



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

WORK SESSION & MEETING MINUTES

Tuesday, March 25, 2025, at 6:00 PM

Present:

Mayor: Matthew Fries
Mayor Pro-tem: Brittany Vandermark
Council Members: David Bruen
Craig Joseph
Stephen Gagliardi
Tad Borrett

Absent:

Audience: Larry Buckendorf Journey Homes, Morgan Kidder Journey Homes, Residents: Greg Bowdish, Jennifer Gallegos, Kaitlyn Christensen, Cameron Mills, Mike Harris, Randy Nicholson, Marcella Johnson

Staff:

Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Sarah Jacobsen, Town Clerk
Ken Chavez, Police Chief
Shani Porter, Planning Director
Mary Lynn Macsalka, Town Attorney
Chris Messersmith, Town Engineer
Robbie Lauer, Avant Civil Group

A. CALL TO ORDER WORK SESSION (5:00 PM)

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. Water Economy Nexus Presentation

Adam Jokerst with WestWater Research presented and will follow up with an updated average monthly water bill comparison.

B. CALL TO ORDER REGULAR MEETING (6:00 PM)

1. Roll Call

2. Pledge of Allegiance

3. Agenda Review by Town Manager

4. Consent Calendar

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

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

MOTION PASSED

- a. Pg. 4 - February Financials
- b. Pg. 50 - February Payables
- c. Pg. 54 - 3.11.2025 Minutes
- d. Pg. 59 - Resolution 2025-10R: A Resolution for the Town Council of the Town of Severance, Colorado, appropriating funds from fund balance
- e. Pg. 61 - Resolution 2025-11R: A Resolution of the Town Council of the Town of Severance, Colorado, providing for additional appropriations in fiscal year 2025 for the reappropriation of the budget of 2024 capital projects still in progress and amendments to the 2025 adopted budget
- f. Pg. 63 - Community Grant Request: Severance High School DECA
- g. Pg. 73 - Community Grant Request: Severance High School Key Club

5. Approval of Agenda

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Bruen to Approve the Agenda. 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.

No audience members wished to speak.

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

Town Manager Nicholas Wharton presented to the Council that the American Legion Auxiliary has requested monetary support to produce commemorative pins honoring Veterans in recognition of the 250th anniversary of the United States Army, Marine Corps, and Navy.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett, to use Council discretionary funds up to \$2000 for the commemorative pins. All Council Members present voting Yes.

MOTION PASSED

d. Council Members Liaisons

e. Mayor

C. TOWN COUNCIL

1. PUBLIC HEARING

Pg. 86 - Resolution 2025-12R: Preliminary Plat for Northgate Lake

- Quasi-Judicial
- Staff Presentation: Shani Porter, Planning Director

The public hearing opened at 6:19 p.m.

1. Greg Bowdish spoke of stormwater pond area concerns and whether they are being included in the open space requirement, concerns of water release rates, and concerns about the increased quantity of water. The culverts may not be able to support that much water.
2. Jennifer Gallegos asked about water and sewer rates and if they will increase again with the future construction of the water and sewer plant. Asked about subsidies and what is the status of the undeveloped commercial property, concerns about the drainage and stated Timber Ridge still has drainage problems which was built by the same developer. Stated there is a demand for senior homes and a potential light by Shebrews.
3. Kaitlyn Christensen spoke about the results of the two surveys she helped to create to gather information regarding the Developer. Ms. Christensen spoke in

opposition. Cameron Mills spoke in favor and disagreed with previous negative comments.

4. Mike Harris who also represents Winter Family Farms spoke about concerns about outflow from the reservoir, and seepage from the reservoir. Thanked staff for their work on the preliminary plat.
5. Randy Nicholson spoke about the letter he submitted to Council with concerns about increased traffic, traffic lights, buffer zones, and school safety.
6. Vickie Jordan spoke about the Town's need for more schools.
7. Marcella Johnson thanked the Town Council for their work. Ms. Johnson asked what the Town gains from developments moving forward and if the Town makes money from developments.

Discussion and questions from the Council ensued based on the public comments. The applicant responded to questions and comments from public comment. The items submitted by citizens after the packet was published were admitted into the record labeled Exhibits 16, 17, 18, 19.

The public hearing closed at 8:19 p.m.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett to Approve Resolution 2025-12R: Preliminary Plat for Northgate Lake. All Council Members present voting Yes.

MOTION PASSED

The Mayor called for a break at 8:53 p.m., and the meeting resumed at 9:09 p.m.

2. PUBLIC HEARING - SECOND READING

Pg. 278 - Ordinance 2025-05: Repealing and Reenacting Article I of Chapter 8 of the Severance Municipal Code Regarding Adoption of the 2024 Model Traffic Code for Colorado - With Recommended Amendments

- Legislative
- Staff Presentation: Mary Lynn Macsalka, Town Attorney

The public hearing opened at 9:10 p.m. with no one present wishing to speak, and the public hearing closed at 9:18 p.m.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Gagiardi to Adopt on second reading the Ordinance 2025-05: Repealing and Reenacting Article I of Chapter 8 of the Severance Municipal Code Regarding Adoption of the 2024 Model Traffic Code for Colorado. All Council Members present voting Yes.

MOTION PASSED

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett to Adopt Ordinance 2025-05: Repealing and Reenacting Article I of Chapter 8 of the Severance Municipal Code Regarding Adoption of the 2024 Model Traffic Code for Colorado - With Recommended Amendments. All Council Members present voting Yes.

MOTION PASSED

3. Pg. 298 - Decommissioning Tornado Siren System

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Bruen to Approve the Decommissioning of the Tornado Siren System. All Council Members present voting Yes.

MOTION PASSED

4. Pg. 333 - Grant of Recreational Easements and Construction Agreement

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Gagliardi to Approve the Recreational Easements and Construction Agreement. All Council Members present voting Yes.

MOTION PASSED

5. Pg. 344 - Town of Severance Council Publications & Media Policy

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Bruen, seconded by Council Member Gagliardi to Approve the Town of Severance Council Publications & Media Policy. All Council Members present voting Yes.

MOTION PASSED

6. Pg. 348 - Resolution 2025-13R: Declaring a Vacancy on Town Council for a Council Member Seat with a Term Expiring at the First Regular Council Meeting in January 2028

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Bruen to Approve Resolution 2025-13R: Declaring a Vacancy on Town Council for a Council Member Seat with a Term Expiring at the First Regular Council Meeting in January 2026. All Council Members present voting Yes.

MOTION PASSED

7. Pg. 356 - Town Council Member Appointment or Special Election

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett to Approve the Town Council Member Appointment. All Council Members present voting Yes.

MOTION PASSED

D. COUNCIL MEMBER PETITIONS

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

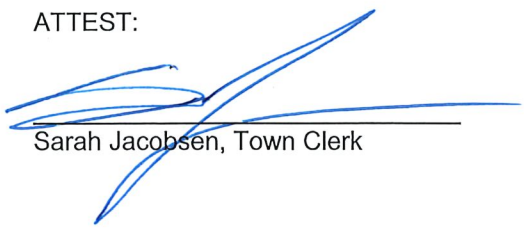
E. ADJOURN

The Mayor adjourned the meeting at 9:46 p.m.

TOWN OF SEVERANCE, COLORADO


Matthew Fries, Mayor

ATTEST:


Sarah Jacobsen, Town Clerk

