEREAS**, Section 2-2-50(a) of the Severance Municipal Code, as amended by Ordinance No. 2023-01, provides that the Mayor and Town Council members will be compensated for each regular monthly meeting attended, and that such compensation will be paid monthly at approximately the same time as the Town’s regular monthly payroll; and

**WHEREAS**, the Town Council desires to set the compensation of the Mayor and Town Council members, to be effective for all terms beginning upon the first January meeting following the November 7, 2023, election; and

**WHEREAS**, the Town Council further desires to authorize the Mayor and members of the Town Council to participate, at their own expense, in benefits programs offered to Town employees, to the extent eligible.

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

Section 1. In accordance with subsection (a) of Section 2-2-50 of the Severance Municipal Code (“Code”), compensation for the Mayor shall be a total of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) per month, subject to the condition that the Mayor attends in full each month at least one regular meeting of the Town Council.

Section 2. In accordance with subsection (b) of Section 2-2-50 of the Code, compensation for members of the Town Council shall be a total of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for each regular meeting attended, which total includes any regular work session held in conjunction with any regular meeting; provided, however, that the compensation of the Mayor Pro Tem shall be as set forth in Section 1 of this ordinance subject to the occurrence of all applicable conditions set forth in subsection (a) of Section 2-2-50 of the Code.

Section 3. The compensation set forth in Sections 1 and 2 of this ordinance shall be paid in accordance with subsection (c) of Section 2-2-50 of the Severance Municipal Code, and will be reduced by mandatory state and federal withholdings.

Section 4. In accordance with the Severance Home Rule Charter and Code, the increases or decreases in compensation, if any, set forth in Section 1 and 2 of this ordinance shall take effect upon the expiration of the terms of office of the current Mayor and each current Council member.

Section 5. The Mayor and Town Council members are hereby authorized to participate, at their own expense, in benefits programs offered by the Town to Town employees, subject to any and all eligibility requirements and conditioned upon the participant's timely payment to the Town of all applicable premiums and other expenses incurred by the Town for such benefits.

Section 6. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof is hereby repealed to the extent of such inconsistency or conflict.

Section 7. If any article, section, paragraph, sentence, clause, or phrase of this ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this ordinance. The Town Council hereby declares it would have passed this ordinance and each part or parts hereof irrespective of the fact that any one part or parts be declared unconstitutional or invalid.

Section 8. Except as provided in Section 4 of this ordinance, this ordinance shall take effect thirty (30) days after its publication.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL 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

City Council Compensation Survey  
Weld County Cities >5,000 and <40,000 Population

| City        | Population | Mayor/<br>Monthly | Council Member/<br>Monthly | Health | Dental | Life | 401K | 457 | Year<br>Reported |
|-------------|------------|-------------------|----------------------------|--------|--------|------|------|-----|------------------|
| Eaton       | 5,190      | \$ 500.00         | \$ 300.00                  | N      | N      | N    | N    | N   | 2023             |
| Erie        | 31,686     | \$ 700.00         | \$ 400.00                  | Y      | Y      | Y    | N    | N   | 2023             |
| Evans       | 22,738     | \$ 425.00         | \$ 300.00                  | N      | N      | N    | N    | N   | 2023             |
| Firestone   | 17,300     | \$ 350.00         | \$ 300.00                  | Y      | Y      | Y    | Y    | Y   | 2023             |
| Fort Lupton | 8,341      | \$ 750.00         | \$ 500.00                  | Y      | Y      | N    | N    | N   | 2023             |
| Frederick   | 15,635     | \$ 500.00         | \$ 300.00                  | N      | N      | N    | N    | N   | 2023             |
| Greeley*    | 112,816    | \$ 1,500.00       | \$ 1,050.00                | Y      | Y      | N    | N    | N   | 2023             |
| Johnstown   | 18,500     | \$ 400.00         | \$ 250.00                  | N      | N      | N    | N    | N   | 2023             |
| Loveland    | 78,351     | \$ 1,000.00       | \$ 800.00                  | N      | N      | N    | N    | N   | 2023             |
| Milliken    | 8,696      | \$ 400.00         | \$ 300.00                  | N      | N      | N    | N    | N   | 2023             |
| Severance   | 10,600     | \$ 300.00         | \$ 100.00                  | N      | N      | N    | N    | N   | 2023             |
| Wellington  | 12,829     | \$ 300.00         | \$ 100.00                  | N      | N      | N    | N    | N   | 2023             |
| Windsor     | 35,788     | \$ 1,000.00       | \$ 666.67                  | N      | N      | N    | N    | N   | 2023             |