



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

AGENDA
TOWN COUNCIL WORK SESSION & MEETING
Tuesday, August 26, 2025, at 5:00 PM

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. Pg. 4 - 2024 International Building Code Adoption Review

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

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.

a. Pg. 63 - Chamber Community Grant Request

b. Pg. 72 - Town Council Meeting Minutes 8.12.25

c. Pg. 78 - July Financials

d. Pg. 124 - July Payables

5. Approval of Agenda

6. Public Comment

The purpose of the Public Comment is for members of the public to speak to the Town Council on any subject not scheduled on the agenda. To accomplish scheduled agenda items, comments should be limited to three minutes for those attending in person or an appropriate time as deemed by the Mayor. The Town Council is not obligated to make

decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address and sign-in.

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

C. TOWN COUNCIL

- 1. Pg. 129 - Resolution 2025-31R: A Resolution of the Town Council of the Town of Severance, Colorado, approving an intergovernmental agreement between the Town of Severance and the Weld County School District RE-4 for the school resource officer program**
 - Legislative
 - Staff Presentation: Nicholas Wharton, Town Manager
- 2. Pg. 147 - Ordinance 2025-18: An Ordinance of the town council of the Town of Severance, Colorado, calling an election on November 4, 2025, and submitting to the voters a ballot issue to authorize a three-percent (3%) lodging tax on the purchase of lodging services within the Town, and to approve the ballot title and text of the ballot issue to be submitted at such election**
 - Legislative, Public Comment
 - Staff Presentation: Geoff Wilson, Attorney, Nicholas Wharton, Town Manager
- 3. Pg. 153 - Resolution 2025-32R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a public comment policy, a public hearing policy and a meeting code of conduct**
 - Legislative
 - Staff Presentation: Nicholas Wharton, Town Manager
- 4. Pg. 161 - Ordinance 2025-19: An Ordinance of the Town Council of the Town of Severance, Colorado, repealing and reenacting Article 5 of Chapter 2 of the Town Code, concerning the Planning Commission, and amending Article 8 of Chapter 2, concerning the Citizens Advisory Board**
 - Legislative, Public Comment
 - Staff Presentation: Nicholas Wharton, Town Manager
- 5. Pg. 172 - Public Hearing Resolution 2025-33R: Making Certain Findings of Fact Regarding the Proposed Annexation of Property Known as the Cordero Subdivision Annexation, Located in Weld County, Colorado**
 - Quasi-Judicial, Public Comment
 - Staff Presentation: Shani Porter, Planning Director

D. COUNCIL MEMBER PETITIONS

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

E. EXECUTIVE SESSION

- 1. Pursuant to C.R.S. 24-6-402(4)(a) concerning the acquisition of a real property interest, and C.R.S. 24-6-402(4)(b), for conferences with an attorney for the Town for the purpose of receiving advice on specific legal questions, concerning discussion of options for acquisition an interest or interests in certain real property.**
- 2. For determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations; and instructing negotiators, pursuant to C.R.S. 24-6-402(4)(b), concerning the NISP, CLRWTR and VITA water projects.**
- 3. For determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations; and instructing negotiators, pursuant to C.R.S. 24-6-402(4)(b and the acquisition of real property, pursuant to C.R.S. 24-6-402(4)(a), concerning certain extraterritorial property.**

F. ADJOURN

Town Council MEETING

Tuesday, August 26, 2025, 5:00 PM (MDT)

The Town Council reserves the right to adjourn to a virtual-only meeting at their discretion should the need arise.

Registration URL

<https://us02web.zoom.us/j/89354721574?pwd=2TJORo1yOgUN5NB28octprdXWugaLI.1>

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 - 2024 International Building Code Adoption Review	Nicholas Wharton, Town Manager	Building Official Russ Weber
ACTION REQUESTED		
Town Management asks the Town Council to discuss the International Building Code and direct any further actions they deem necessary.		<u>Presentation Discussion</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
Periodically, the building code is updated and then presented to Town Council for adoption. Building Official, Russ Weber, is present to provide information and answer questions.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Management asks the Town Council to discuss the International Building Code and direct any further actions they deem necessary.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. 2024 International Code Adoption - Severance 2. Colorado Model Electric and Solar Ready Code		

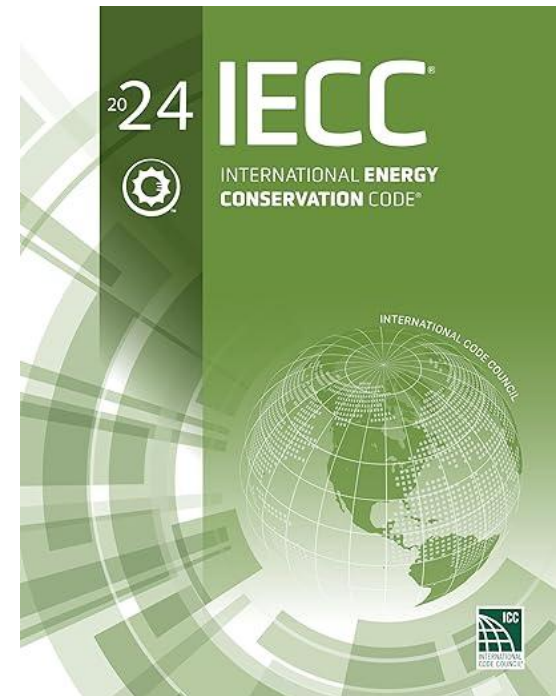
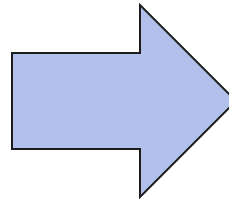
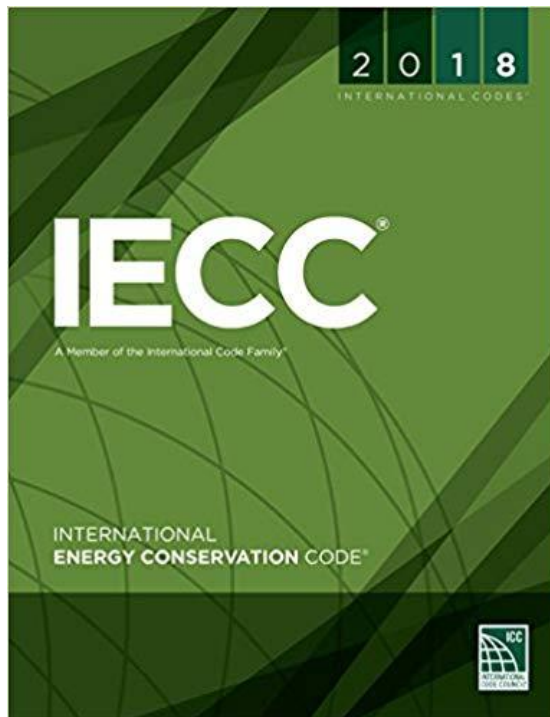
Town of Severance 2024 I-Code Adoption Update

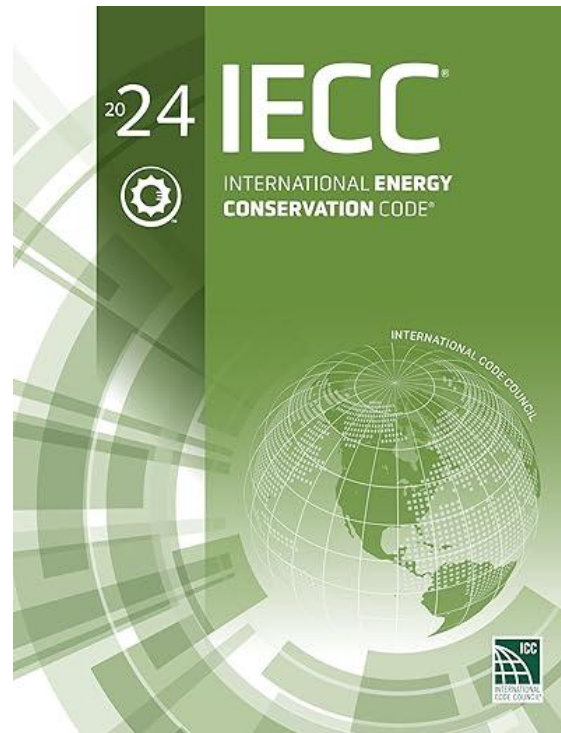


What's New in the 2024 I-Codes?



Adopting the 2024 International Energy Conservation Code (State Code)





Description	2018 IECC (Climate Zone 5)	2024 IECC (Climate Zone 5)
Fenestration U-Factor	.30	.30
Skylight U-Factor	.55	.50
Glazed Fenestration SHGC	NR	NR
Ceiling R-Value	49	49
Wood Framed Wall R-Value*	20 or 13+5	30 or 20+5ci or 13+10ci
Mass Wall R-Value**	13/17	13/17
Floor R-Value***	30	30 or 19+7.5ci or 20ci
Basement Wall R-Value****	15/19	15ci or 19 or 13+5ci
Slab R-Value and Depth*****	10, 2 feet	10ci, 3 feet
Crawl Space R-Value****	15/19	15ci or 19 or 13+5ci

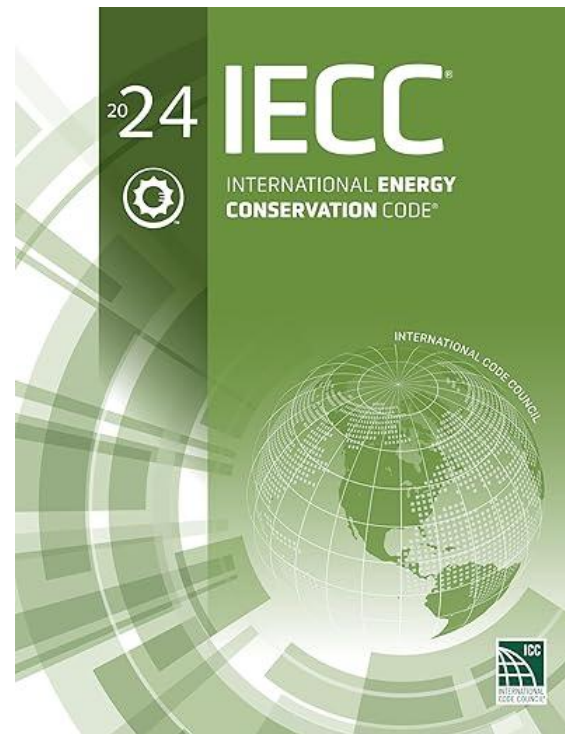
**The second R-value applies where more than half of the insulation is on the interior of the mass wall.

*** Alternatively, insulation sufficient to fill the framing cavity and providing not less than an R-value of R-19.

**** 13+10ci means R-13 cavity insulation on the interior and 10 continuous exterior of the home.

Important Changes Residential

- The location and dimensions of a *solar-ready zone* where one is provided.
- Where Section R402.1.3 requires R-49 insulation in the ceiling or attic, installing R-38 over 100 percent of the ceiling or attic area requiring insulation shall satisfy the requirement for R-49 insulation wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves.



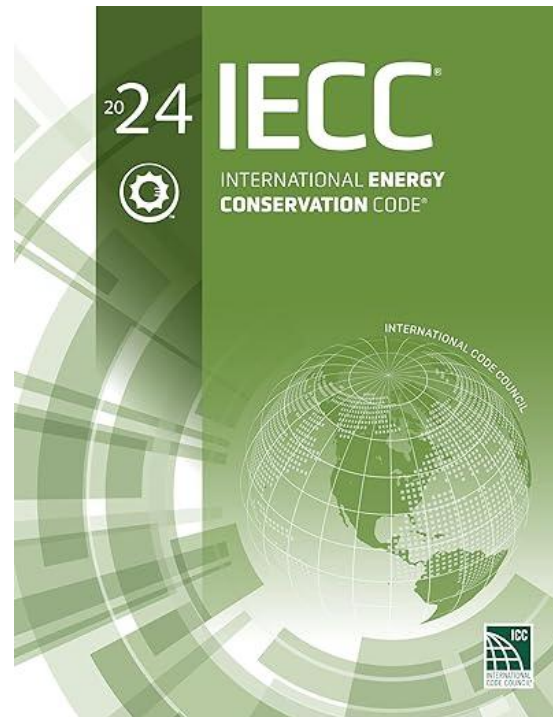


Energy Heel Truss

Important Changes Residential

R404.2.1 Habitable spaces.

All permanently installed luminaires in habitable spaces shall be controlled with a manual dimmer or with an automatic shutoff control that automatically turns off lights within 20 minutes after all occupants have left the space and shall incorporate a manual control to allow occupants to turn the lights on or off.

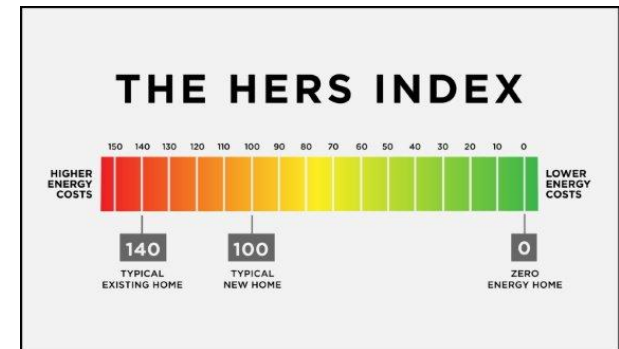
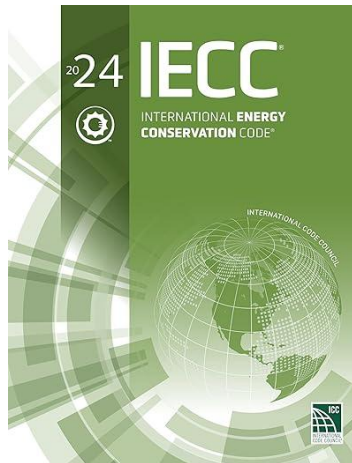


R403.6.4 Unit sampling.

For buildings with eight or more dwelling units or sleeping units, the mechanical ventilation systems in the greater of seven units or 20 percent of the total units shall be tested. Tested systems shall include systems in a top floor unit, systems in a ground floor unit, systems in a middle floor unit, and the systems in the dwelling unit or sleeping unit with the largest conditioned floor area. Where buildings have fewer than eight dwelling units or sleeping units, the mechanical ventilation systems in each unit shall be tested.



1. Simulated Building Performance (ResCheck)
2. Prescriptive (Per the IECC)
3. Energy Rated (In compliance with the energy rating index)



R104.2.2.6.1 Evaluation Reports

Evaluation reports shall be issued by an approved agency and use of the evaluation report shall require approval by the Building Official for the installation



R104.7.3

Material, design and methods of construction and equipment in accordance with this code. An alternate means and material may be requested and approved by the Building Official when meeting the intend of this code. New products not specified in the IRC may be approved.



ALTERNATE FOR MATERIALS, DESIGN, TESTS, AND METHODS OF CONSTRUCTION REQUEST FORM

Permit Number: _____

Date Received: _____

Under authority of Section 104.11 of the 2018 International Building Code, the undersigned requests approval of alternate materials, design, and methods of construction and equipment for:

Project Name: _____

Project Address: _____

Subject of alternative (*separate forms must be completed for each different item*):

Code requirement (*specify code edition and section*):

Alternate proposed:

Justification (*attach copies of reference, test reports, expert opinions, etc.*):

Affiliation with Project: Architect

Requested by:

Print Name _____ Signature _____

Phone Number _____

STAFF USE ONLY

Approval Recommended

Not Recommended ☐

Building Official: _____

SAFEbuilt® Colorado

Table R301.2 Climatic and Geographic Design Criteria

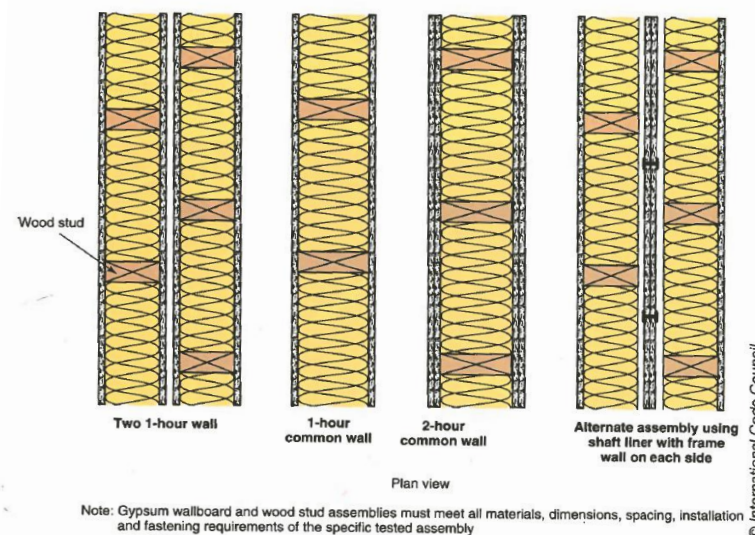
Jurisdictions will now include variables for Manual J assessments with other climatic and geographic design criteria available in the building departments Table R301.2 Design Criteria.

TABLE R301.2
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD ^a	WIND DESIGN				SEISMIC DESIGN CATEGORY ^f	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED ^g	FLOOD HAZARDS ^h	AIR FREEZING INDEX ⁱ	MEAN ANNUAL TEMP ^j
	Speed ^d (mph)	Topographic effects ^a	Special wind region ^c	Windborne debris zone ^b		Weathering ^g	Frost line depth ^h	Termite ^c				
—	—	—	—	—	—	—	—	—	—	—	—	—
MANUAL J DESIGN CRITERIA ^a												
Elevation			Altitude correction factor ^d	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature	Outdoor winter design dry-bulb temperature	Heating temperature difference				
—			—	—	—	—	—	—				
Latitude			Daily range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature	Outdoor summer design dry-bulb temperature	Cooling temperature difference				
—			—	—	—	—	—	—				

R302.2 Townhouse Separation

Two paths for achieving the fire-resistant separation between townhouse dwelling units are spelled out in the townhouse provisions. Either a double wall or a common wall

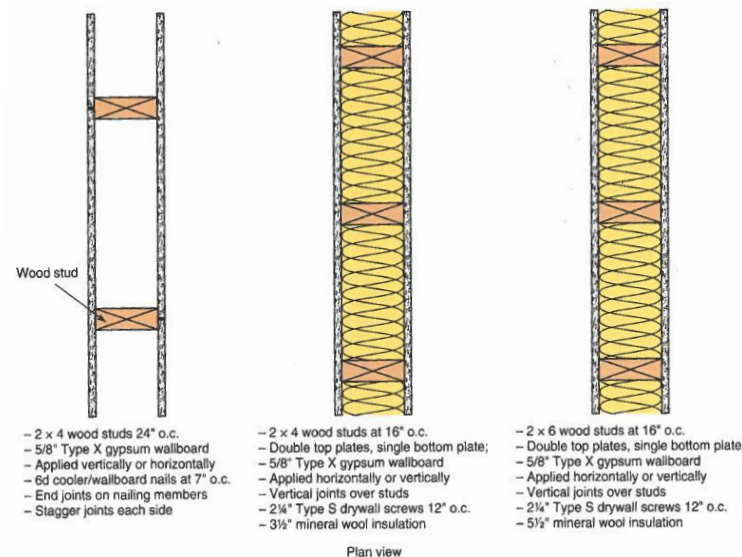


R302.3 Two-Family Dwelling Separation

A new reference to the International Building Code provides alternatives for determining the fire-resistance rating of wall and floor/ceiling assemblies for separation of dwelling units.



Two-family dwelling

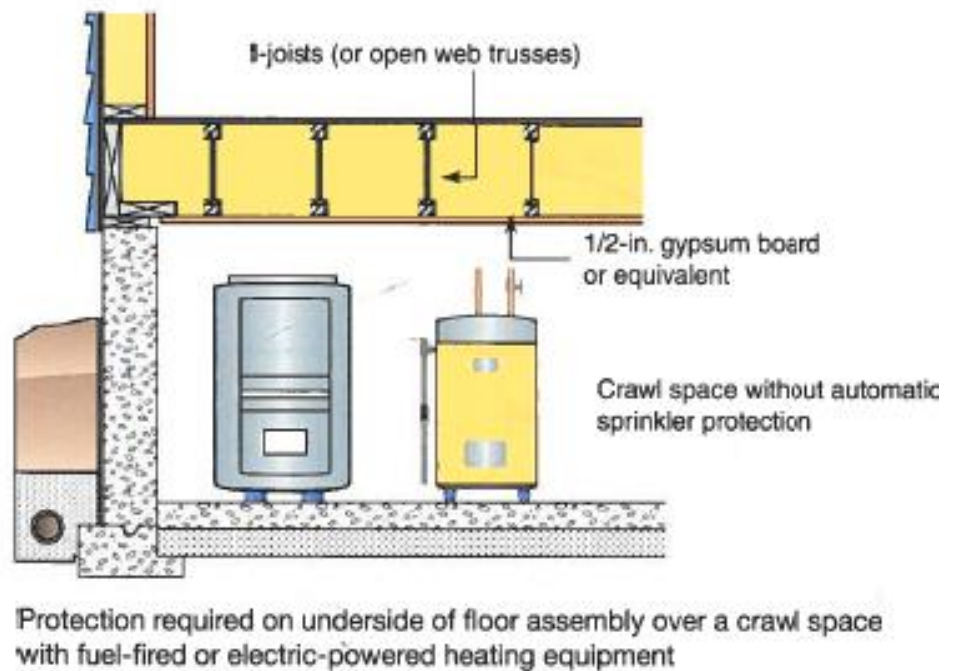


Examples of prescriptive fire-resistant-rated wall assemblies from IBC Table 721.1(2)

R302.13

Fire Protection of Floors above Crawl Spaces

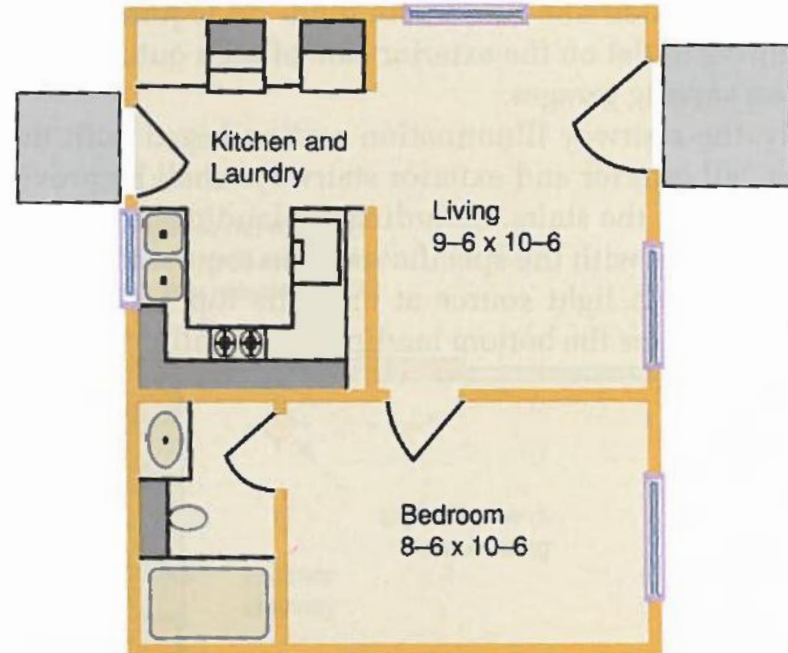
Fire-resistant membrane protection is now required for the applicable floor framing materials above crawl spaces containing fuel-fired or electric-powered heating appliances.



R304.1

Minimum Habitable Room Area

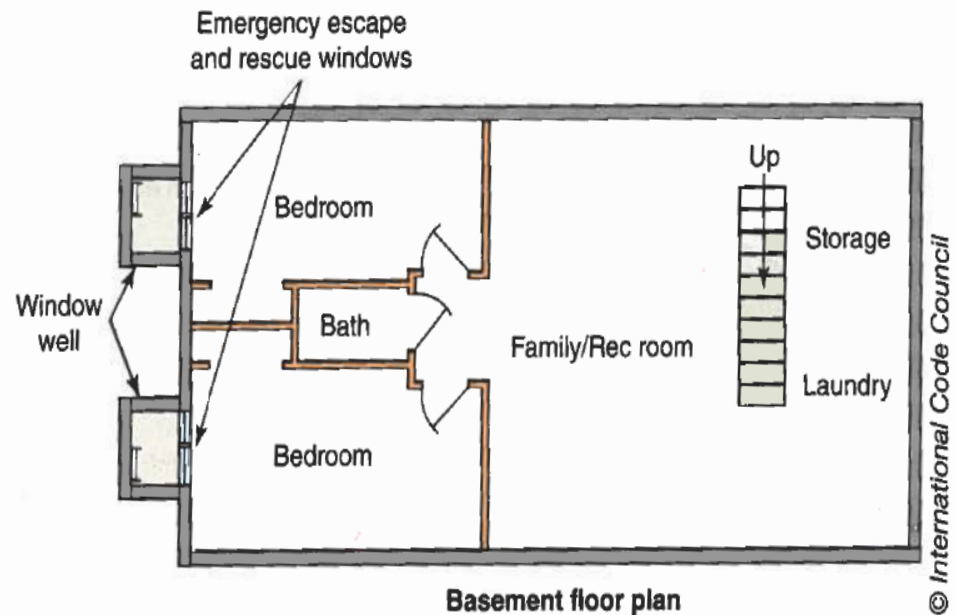
The requirement for one habitable room with a minimum floor area of 120 square feet has been removed from the code.



Small dwelling complying with minimum area requirements

R310.1 Emergency Escape and Rescue Openings

Emergency escape and rescue openings are no longer required in basements when the dwelling unit is protected with an automatic fire sprinkler system and other conditions are met.



2015 IRC required emergency escape and rescue opening in each bedroom

R314

Smoke Alarms

The exemption for interconnection of alarms during alterations based on feasibility has been removed from the code.



R315

Carbon Monoxide Alarms

Interconnection is now required where multiple carbon monoxide alarms are required in a dwelling unit.



P2906.2

Lead Content of Drinking Water Pipe and Fittings

The code has a more stringent limitation for lead content in pipe, pipe fittings, joints, valves, faucets, and fixture fittings that convey water used for drinking and cooking.



Pipe fittings used to supply water for drinking or cooking purposes must comply with NSF 372 and have not greater than 0.25 percent lead content.



LOW LEAD

© International Code Council

Low lead third-party certification

101.2 Exempt Residential Accessory Structures

The building limit height of an IRC structure accessory to a dwelling unit or townhouse has increased from two stories to three stories above grade plane.



Residential accessory structure

111.1

Change of Use or Occupancy

A change in a building's use, or a portion of a building's use, with no change in its occupancy classification now requires that a new certification of occupancy be issued by the building official.



Outpatient surgery center

304.1

Food Processing and Commercial Kitchens

Small food processing establishments and commercial kitchens not associated with dining facilities are now considered as Group B occupancies.



Carry-out business with commercial kitchen

© International Code Council

311.1.1

Classification of Storage Spaces

Regardless of size, storage rooms and storage spaces that are accessory to other uses are to be classified as part of the occupancy to which they are accessory.



424.1

Children's Play Structures

The dimensional criteria under which children's play structures are scoped by the IBC have been revised, resulting in the potential for many more structures to be regulated for fire concerns.



1010.1.4.4

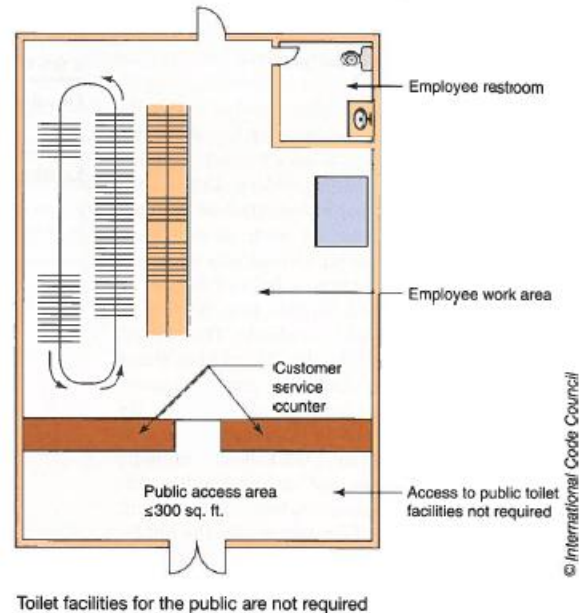
Locking Arrangements in Educational Occupancies

Guidance has been provided to allow for enhanced security measures on educational classroom egress doors and yet still continue to comply with applicable means of egress requirements.



2902.3 Public Toilet Facilities

Limited-size quick-service tenant spaces are no longer required to provide toilet facilities for the public customers.



Toilet facilities for the public are not required



Quick transaction tenant space

3314

Fire Watch During Construction

In order to protect adjacent properties from fire in a building of considerable height when under construction, new provisions have been established to give authority to the fire code official to require a fire watch during those hours where no construction work is being done.



Questions





Colorado Model Electric Ready and Solar Ready Code

Published: June 1, 2023



Chapter 1 Scope and Administration

SECTION 101 SCOPE AND GENERAL REQUIREMENTS.

101.1 Title. This code shall be known as the **Electric Ready and Solar Ready Code** of [NAME OF JURISDICTION], and shall be cited as such. It is referred to herein as “this code”.

101.2 Scope. This code applies to all buildings and dwelling units, and the buildings’ sites and associated systems and equipment.

101.3 Intent. This code shall regulate the design and construction of buildings to prepare new buildings for solar photovoltaic or solar thermal, electric vehicle charging infrastructure, and electrification of building systems. This code is intended to provide flexibility and balance upfront construction costs with the future cost to retrofit buildings to accommodate these systems. This code is not intended to abridge safety, health or environmental requirements contained in other applicable codes or ordinances.

101.4. Applicability. Where, in any specific case, different sections of this code specify different materials, methods of construction or other requirements, the most restrictive shall govern. Where there is a conflict between a general requirement and a specific requirement, the specific requirement shall govern.

101.4.1 Residential Buildings. *Residential buildings* must comply with the Residential Chapters of this code.

101.4.2 Commercial Buildings. *Commercial buildings* must comply with the Commercial Chapters of this code.

SECTION 102 WAIVER AND VARIANCE.

102.1 Scope. The following waivers shall be permitted to be requested if buildings meet the following requirements.

102.1.1 Commercial Buildings Greater than 10,000 sq. ft. *Commercial buildings* that have a gross floor area greater than 10,000 sq. ft. shall be eligible to

request a partial waiver to the requirements of this code if they meet the requirements of Section **102.2**.

102.1.2 Buildings Impacted by a Natural Disaster. [NAME OF JURISDICTION] is permitted to authorize, upon appeal in specific cases, a waiver from the requirements of this code where, owing to a declared natural disaster that has destroyed buildings or resulted in other exceptional and extraordinary circumstances as determined by [NAME OF JURISDICTION], and [NAME OF JURISDICTION] determines enforcement of the provisions of this code will result in unnecessary hardship.

102.2 Substantial Cost Differential Waiver. [NAME OF JURISDICTION] shall be permitted to authorize, upon appeal, a waiver from the requirements of this code for an applicant that asserts that compliance with this code will result in a substantial cost differential. [NAME OF JURISDICTION], when authorizing such a waiver, shall be permitted to waive certain requirements of this code only until the cost differential for compliance with the remaining requirements reaches one percent or less. The burden of proof is upon the applicant to provide substantiation of a cost differential, such as quotes or other licensed design professional analyses as *approved* by [NAME OF JURISDICTION].

102.2.1 Substantial Cost Differential. For the purposes of Section **102.2**, “substantial cost differential” means costs incurred as a result of compliance with the requirements of this code would exceed one percent of total mechanical, electrical, and plumbing construction costs inclusive of materials and labor.

SECTION 103 CONSTRUCTION DOCUMENTS.

103.1 General. Construction documents and other supporting data shall be submitted in one or more sets, or in a digital format where allowed by the *code official*, with each application for a permit. The construction documents shall be prepared by a registered design professional where required by the statutes of the jurisdiction in which the project is to be constructed. Where special conditions exist, the *code official* is authorized to require necessary construction documents to be prepared by a registered design professional.

Exception: The *code official* is authorized to waive the requirements for construction documents or other supporting data if the *code official* determines they are not necessary to confirm compliance with this code.

103.2 Information on Construction Documents. Construction documents shall be drawn to scale on suitable material. Electronic media documents are permitted to be submitted where *approved* by the *code official*. Construction documents shall be of sufficient clarity to indicate the location, nature, and extent of the work proposed, and show in sufficient detail pertinent data and features of the building, systems, and equipment as herein governed. Details shall include, but are not limited to, the following as applicable:

1. Location and size of the *solar-ready zone*.
2. Structural design loads of roof dead load and roof live load.
3. Pathways for routing of conduit from the *solar-ready zone* to the electrical service panel.
4. Number and location of *EV capable light spaces*.
5. Number and location of *EV capable spaces*.
6. Number and location of *EV ready spaces*.
7. Number and location of *EVSE installed spaces*.
8. Locations of conduit and termination points serving the aforementioned parking spaces.
9. Location for condensate drainage where *combustion equipment* for space heating and water heating is installed.

103.3 Examination of Documents. The *code official* shall examine or cause to be examined the accompanying documents and shall ascertain whether the construction indicated and described is in accordance with the requirements of this code and other pertinent laws or ordinances. The *code official* is authorized to utilize a registered design professional, or other *approved* entity not affiliated with the building design or construction, in conducting the review of the plans and specifications for compliance with the code.

103.3.1 Approval of Construction Documents. When the *code official* issues a permit where construction documents are required, the construction

documents shall be endorsed in writing and stamped "Reviewed for Code Compliance". Such *approved* construction documents shall not be changed, modified, or altered without authorization from the *code official*. Work shall be done in accordance with the *approved* construction documents.

One set of "Reviewed for Code Compliance" construction documents shall be retained by the *code official*. The other set shall be returned to the applicant, kept at the site of work, and shall be open to inspection by the *code official* or a duly authorized representative.

103.3.2 Previous Approvals. This code shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within

180 days after the effective date of this code and has not been abandoned; except that the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.

103.3.3 Phased Approval. The *code official* shall have the authority to issue a permit for the construction of part of a solar ready, EV ready, or electric ready installation before the construction documents for the entire system have been submitted or *approved*, provided that adequate information and detailed statements have been filed complying with all pertinent requirements of this code. The holders of such permit shall proceed at their own risk without assurance that the permit for the entire solar ready, EV ready, or electric ready installation will be granted.

103.4 Amended Construction Documents. Changes made during construction that are not in compliance with the *approved* construction documents shall be resubmitted for approval as an amended set of construction documents.

103.5 Retention of Construction Documents. One set of *approved* construction documents shall be retained by the *code official* for a period of not less than 180 days from the date of completion of the permitted work, or as required by state or local laws.

103.6 Building Documentation and Closeout Submittal Requirements. The construction documents shall specify that the documents described in this section be provided to the building owner or owner's authorized agent within 90 days of the date of receipt of the certificate of occupancy.

Exception: *Residential buildings.*

103.6.1 Record Documents. Construction documents shall be updated to convey a record of the completed work. Such updates shall include mechanical, electrical, and control drawings that indicate all changes to size, type, and location of components, equipment, and assemblies.

103.6.2 Compliance Documentation. Compliance documentation and supporting calculations shall be delivered in one document to the building owner as a part of the project record documents or manuals, or as a standalone document. This document shall include the specific energy code edition utilized for compliance determination for each system.

SECTION 104 INSPECTIONS.

104.1 General. Construction or work for which a permit is required shall be subject to inspection by the *code official*, his or her designated agent or an *approved agency*, and such construction or work shall remain visible and able to be accessed for inspection purposes until *approved*. Approval as a result of an inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. Inspections presuming to give authority to violate or cancel the provisions of this code or of other ordinances of the jurisdiction shall not be valid. It shall be the duty of the permit applicant to cause the work to remain visible and/or able to be accessed for inspection purposes. Neither the *code official* nor the jurisdiction shall be liable for expenses entailed in the removal or replacement of any material, product, system or building component required to allow an inspection to validate compliance with this code.

104.2 Required Inspections. The *code official*, his or her designated agent or an

approved agency, upon notification, shall make the inspections set forth in Sections **104.2.1** through **104.2.4**.

104.2.1 Solar Ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. The location and size of the *solar-ready zone* or the capacity of an installed on-site renewable energy system.
2. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel that are properly labeled.

104.2.2 Electric Vehicle Ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. EV power transfer infrastructure requirements.
2. Electrical equipment associated with each parking space type, including branch circuits, conduit and/or raceway, junction boxes, receptacles, and EVSE are properly labeled and installed.
3. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel are properly labeled, if applicable.

104.2.3 Electric Ready. Inspections shall verify all of the following as required by this code, *approved plans*, and specifications:

1. Branch circuits, conduit and/or raceway, wiring, junction boxes, and receptacles for *future electric equipment* or appliances are properly labeled and installed, as applicable.
2. Reserved physical space for *future electric equipment* or appliances.
3. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel are properly labeled.

104.2.4 Final Inspection. The final inspection shall include verification of the installation and proper labeling of all requirements of this code.

104.3 Reinspection. A building shall be reinspected where determined necessary by the *code official*.

104.4 Approved Inspection Agencies. The *code official* is authorized to accept

reports of third-party inspection agencies not affiliated with the building design or construction, provided that such agencies are *approved* as to qualifications and reliability relevant to the building components and systems that they are inspecting.

104.5 Inspection Requests. It shall be the duty of the holder of the permit or their duly authorized agent to notify the *code official* when work is ready for inspection. It shall be the duty of the permit holder to provide access to and means for inspections of such work that are required by this code.

104.6 Reinspection and Testing. Where any work or installation does not pass an initial test or inspection, the necessary corrections shall be made to achieve compliance with this code. The work or installation shall then be resubmitted to the *code official* for inspection and testing.

SECTION 105 NOTICE OF APPROVAL.

105.1 Approval. After the prescribed inspections indicate that the work complies in all respects with this code, a notice of approval shall be issued by the *code official*.

105.2 Revocation. The *code official* is authorized to suspend or revoke, in writing, a notice of approval issued under the provisions of this code wherever the certificate is issued in error, or on the basis of incorrect information supplied, or where it is determined that the building or structure, premise, or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106 VALIDITY.

106.1 General. If a portion of this code is held to be illegal or void, such a decision shall not affect the validity of the remainder of this code.

SECTION 107 REFERENCED STANDARDS.

107.1 General. The codes and standards referenced in this code shall be listed in Section **107.2**, and such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference.

107.2 Referenced Codes and Standards. The codes and standards referenced in this

code are as follows:

1. International Building Code
 - a. Chapter 3
 - b. Chapter 11
2. International Energy Conservation Code
3. International Fire Code
4. International Residential Code
5. National Electrical Code Article 625
6. UL2202 and 2594

107.2.1 Conflicts. Where conflicts occur between provisions of this code and referenced codes and standards, the provisions of this code shall apply.

107.2.2 Provisions in Referenced Codes and Standards. Where the extent of the reference to a referenced code or standard includes subject matter that is within the scope of this code, the provisions of this code, as applicable, shall take precedence over the provisions in the referenced code or standard.

107.3 Applications of References. References to chapter or section numbers, or to provisions not specifically identified by number, shall be construed to refer to such chapter, section, or provision of this code.

107.4 Other Laws. The provisions of this code shall not be deemed to nullify any provisions of local, state, or federal law.

SECTION 108 STOPWORK ORDER.

108.1 Authority. Where the *code official* finds any work regulated by this code being performed in a manner contrary to the provisions of this code or in a dangerous or unsafe manner, the *code official* is authorized to issue a stop work order.

108.2 Issuance. The stop work order shall be in writing and shall be given to the owner of the property, the owner's authorized agent, or the person performing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order and the conditions under which the cited work is authorized to resume.

108.3 Emergencies. Where an emergency exists, the *code official* shall not be required to give a written notice prior to stopping the work.

108.4 Failure to Comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by [NAME OF JURISDICTION].

SECTION 109 BOARD OF APPEALS.

109.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a board of appeals. The *code official* shall be an ex officio member of said board but shall not have a vote on any matter before the board. The board of appeals shall be appointed by the governing body and shall hold office at its pleasure. The board shall adopt rules of procedure for conducting its business and shall render all decisions and findings in writing to the appellant with a duplicate copy to the *code official*.

109.2 Limitations on Authority. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The board shall not have the authority to waive the requirements of this code.

109.3 Qualifications. The board of appeals shall consist of members who are qualified by experience and training and are not employees of [NAME OF JURISDICTION].

Chapter 2 Definitions

SECTION 201 GENERAL.

201.1 Scope. Unless stated otherwise, the following words and terms in this code shall have the meanings indicated in this chapter.

201.2 Interchangeability. Words used in the present tense include the future; words in the masculine gender include the feminine and neuter; the singular number includes the plural and the plural includes the singular.

201.3 Terms Defined in Other Codes. Terms that are not defined in this code but are defined in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Energy Conservation Code, or International Residential Code shall have the meanings ascribed to them in those codes.

201.4 Terms not Defined. Terms not defined by this chapter or the codes listed under 201.3 shall have ordinarily accepted meanings such as the context implies.

SECTION 202 GENERAL DEFINITIONS.

APPROVED. Acceptable to the *code official*.

APPROVED AGENCY. An established and recognized agency that is regularly engaged in conducting tests or furnishing inspection services, or furnishing product certification, where such agency has been approved by the *code official*.

CODE OFFICIAL. The officer or other designated authority charged with the administration and enforcement of this code, or a duly authorized representative.

COMBUSTION EQUIPMENT. For this code, any equipment or appliance used for space heating, service water heating, cooking, clothes drying or lighting that uses *fuel gas* or *fuel oil*.

COMMERCIAL BUILDING. For this code, all commercial buildings and R-Occupancies that are covered by the International Building Code.

CORE AND SHELL. The first phase of a commercial project that has the outer building envelope constructed and may contain interior lighting and heating and has not received a permanent Certificate of Occupancy.

DIRECT CURRENT FAST CHARGER (DCFC) EVSE. Equipment capable of fast charging on a 100A or higher 480VAC three-phase branch circuit. AC power is converted into a controlled DC voltage and current within the *EVSE* that will then directly charge the

electric vehicle.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, including but not limited to, passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, and electric motorcycles, primarily powered by an electric motor that draws current from a building electrical service, *EVSE*, a rechargeable storage battery, a fuel cell, a photovoltaic array, or another source of electric current. Off-road, self-propelled electric mobile equipment, including but not limited to, industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, and boats are not considered electric vehicles.

ELECTRIC VEHICLE CAPABLE LIGHT SPACE (EV CAPABLE LIGHT SPACE). A designated vehicle parking space that has conduit and/or raceway installed to support future implementation of *electric vehicle* charging installation, and has sufficient physical space adjacent to the existing electrical equipment for future electric upgrades.

ELECTRIC VEHICLE CAPABLE SPACE (EV CAPABLE SPACE). A designated vehicle parking space that has the electric panel capacity and conduit and/or raceway installed to support future implementation of *electric vehicle* charging.

ELECTRIC VEHICLE READY SPACE (EV READY SPACE). A designated vehicle parking space that has the electric panel capacity, raceway wiring, receptacle, and circuit overprotection devices installed to support future implementation of *electrical vehicle* charging.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). An *electric vehicle* charging system or device that is used to provide electricity to a plug-in *electric vehicle* or *plug-in hybrid electric vehicle*, is designed to ensure that a safe connection has been made between the electrical grid and the vehicle, and is able to communicate with the vehicle's control system so that electricity flows at an appropriate voltage and current level.

ELECTRIC VEHICLE SUPPLY EQUIPMENT INSTALLED SPACE (EVSE INSTALLED SPACE). A vehicle parking space that is provided with a dedicated *EVSE* connection.

FIRST TENANT FINISH. The first tenant finish(es) in a new structure or *core and shell* building that is credited towards meeting the requirements of this Chapter.

FUEL GAS. A natural gas, manufactured gas, liquefied petroleum gas, or mixtures of these gasses.

FUEL OIL. Kerosene or any hydrocarbon oil having a flash point of not less than 100°F (38°C).

FUTURE ELECTRIC EQUIPMENT. Equipment or appliances necessary to support future all-electric space and water heating, cooking, or clothes drying.

PLUG-IN HYBRID ELECTRIC VEHICLE. An *electric vehicle* having a second source of motive power.

RESIDENTIAL BUILDING. For this code, one- and two-family dwellings and townhouses as defined in the International Residential Code.

SOLAR-READY ZONE. A section or sections of the roof or building overhang designated and reserved for future installation of a solar photovoltaic system or solar thermal system.

Chapter 3 Electric Ready

PART 1 RESIDENTIAL ELECTRIC READY

SECTION RE301 SCOPE

RE301.1 General. These provisions shall be applicable for all new buildings, and major renovations and additions.

SECTION RE302 ADDITIONAL ELECTRIC INFRASTRUCTURE

RE302.1 Additional Electric Infrastructure. *Combustion equipment in residential buildings* must meet the requirements of Sections **RE302.2** through **RE302.6**.

Exceptions:

1. Interior fireplaces that do not serve as a primary source of heating.
2. Exterior fireplaces and firepits.

RE302.2 Combustion Equipment. *Combustion equipment* shall be provided with all of the following:

1. A dedicated, appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.
2. An electric receptacle or junction box that meets the requirements of Section **RE302.5**, and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the *combustion equipment* or dedicated physical space for *future electric equipment* with no obstructions other than the current *combustion equipment*.
3. Where *combustion equipment* is used for space or water heating, dedicated physical space shall be provided for *future electric equipment*, including an electric resistance backup coil for ducted systems, if applicable.

Exception: Dwelling units with installed air conditioning systems are not required to provide additional dedicated physical space for an outdoor heat pump.

RE302.3 Electrical Panel Space. The electrical panel shall have a reserved space for a minimum two-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances.

RE302.4 Labeling. The junction box or receptacle and the dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled for their intended use.

RE302.5 Adjacency. The electrical receptacle or junction box must be provided within 3 feet of the *combustion equipment* or appliances, or within 3 feet of the dedicated physical space for *future electric equipment* or appliances.

Exception: For *combustion equipment* dedicated to space or water heating, the electrical receptacle or junction box shall be located not more than 6 feet from the *combustion equipment* or the dedicated physical space for *future*

electric equipment.

RE302.6 Condensate Drain. Where *combustion equipment* for space heating and water heating is installed, a location shall be provided for condensate drainage.

PART 2 COMMERCIAL ELECTRIC READY

SECTION CE301 SCOPE

CE301.1 General. These provisions shall be applicable for all new buildings, additions, and *first tenant finish* permits.

CE301.1.1 First Tenant Finishes. In the case that a *first tenant finish* to a commercial *core and shell* building or unfinished space is credited towards meeting the requirements of this Chapter, the *code official* shall not issue a Certificate of Occupancy to the tenant until the requirements of Section **CE302** are met.

SECTION CE302 ADDITIONAL ELECTRIC INFRASTRUCTURE

CE302.1 Additional Electric Infrastructure. *Combustion equipment* in commercial buildings shall meet the electric infrastructure requirements of Sections **CE302.2** or **CE302.3**.

Exceptions:

1. Interior fireplaces that do not serve as a primary source of heating.
2. Exterior fireplaces and fire pits.
3. Additions to buildings that do not provide new space-heating equipment will not be required to provide additional electrical infrastructure to the existing space-heating equipment.

CE302.2 Commercial Buildings Less than 10,000 sq. ft. and all R-Occupancies.

Commercial buildings that have a gross floor area of less than 10,000 sq. ft., and all R occupancies of any size, shall comply with Sections **CE302.2.1** through **CE302.2.5**.

CE302.2.1 Combustion Equipment. *Combustion equipment* shall be provided with all of the following:

1. A dedicated, appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.
2. An electric receptacle or junction box that meets the requirements of Section **CE302.2.5**, and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the *combustion equipment* or dedicated physical space for *future electric equipment* with no obstructions other than the current *combustion equipment*.
3. Where *combustion equipment* is used for space or water heating, dedicated space shall be provided for all *future electric equipment*, including an electric resistance backup coil for ducted systems if applicable.

Exception: Buildings with installed air conditioning systems are not required to provide additional dedicated physical space for an outdoor heat pump.

CE302.2.2 Electrical Panel Space. The electrical panel shall have reserved physical space for a minimum two-pole or three-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances. The physical space in the electrical panel for each circuit breaker shall be sized with sufficient breaker capacity to meet the electrical demand of the *future electric equipment* or appliance that is sized to serve a comparable capacity to meet the heating load.

CE302.2.3 Labeling. The junction box or receptacle and the dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled for their intended use.

CE302.2.4 Adjacency. The electrical receptacle or junction box must be provided within 3 feet of the *combustion equipment* or appliances or within 3 feet of the dedicated physical space for *future electric equipment* or

appliances.

Exception: For *combustion equipment* dedicated to space or water heating, the electrical receptacle or junction box shall be located not more than 6 feet from the *combustion equipment* or the dedicated physical space for *future electric equipment*.

CE302.2.5 Condensate Drain. Where *combustion equipment* dedicated to space heating and water heating is installed, a location shall be provided for condensate drainage.

CE302.3 Commercial Buildings 10,000 sq. ft. or Greater. All *commercial buildings* that have a gross floor area of 10,000 sq. ft. or greater shall comply with the following requirements.

Exception: R-occupancies.

CE302.3.1 Combustion Equipment or Appliances. All *combustion equipment* shall be provided with the following:

1. A junction box that is located in the same physical space as the *combustion equipment* and is reasonably accessible, and that is connected to the electrical panel by continuous conduit and/or raceways.
2. Dedicated electrical panel space for an appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.
3. Where *combustion equipment* is used for space and water heating, dedicated physical space shall be provided for all *future electric equipment*.

CE302.3.2 Electrical Panel Space. The electrical panel shall have reserved physical space for a minimum two-pole or three-pole circuit breaker for each branch circuit provided for *future electric equipment* or appliances. The physical space in the electrical panel for each circuit breaker shall be sized with sufficient breaker capacity to meet the electrical demand of the *future electric equipment* or appliance that is sized to serve a comparable capacity

to meet the heating load.

CE302.3.3 Labeling. The dedicated circuit breaker space serving *future electric equipment* or appliances in the electrical panel shall be labeled "For future electric equipment".

CE302.3.4 Physical Space. Dedicated physical space shall be provided for additional electric equipment, including but not limited to transformers and cabinets, necessary for electrical service to *future electric equipment* or appliances.

Chapter 4 Solar Ready

PART 1 RESIDENTIAL SOLAR READY.

SECTION RS401 SCOPE.

RS401.1 General. These provisions shall be applicable for new buildings, and major renovations and additions.

SECTION RS402 SOLAR READY ZONE.

RS402.1 General. New *residential buildings* with not less than 600 square feet of roof area oriented between 110 degrees and 270 degrees of true north or that is a low sloped roof, shall comply with Sections **RS402.2** through **RS402.8**.

Exceptions:

1. New residential dwelling units with a permanently installed on-site renewable energy system that provides electricity to the dwelling unit's electrical system.
2. A building where all areas of the roof that would otherwise meet the requirements of Section **RS402** are in full or partial shade for more than 70 percent of daylight hours annually.

RS402.2 Construction Document Requirements for Solar-Ready Zone. Construction documents shall indicate the *solar-ready zone*.

RS402.3 Solar-Ready Zone Areas. The total *solar-ready zone* area for each dwelling unit shall be not less than 300 square feet exclusive of mandatory access or setback areas as required by the International Fire Code. The *solar-ready zone* shall be composed of areas not less than 5 feet in width and not less than 80 square feet exclusive of access or setback areas as required by the International Fire Code.

Exception: New townhouses three stories or less in height above grade plane and with a total floor area less than or equal to 2,000 square feet of conditioned space per townhouse unit shall have a *solar-ready zone* area of not less than 150 square feet.

RS402.4 Obstructions. *Solar-ready zones* shall be free from obstructions, including but not limited to, vents, chimneys, and roof-mounted equipment.

RS402.5 Shading. The *solar-ready zone* shall be set back from any existing or new permanently affixed object on the building or site that is located south, east, or west of the *solar-ready zone* a distance not less than two times the object's height above the nearest point on the roof surface. Such objects include, but are not limited to, taller portions of the building itself, parapets, chimneys, antennas, signage, rooftop equipment, trees, and roof plantings either existing at the time of permit application or planned for on the construction documents.

RS402.6 Roof Load Documentation. The structural design loads of roof dead load and roof live load shall be clearly indicated on the construction documents.

RS402.7 Interconnection Pathway. Construction documents shall indicate at least one potential pathway for routing of conduit and/or raceway from the *solar-ready zone* to the electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

RS402.8 Electrical Service Reserved Space. The main electrical service panel shall have sufficient reserved space to allow the installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

RS402.9 Construction Documentation Certificate. A permanent certificate, indicating the *solar-ready zone* and other requirements of this Part, shall be posted near the electrical distribution panel, water heater, or other conspicuous location.

PART 2 COMMERCIAL SOLAR READY

SECTION CS401 SCOPE

CS401.1 General. These provisions shall be applicable for new buildings, and major renovations and additions.

SECTION CS402 SOLAR-READY ZONE

CS402.1 General. A *solar-ready zone* shall be located on the roof of all new *commercial buildings* that are oriented between 110 and 270 degrees of true north or have low-sloped roofs. *Solar-ready zones* shall comply with Sections **CS402.2** through **CS402.7**.

Exceptions:

1. A building with a permanently-installed, on-site renewable energy system that meets the following criteria.
 - a. The system produces the energy output equivalent to covering 40 percent of the net roof area with solar photovoltaic calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or set back areas as required by the International Fire Code.
 - b. The system is located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building, on the building premises, on covered parking, or another *approved* location installed with the building project and under the same property ownership.
2. A building with a *solar-ready zone* that is shaded for more than 70 percent of daylight hours annually.
3. A building where a licensed design professional certifies that the incident

solar radiation available to the building is not suitable for a *solar-ready zone*.

4. A building where a licensed design professional certifies that the *solar ready zone* area required by Section **CS402.3** cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas, or other obstructions.

CS402.2 Construction Document Requirements for a Solar-Ready Zone.

Construction documents shall indicate the *solar-ready zone*.

CS402.3 Solar-Ready Zone Area. The total *solar-ready zone* area shall not be less than 40 percent of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or set back areas as required by the International Fire Code. The *solar-ready zone* shall be a single area or smaller, separated sub-zone areas. Each sub-zone area shall be not less than 5 feet in width in the narrowest dimension.

The *solar-ready zone* shall be located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building, on the building premises, on covered parking, or another *approved* location installed with the building project and under the same property ownership.

CS402.4 Obstructions. *Solar-ready zones* shall be free from obstructions, including pipes, vents, ducts, HVAC equipment, skylights, and roof-mounted equipment.

CS402.5 Roof Loads and Documentation. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

CS402.6 Interconnection Pathway. Construction documents shall indicate at least one potential pathway for routing of conduit and/or raceway from the *solar-ready zone* to an electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

CS402.7 Electrical Service Reserved Space. The main electrical service panel shall have a minimum bus bar rating of not less than 200 amps. The main electrical service panel shall have a reserved space to allow installation of a dual-pole circuit breaker for future solar electric. This space shall be labeled "For Future Solar Electric."

The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

PART 3 RESIDENTIAL SOLAR PANEL CAPACITY

SECTION RS410 SCOPE

RS410.1 General. These provisions shall be applicable for all new buildings, and major renovations and additions.

RS410.2 Electric Service Reserved Space. The main electrical service panel shall have sufficient reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

Exception: A dwelling unit that already must comply with the solar ready provisions in Chapter 4 or that has a permanently installed on-site renewable energy system that provides electricity to the dwelling unit's electrical system.

PART 4 COMMERCIAL SOLAR PANEL CAPACITY

SECTION CS410 SCOPE

CS410.1 General. These provisions shall be applicable for new buildings, and major renovations and additions.

CS410.2 Electric Service Reserved Space. The main electrical service panel shall have a minimum bus bar rating of not less than 200 amps. The main electrical service panel shall have sufficient reserved space to allow installation of a dual pole circuit breaker for future solar electric installation and shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the opposite (load) end from the input feeder location or main circuit location.

Exception: A building that already must comply with the solar ready provisions in Chapter 4 or that has a permanently installed on-site renewable energy system that provides electricity to the building's electrical system.

Chapter 5 Electric Vehicle Ready

PART 1 RESIDENTIAL ELECTRIC VEHICLE READY

SECTION RV501 SCOPE

RV501.1 General. These provisions shall be applicable for all new buildings, and major renovations and additions.

SECTION RV502 ELECTRIC VEHICLE POWER TRANSFER INFRASTRUCTURE

RV502 Electric Vehicle Power Transfer Infrastructure. New vehicle parking spaces for *residential buildings* shall be provided in accordance with Sections **RV502.1** and **RV502.3**.

RV502.1 One- and Two-family Dwellings and Townhouses. Each dwelling unit with a dedicated attached or detached garage or other onsite designated parking provided for the dwelling unit shall be provided with one *EV ready space* per dwelling unit.

RV502.2 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all of the following:

1. Terminates at a receptacle, located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle for the electrical facilities of this section is installed adjacent to and between both parking spaces.
2. Has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment".

Exception: A receptacle need not be provided if a hard-wired *EVSE* is installed.

RV502.3 Identification. Construction documents shall designate the *EV ready space* and indicate the locations of raceway and/or conduit and the termination points serving them. The circuits or spaces reserved in the electrical panel for *EV ready spaces* shall be clearly identified in the panel or subpanel directory.

PART 2 COMMERCIAL ELECTRIC VEHICLE READY

SECTION CV501 SCOPE

CV501.1 General. These provisions shall be applicable for all new buildings, and major renovations and additions.

SECTION CV502 ELECTRIC VEHICLE POWER TRANSFER INFRASTRUCTURE

CV502 Electric Vehicle Power Transfer Infrastructure. Where new parking is provided for *commercial buildings*, it shall be provided with *electric vehicle* power transfer infrastructure in compliance with Sections **CV502.1** through **CV502.9**.

CV502.1 Quantity. The number of required *EVSE installed spaces*, *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces* shall be determined in accordance with this Section and **Table CV502.1** based on the total number of provided vehicle parking spaces and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

CV502.1.1 Where more than one parking lot is provided on a building site, the number of provided vehicle parking spaces required to have *EV* power transfer infrastructure shall be calculated separately for each parking lot.

CV502.1.1.1 R-2 Occupancies, as defined in Chapter 3 of the International Building Code, shall use the total parking requirement for the entire development to determine the *EV* power transfer infrastructure requirements using **Table CV502.1**.

CV502.1.2 For *commercial buildings* that install a *DCFC EVSE*, each *DCFC EVSE* installed shall be permitted to be substituted for other space types as follows:

1. *Commercial buildings* other than R-2 Occupancies shall be permitted to substitute up to 10 spaces when the building provides a minimum of 20 percent of parking spaces as a combination of *EV Capable*, *EV ready*, or *EVSE installed spaces*.
2. R-2 Occupancies shall be permitted to substitute up to 5 spaces when the building provides a minimum of 60 percent of parking spaces as a

combination of *EV Capable light*, *EV Capable*, *EV ready*, or *EVSE installed spaces*.

CV502.1.3 *EVSE installed spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.

CV502.1.4 *EV ready spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable spaces* and *EV capable light spaces*.

CV502.1.5 *EV capable spaces* that exceed the minimum requirements of this section are permitted to be used to meet the minimum requirements for *EV capable light spaces*.

CV502.1.6 All attached garages with direct connection to a dwelling unit will be required to have one *EV ready space*.

Table CV502.1: EV Power Transfer Infrastructure Requirements

Building Type / Space Type	<i>EVSE Installed Space</i>	<i>EV Ready Space</i>	<i>EV Capable Space</i>	<i>EV Capable Light Space</i>
All commercial buildings, except for R-2 occupancies, with 10 or less parking spaces.	0	2 spaces	0	0
Commercial buildings, except for R-2 occupancies, with greater than 10 parking spaces.	2% of spaces	8% of spaces	10% of spaces	10% of spaces

R-2 occupancies with 10 or less parking spaces	0	15% of spaces	10% of spaces	10% of spaces
R-2 occupancies with greater than 10 parking spaces.	5% of spaces	15% of spaces	10% of spaces	30% of spaces

CV502.2 EV Capable Light Spaces. Each *EV capable light space* shall comply with all of the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable light space* and shall be capped. *EV capable light* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.
2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
3. Dedicated physical space to accommodate all equipment necessary for electrical service to future *EVSE*.
4. The routing of the raceway and/or conduit must be noted on the construction documents and the raceway shall be permanently and visibly marked "EV CAPABLE" at the load center and termination point locations.

CV502.3 EV Capable Spaces. Each *EV capable space* shall comply with all of the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable space* and shall be capped. *EV capable* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.

2. The installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
3. The electrical panel or other electrical distribution equipment to which the raceway and/or conduit connects shall have sufficient dedicated space and spare electrical capacity to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
4. The termination point of the conduit and/or raceway and the electrical distribution equipment directory shall be marked: "For future electric vehicle supply equipment (EVSE)."
5. Reserved capacity shall be no less than 8.3 kVA (40A 208/240V) for each *EV capable space*.

CV502.4 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all of the following:

1. Terminates at a receptacle or junction box located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle is installed adjacent to and between both parking spaces.
2. Has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment (EVSE)."

CV502.5 Electric Vehicle Supply Equipment (EVSE). All *EVSE* shall meet all of the following requirements:

1. The installed *EVSE* shall meet one of the following requirements:
 - a. A power capacity of at least 6.2 kVA (or 30A at 208/240V) and has the ability to connect to the internet.
 - b. An inductive charging system for battery-powered *electric vehicles* that:
 - i. Is ENERGY STAR certified; and
 - ii. Has the ability to connect to the internet.
2. An *electric vehicle* charging system shall be wall-mounted or pedestal style and may provide multiple cords to connect with *electric vehicles*.
3. An *electric vehicle* charging system shall be listed and labeled for *EV* charging

and must comply with the current version of Article 625 of the National Electrical Code.

CV502.6 EVSE Installed Spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple *EVSE installed spaces*. Each *EVSE* installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces*, shall comply with all of the following:

1. Have a minimum charging rate in accordance with Section **CV502.7**.
2. Be located within 3 feet of each *EVSE installed space* it serves.
3. Be installed in accordance with Section **CV502.8**.
4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).
5. Must meet the requirements of Section **CV502.5**.

CV502.7 EVSE Minimum Charging Rate. Each installed *EVSE* shall comply with one of the following:

1. Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
2. When serving multiple *EVSE installed spaces* and controlled by an energy management system providing load management, be capable of simultaneously sharing each *EVSE installed space* at a minimum charging rate of no less than 3.3 kVA.

CV502.8 EVSE Installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be listed and labeled in accordance with UL 2202 or UL 2594. When serving an accessible parking space, *EVSE* shall be accessible in accordance with the International Building Code Chapter 11.

CV502.9 Identification. Construction documents shall designate all *EVSE installed spaces*, *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*, and indicate the locations of raceway and/or conduit and termination points serving them. The circuits or spaces reserved for *EVSE installed spaces*, *EV ready spaces*, and *EV capable spaces* shall be clearly identified in the panel or subpanel directory. The raceway and/or conduit for *EV ready spaces*, *EV capable spaces* and *EV capable light spaces* shall be clearly identified at both the panel or subpanel and the termination point at the parking space.



Online Form Submission #554 for Community Grant Application

From noreply@civicplus.com <noreply@civicplus.com>
Date Wed 7/30/2025 9:55 AM
To Nicholas Wharton <nwharton@townofseverance.org>; Lindsay Radcliff Coombes <lcoombes@townofseverance.org>; Sarah Jacobsen <SJacobsen@townofseverance.org>

Community Grant Application

Step 1

Step 2

Name of Requesting Organization	Severance Chamber of Commerce
Email Address	info@severancechamber.com
Phone Number	9704022058
Contact Name	Elizabeth Atkins
Address	473 3rd Street
If Mailing Address is Different	Field not completed.
City	Severance
State	CO
Zip Code	80550

Step 3

Please describe how the grant, if awarded, would be used and how this use relates to any of the award criteria in the Town's Grant to Community Organizations Policy	To sponsor the Severance Chamber's Fundraiser Event, Carnival of Dreams on September 7, 2025. This event is expected to have 300-400 people come through, has four bands playing, food trucks, carnival games, a silent auction, a petting zoo, face painting and more. We would like to see the Town of Severance Sponsor this event, showing their support for the Severance Chamber of Commerce and also their support for the Weld RE4 Work Based Program, the CTE Program, whom the fundraiser is for. The town will get to have a booth at the event with their sponsorship and marketing for the Town as well. This is for the Presenting Sponsor position (in which we have two of). This is what you get for being a presenting sponsor:
--	---

Presenting Sponsor – \$1,000
LIMITED TO 2 • Premier Partner Positioning
Be the brand everyone remembers — before, during, and after the event.

- Top-Tier Visibility:
- “Presented by [Your Business]” on all promotions: flyers, social media, emails, press releases, and website
 - Premium banner placement at the main stage or entry point
 - Priority booth location at the highest traffic area

- Strategic Marketing Extras:
- Pre-event custom social media spotlight (includes up to 3 images, write-up & links)
 - Featured in a short video reel or interview (shared across Chamber socials & Timnath TV)
 - Logo in post-event recap graphics & “Thank You” email
 - Access to branded digital templates to promote your sponsorship

- Engagement Boosters:
- Opportunity to give a 60-second welcome or closing remark
 - Product, flyer, or coupon in attendee gift bags
 - Lead capture station via QR code (sponsor-provided form)

- Perks:
- 4 complimentary drinks (coffee or lemonade)
 - One team photo featured in our event gallery
 - Option to participate in 50-50 raffle giveaway

Requested Grant Amount	1000.00
Has the Town of Severance contributed to the Requesting Organization in the past?	No
If yes, what amount(s) and when?	Field not completed.
If yes to the above, please provide detailed accounting of how the funds were used and describe how the funds benefitted the community (attach documentation if needed)	Field not completed.

Step 4

List your organization's top five funding sources and amounts that were received from the sources broken down in the last two fiscal years (corporate, government, and/or individual contributions)

We are funded only by our memberships, which are \$150 a year for a business and \$75 a year for an individual.

Does the IRS classify you (the requesting organization) as a 501(c)3 organization?

Yes

Please attach the following information to complete your grant request

1. Along with this application, include a brief description of the requesting organization (including its mission and leadership) and any other information relevant to this request.
2. Most recent year's actual income and expenses for the organization and for the specific event or project for which the funds will be used.
3. Most recent budget for the organization and for the specific event or project for which the funds will be used.
4. Names and addresses of all board members, including designated officers.
5. Any other documents that will support the application.

Requested document upload [June 2025 Board Meeting Minutes.pdf](#)

Affirmation of Application

By submitting this application, you are certifying that **a)** the information in the application and supporting documents are correct to the best of your knowledge, and **b)** the Internal Revenue Service (IRS) 501(c)3 determination, if applicable, has not been revoked, canceled, or modified; and **c)** funds will be used for the projects outlined in this Community Grant Application.

X

Email not displaying correctly? [View it in your browser.](#)

Severance Chamber of Commerce response to the Community Grant attachment requirements are below.

1. Along with this application, include a brief description of the requesting organization (including its mission and leadership) and any other information relevant to this request. The requesting organization is the Severance Chamber of Commerce. The mission and values are attached to this email. Elizabeth Atkins is the President of the organization and Justin Spaeth is the Treasurer. The funds for the sponsorship will go directly to the fundraiser recipients, who are the Poudre and Weld County CTE Programs at the school districts. We feel that it is important that the Town be a Sponsor for this event. The Chamber sponsors the Fishing Derby by purchasing trophies every year and also buys prizes on Arbor Day for the kids at Range View Elementary. It is important that we show our support to the Town and the Town shows its support to The Chamber. This donation/sponsorship helps Weld Re4 and their students in the CTE Program and also shows support of The Severance Chamber.

2. Most recent year's actual income and expenses for the organization and for the specific event or project for which the funds will be used. We are trying to spend less than \$500 on this event.

3. Most recent budget for the organization and for the specific event or project for which the funds will be used. We do not currently have a budget at the chamber. We took over in December and are still trying to get to some of these important projects. At this point, we are not using our monies for anything except a website and sponsoring our members.

4. Names and addresses of all board members, including designated officers.

Elizabeth Atkins, President- 473 3rd Street Severance 80550

Justin Spaeth- Treasurer- 10845 CR 74 Severance 80550

Hilda Daniel- Board Member- 1734 1/2 Whedbee St. Fort Collins 80525

5. Any other documents that will support the application. I attached the document that shows the different sponsorships and what the Town will get with their Sponsorship. I highly recommend someone from the Town of Severance having a table at the Event as well, which comes included with the Town being a Member of the Chamber and also with a sponsorship.

I hope this information helps and I appreciate you taking the time to help us gain this support for our schools!

Elizabeth Atkins, President, The Severance Chamber



EXECUTIVE BOARD MEETING MINUTES

Tuesday, June 10, 2025

9:00 AM

Present:

President: Elizabeth Atkins

Board Members/Ambassador:

Hilda Daniel

Nathan Simpson

Town Events Liaison: Kayli Adams

City Liaison: Mayor Matt Fries

Not Present:

Treasurer: Justin Spaeth

Weld RE4 Liaison: Katie Smith

Town Planning Director: Shani Porter

May 2025 Meeting Approval

MOTION NOT MADE

I. President Updates: Elizabeth Atkins

A. Events Coming Up (*We need more Chamber Board Member presence at these events please*)

01. Regional After Hours Event

CSU Canvas Stadium 4th Floor

August 7, 2025 from 5:00-7:00 PM

Monies received for tickets goes to The Chamber the attendee chooses when registering

02. Business Bites Networking Event

Sponsored by Vecino's, Pirate Radio, and The Chamber

You do not need to be a member to go to this event

1st Wednesday of every month from 11:30-1:00 PM

03. Pedro's Event with the Timnath Chamber

More to come on this, we are deep in planning

September 7th from 11:00-4:30

Pedro's Coffee

04. Business Spotlight of the Month for June
Zach Averill with Oak and Stone Design
June 17, 2025 from 5:30-7:00 PM
TBK Bank
 05. Dual Ribbon Cutting Event in June
Leslie Ponto, Virtual Assistant and Ryan Ponto, The Spot Specialist
June 18, 2025 from 4:30-6:30 PM
Vecino's on the Patio
 - Cupcakes with logos have been ordered
 - Elizabeth will bring the plaques and the ribbon and scissors
 06. Cleared for Take Off Weld RE4 Event
August 11, 2025 from 8:00-9:30 AM
Windsor High School Stadium
We are gathering members that want to have a table there and so far we have 6 members signed up for this
- B. Administrative Updates
01. New Member and Renewal letters and stickers have gone out snail mail
 02. Past Due Balances- We only have two unpaid invoices left at this time, Bruen Media and C & J Lawn Services

II. Treasurer Updates: Justin Spaeth- Not Present- Notes sent by email

- A. The TBK Bank Balance is \$9,840.92 (this is after the check clearing for the Growthzone settlement funds were paid).
- B. We no longer have a contract with Growthzone.
- C. The Hartford Insurance invoices are \$502.00 for General Liability and \$323.00 for Directors and Officers Insurance.
 - 1st Approval: Justin Spaeth (through email)
 - 2nd Approval: Elizabeth Atkins (through email and at the Board meeting)
- D. Severance Chamber 2024 tax return was brought up on the big screen and gone through.
 - 1st Approval: Hilda Daniel
 - 2nd Approval: Elizabeth Atkins
 - 3rd Approval: Nathan Simpson
- E. Timanth/Severance Cooperative Agreement for the Pedro's Event
 - 1st Approval: Justin Spaeth (through email)
 - 2nd Approval: Elizabeth Atkins
 - 3rd Approval: Nathan Simpson

III. Town Liaison- Town of Severance Events Coordinator: Kayli Adams

A. Past Events

01. Fishing Derby

- Great Turnout, but not everyone who signed up for the event showed up
- Thank you to the Severance Chamber for the Trophies donated to the event for the kids. They loved them!

02. June Summer Kick off Concert

- This was great! It went well. The band was good. No issues.

03. Coffee with the Council

- About 15 people attended, 6 of them being new (estimated)
- Lots of questions and discussion totalling 1 hour and 15 minutes

B. Upcoming Events

01. Movies in the Park- June

- Wicked Sign Along at The Library

02. Doggie Ice Cream Social Postponed due to renovations at the Dog Park

03. Recreation and Public Safety Town Hall

- June 22, 2025 at 6 PM at Town Hall

04. Severance Days Preparations are deep in the works!

III. Town Liaison- Mayor: Matt Fries

A. Facebook

01. Discussion on Facebook posts that are negative to the Town and how to deal with these.

- Direct them to Town Hall, maybe tell them that email is an option so they are not intimidated.
- Discussion about the Chamber holding a "Town Hall" session at the Library for Residents to come to us to discuss things they would like to see or things they don't like, etc. and we can take these items to The Town for review. This just helps our City in a positive way and as long as we stick to our Vision and Mission, this is absolutely okay to do. Have a discussion with the other board members about this.
- A particular post that was discussed was someone stating we need to keep open space in Severance. What type of open space? Windsor did an Open Space area and it cost \$20 Million Dollars. Do the residents want to see taxes rise to pay for that? And other posts want grocery stores, but it is not realistic to have a grocery store and commercial space when we don't have enough homes for that kind of developer to come to Severance.

B. Town Hall Meeting Tonight

01. Discussion between council starts at 5:00 PM, Public Comment starts at 6:00 PM

02. Agenda Includes

- A written policy is needed and will be discussed on what is allowed during public comment. This helps to keep order during the meetings. Freedom of speech is legal, but there are things that can be controlled.

- Discussion on adding to the ballot in November an increase of Sales Tax in lue of the transportation fee of \$15.50 a month per household and how much of an increase. This was in the last ballot, but the Town is going to go about it in a different way this year.
- Discussion on adding to the ballot in November a potential lodging tax. Hotels may start coming to the area and to have this in place before that will be helpful. This also helps with the AirBNBs.
- There are 4 vacant positions on the planning committee and 7 applicants. Discussion on who to fill these positions with will occur. There are also 4 vacant positions on the tree board and no applicants.



MISSION STATEMENT:

The Severance Chamber of Commerce is committed to promoting economic vitality, supporting local businesses, and enhancing community connections. Through advocacy, resources, and partnerships, we strive to cultivate a thriving business environment while preserving the unique character and quality of life in Severance, Colorado.

VISION STATEMENT:

To cultivate a vibrant and prosperous business community that strengthens Severance's unique identity, fosters collaboration, and drives sustainable growth for future generations.



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, August 12, 2025, at 5:00 PM

Mayor: Matthew Fries
Mayor Pro-tem: Brittany Vandermark
Council Members: David Bruen
Craig Joseph
Stephen Gagliardi
Tad Borrett
Karen Hessler
Audience: Josh Olhava Ayres Associates, Lori Garcia Sander House District 65, Lisa Grimes, Justin Hays Stacklot
Staff: Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Sarah Jacobsen, Town Clerk
Shani Porter, Planning Director
Walter Arvisais, Police Sergeant
Geoff Wilson, Town Attorney
Chris Messersmith, Town Engineer

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. Pg. 4 - Student Involvement in Severance Local Government

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

2. Pg. 5 - Photo and Camera Radar System

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

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

1. Roll Call

Present: Mayor Matthew Fries, Mayor Pro-Tem Brittany Vandermark, Council Member Stephen Gagliardi (arrived at 6:10 p.m.), Council Member Dave Bruen, Council Member Craig Joseph, Council Member Tad Borrett, Council Member Karen Hessler

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 Bruen to Approve the Consent Calendar. All Council Members present voting Yes. Council Member Gagliardi was not present for this vote.

MOTION PASSED

a. Pg. 11 - Town Council Minutes July 8, 2025

b. Pg. 17 - Resolution 2025-29R: A Resolution for the Town Council of the Town of Severance, Colorado, to appropriate funds from the fund balance

5. Approval of Agenda

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett to Approve the Agenda. All Council Members present voting Yes. Council Member Gagliardi was not present for this vote.

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.

Lori Garcia Sander House District 65 Representative, introduced herself and was present to show her support.

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

C. TOWN COUNCIL

1. Pg. 91 - Ordinance 2025-13 Bower North Annexation and approving the associated Annexation Agreement

- Legislative, Public Comment
- Staff Presentation: Shani Porter, Planning Director

Planning Director Shani Porter and Justin Hay, representing the landowner, presented on items one and two for Bower North Annexation and zoning.

Public Comment opened

1. Lisa Grimes, Overlook resident, spoke about not being against growth but being against poorly planned and unconsidered growth. The main concerns are increased traffic being a burden to residents, a plan for the additional wastewater needs, and the belief that Metro Districts are a financial burden on homeowners.
2. Bruce Kelly, Golden Eagle resident, is concerned about the cost of the development and spoke about commercial usage.

Town Manager Nicholas Wharton responded to the comments.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Gagliardi to Adopt Ordinance 2025-13 Bower North Annexation and approve the associated Annexation Agreement with an amendment to add a minimum of four acres being dedicated for commercial use and all staff recommendations be addressed. All Council Members present voting Yes.

MOTION PASSED

2. Pg. 126 - Ordinance 2025-14 Bower North Zoning to the Town of Severance Suburban Perimeter and Rural Residential

- Legislative, Public Comment
- Staff Presentation: Shani Porter, Planning Director

This item was presented in conjunction with item one, and public comment was taken at that time.

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-tem

Vandermark to Adopt Ordinance 2025-14 Bower North Zoning to the Town of Severance Suburban Perimeter and Rural Residential and all staff recommendations be addressed. All Council Members present voting Yes.

MOTION PASSED

3. Pg. 281 - Ordinance 2025-15 LUC Final Adoption - an Ordinance of the Town Council of the Town of Severance, repealing and replacing Chapter 16 of the Severance Municipal Code concerning land use and development regulations.

- Legislative, Public Comment
- Staff Presentation: Shani Porter, Planning Director
Planning Director Shani Porter and Ayres Associate Planning Lead Josh Olhava presented on the item.
No public comment.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett to Adopt Ordinance 2025-15 LUC Final Adoption - an Ordinance of the Town Council of the Town of Severance, repealing and replacing Chapter 16 of the Severance Municipal Code concerning land use and development regulations and amending to strike where it says Tree Board and replacing with the Town. All Council Members present voting Yes.

MOTION PASSED

4. Pg. 527 - Ordinance 2025-16 Construction Debris in the Roadway

- Legislative, Public Comment
- Staff Presentation: Sarah Jacobsen
Town Manager Nicholas Wharton presented on the item.
No public comment.

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-tem Vandermark to Adopt Ordinance 2025-16 Construction Debris in the Roadway. All Council Members present voting Yes.

MOTION PASSED

5. Pg. 530 - Resolution 2025-30R: A Resolution of the Town Council of the Town of Severance, Colorado, authorizing the Intergovernmental Agreement for Signage

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager
Town Manager Nicholas Wharton presented on the item.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Hessler to Approve Resolution 2025-30R: A Resolution of the Town Council of the Town of Severance, Colorado, authorizing the Intergovernmental Agreement for Signage. All Council Members present voting Yes.

MOTION PASSED

6. Pg. 547 - Ordinance 2025-17: An ordinance repealing the ordinance creating a tree board for the Town of Severance, Colorado

- Legislative, Public Comment
- Staff Presentation: Sarah Jacobsen
Town Manager Nicholas Wharton presented on the item.
No public comment.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member

Hessler to Adopt Ordinance 2025-17: An ordinance repealing the ordinance creating a tree board for the Town of Severance, Colorado. All Council Members present voting Yes.

MOTION PASSED

7. Pg. 551 - November 2025 Ballot Questions

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

Town Council discussed the three potential ballot items, and there was consensus to move forward with a Lodging Tax ballot item which will come before Council at the August 26, 2025, meeting.

D. COUNCIL MEMBER PETITIONS

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

Council Member Gagliardi has two petitions: 1. Petition to create a Severance High School scholarship for Constitution Week; 2. Petition to form a committee to look at recreational opportunities geared towards a recreational center, agreed that this will be looked at with the creation of a committee for the Parks Master Plan.

Mayor Pro Tem Vandermark petitioned that if the Lodging Tax Passes, then the creation of a licensing program for Airbnbs.

E. EXECUTIVE SESSION

1. **Pursuant to C.R.S. 24-6-402(4)(a) concerning the acquisition of a real property interest, and C.R.S. 24-6-402(4)(b), for conferences with an attorney for the Town for the purpose of receiving advice on specific legal questions, concerning discussion of options for acquisition an interest or interests in certain real property.**

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-tem Vandermark to ADJOURN INTO the executive session Pursuant to C.R.S. 24-6-402(4)(a) concerning the acquisition of a real property interest, and C.R.S. 24-6-402(4)(b), for conferences with an attorney for the Town for the purpose of receiving advice on specific legal questions, concerning discussion of options for acquisition an interest or interests in certain real property.. All Council Members present voting Yes.

MOTION PASSED

2. **Pursuant to C.R.S. 24-6-402(4)(b), for conferences with an attorney for the Town for the purpose of receiving advice on specific legal questions, and C.R.S 24-6-402(e)(I), for determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations; and instructing negotiators, concerning the Town's water supply agreement with the North Poudre Irrigation Company, and related cost and payment issues.**

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-tem Vandermark to ADJOURN INTO executive session Pursuant to C.R.S. 24-6-402(4)(b), for conferences with an attorney for the Town for the purpose of receiving advice on specific legal questions, and C.R.S 24-6-402(e)(I), for determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations; and instructing negotiators, concerning the Town's water supply agreement with the North Poudre Irrigation Company, and related cost and payment issues.. All Council Members present voting Yes.

MOTION PASSED

F. ADJOURN

The meeting adjourned at 9:10 p.m.

TOWN OF SEVERANCE

Matthew Fries, Mayor

ATTEST

Sarah Jacobsen, Town Clerk



Tue Aug 19th, 2025

Attn: Town Council and Stakeholders

Re: Financial Statement Review

The Interim Financial Statements for **July 2025** for the Town of Severance have been reviewed and can be published as part of the **August 26th, 2025**, Town Council Consent Agenda.

All the best,

A handwritten signature in black ink, appearing to read "E. Lemus", is written over a circular stamp that contains the word "SEVERANCE".

Efrain Lemus, MBA, CPA
Finance Director

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
JULY 31, 2025

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	405
01-101000	BANK OF CO- CHECKING ***1469	747,499
01-101500	BANK OF CO CREDIT CARD ***1481	11,913
01-101600	BANK OF CO CASH OUTLAY ***8205	(559,565)
01-102100	COLOTRUST - 8001	18,539,210
01-102110	COLOTRUST - 4001	1,063
01-102180	UMB SAFEKEEPING	48,802,664
01-106000	XPRESS DEPOSIT ACCOUNT	12,835
01-107700	CASH CLEARING - WSFR	(4,158)
01-107800	CASH CLEARING - SD RE-4	(17,496)
TOTAL COMBINED CASH		67,534,371
01-100000	CASH ALLOCATED TO OTHER FUNDS	(67,534,371)

TOTAL UNALLOCATED CASH

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	27,003,499
11	ALLOCATION TO CONSERVATION TRUST FUND	399,590
12	ALLOCATION TO TRANSPORTATION FUND	4,621,453
13	ALLOCATION TO PARKS FUND	558,865
14	ALLOCATION TO PUBLIC FACILITIES FUND	604,538
15	ALLOCATION TO PUBLIC SAFETY FUND	391,195
41	ALLOCATION TO FLEET FUND	619,680
51	ALLOCATION TO WATER FUND	18,499,867
52	ALLOCATION TO WASTEWATER FUND	15,309,643
53	ALLOCATION TO STORMWATER FUND	1,859,530
75	ALLOCATION TO CAPITAL PROJECTS	(2,915,341)
80	ALLOCATION TO GENERAL FIXED ASSET GROUP	581,851
TOTAL ALLOCATIONS TO OTHER FUNDS		67,534,371
ALLOCATION FROM COMBINED CASH FUND - 01-100000		(67,534,371)

ZERO PROOF IF ALLOCATIONS BALANCE

TOWN OF SEVERANCE

BALANCE SHEET

JULY 31, 2025

GENERAL FUND

ASSETS

10-100000	CASH - COMBINED FUND	27,003,499	
10-105000	TAXES RECEIVABLE	17,872	
10-105300	CASH W/ WELD COUNTY TREASURER	31,275	
10-115000	ACCOUNTS RECEIVABLE	224,138	
10-115010	FUEL INVENTORY	6,721	
10-115011	DIESEL INVENTORY	3,646	
10-115100	OTHER ACCOUNTS RECEIVABLE	3,241	
10-120000	DEVELOPER RECEIVABLES	28,470	
10-131000	DUE FROM OTHER GOVERNMENTS	192,658	
	TOTAL ASSETS		27,511,520

LIABILITIES AND EQUITYLIABILITIES

10-202000	ACCOUNTS PAYABLE	38,127	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS	60,904	
10-203500	CUSTOMER DEPOSITS-RENTALS	1,900	
10-204000	OTHER ACCRUED EXPENSES	16,133	
10-211400	COLORADO UNEMPLOYMENT PAYABLE	583	
10-211650	AFLAC PAYABLE	1,029	
10-211700	HEALTH INSURANCE PAYABLE	871	
10-211710	DISABILITY INSURANCE PAYABLE	(4,477)	
10-211800	DEFERRED PROPERTY TAXES	17,872	
10-223000	DEFERRED INFLOWS OF RESOURCES	3,241	
	TOTAL LIABILITIES		136,183

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-290000	FUND BALANCE	24,024,491	
	REVENUE OVER EXPENDITURES - YTD	3,350,846	
	BALANCE - CURRENT DATE	27,375,336	
	TOTAL FUND EQUITY		27,375,336
	TOTAL LIABILITIES AND EQUITY		27,511,520

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>TAXES</u>					
10-31-1000	PROPERTY TAX	14,763	2,060,077	2,076,298	16,221	99.2
10-31-3000	SALES TAX	192,708	1,177,442	2,050,000	872,558	57.4
10-31-4000	USE TAX	46,187	2,287,388	2,600,000	312,612	88.0
10-31-8100	SEVERANCE TAX (OIL & GAS)			100,000	100,000	.0
10-31-8200	FRANCHISE	9,221	130,968	200,000	69,032	65.5
10-31-9000	INTEREST / DELINQUENT TAX	399	806	623	(183)	129.3
	TOTAL TAXES	263,278	5,656,681	7,026,921	1,370,240	80.5
	<u>LICENSES & PERMITS</u>					
10-32-1000	BUSINESS LICENSE	225	2,550		(2,550)	.0
10-32-1100	LIQUOR LICENSE	100	1,400	500	(900)	280.0
10-32-2000	HOME BASED BUSINESS FEES	50	1,850	250	(1,600)	740.0
10-32-2100	BUILDING PERMIT & LICENSE	26,141	222,207	657,500	435,293	33.8
10-32-2600	ANIMAL LICENSES	75	696	540	(156)	128.9
10-32-3100	PLANNING ADMINISTRATION FEE	2,665	20,274	30,000	9,726	67.6
10-32-3400	OFFICE ADMINISTRATION FEE	7,672	64,970	200,000	135,030	32.5
10-32-4100	ROW/HUNT/SIGN/DEVELOP. PERMITS	5,900	37,500	18,000	(19,500)	208.3
10-32-4150	SOLICITOR LICENSES	510	2,400	2,000	(400)	120.0
	TOTAL LICENSES & PERMITS	43,337	353,846	908,790	554,944	38.9
	<u>INTERGOVERNMENTAL</u>					
10-33-4000	STATE GRANTS	940	2,282		(2,282)	.0
10-33-4500	OTHER GRANT REVENUE	50,000	50,000		(50,000)	.0
10-33-5000	HIGHWAY USERS	33,818	195,711	216,634	20,923	90.3
10-33-5050	MINERAL LEASE			50,000	50,000	.0
10-33-5100	MOTOR VEHICLE FEES	6,208	54,357	60,213	5,856	90.3
10-33-5200	COUNTY ROAD & BRIDGE	5,344	37,408	91,357	53,949	41.0
10-33-5300	SPECIFIC OWNERSHIP TAX	8,017	52,502	91,357	38,855	57.5
10-33-5600	CIGARETTE TAX	307	1,691	3,000	1,309	56.4
10-33-6000	SHARED REVENUE WINDSOR		71,528	200,000	128,472	35.8
	TOTAL INTERGOVERNMENTAL	104,634	465,480	712,561	247,081	65.3
	<u>CHARGES FOR SERVICES</u>					
10-34-1100	COURT COSTS	210	1,650	2,880	1,230	57.3
10-34-1200	POLICE REVENUE	18,280	35,203	62,431	27,228	56.4
10-34-1400	COPIES & REPORTS	183	1,051	2,000	949	52.5
	TOTAL CHARGES FOR SERVICES	18,673	37,904	67,311	29,407	56.3

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES & FORFEITS</u>					
10-35-1000 MUNICIPAL COURT FINES	7,090	45,070	45,000	(70)	100.2
10-35-1100 SURCHARGE	420	2,383	1,920	(463)	124.1
10-35-1300 RESTITUTION - TOWN		3,204		(3,204)	.0
TOTAL FINES & FORFEITS	7,510	50,656	46,920	(3,736)	108.0
<u>MISCELLANEOUS</u>					
10-36-1000 RETURN CHECK CHARGES	330	1,730	2,500	770	69.2
10-36-2000 OTHER MISCELLANEOUS REVENUE	1,150	7,629	3,000	(4,629)	254.3
10-36-3000 RENT	6,273	45,886	75,270	29,384	61.0
10-36-3500 INTEREST AND DIVIDENDS	69,286	428,057	517,170	89,113	82.8
10-36-3550 CHANGE IN MARKET VALUE	(52,053)	248,032		(248,032)	.0
10-36-4500 MATERIALS AND LABOR	1,335	4,299	2,000	(2,299)	214.9
10-36-5000 SPECIAL EVENT REVENUE	4,163	51,580	70,000	18,420	73.7
10-36-8050 OIL AND GAS ROYALTIES		10,743		(10,743)	.0
10-36-9900 OTHER REVENUES	334,105	334,213		(334,213)	.0
TOTAL MISCELLANEOUS	364,587	1,132,168	669,940	(462,228)	169.0
TOTAL FUND REVENUE	802,020	7,696,735	9,432,443	1,735,708	81.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND					
	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES					
<u>EXPENSES FOR ALLOCATION</u>					
10-40-4330 COMPUTER SUPPORT AND MAINT	(8,083)				.0
TOTAL EXPENSES FOR ALLOCATION	(8,083)				.0
<u>LEGISLATIVE</u>					
10-41-1100 REGULAR STAFF WAGES	7,588	52,795	109,605	56,810	48.2
10-41-1102 OVERTIME			100	100	.0
10-41-1104 RETIREMENT 457	228	1,570	3,420	1,850	45.9
10-41-1105 BOARD OF TRUSTEE FEES	1,300	11,500	36,000	24,500	31.9
10-41-1130 FICA/MEDICARE	680	4,919	11,139	6,220	44.2
10-41-1140 WORKERS COMPENSATION	447	1,434	1,930	496	74.3
10-41-1150 UNEMPLOYMENT	15	105	272	167	38.5
10-41-1160 HEALTH INSURANCE	874	6,117	10,488	4,371	58.3
10-41-1161 DISABILITY INSURANCE	142	812	2,184	1,372	37.2
10-41-2100 LEGAL FEES	10,300	110,392	83,000	(27,392)	133.0
10-41-3150 TELEPHONE	45	331	1,219	888	27.1
10-41-3180 MILEAGE			50	50	.0
10-41-3210 INSURANCE AND BONDS	1,210	4,041	4,753	712	85.0
10-41-3320 PRINTING		3,422	25,200	21,778	13.6
10-41-3330 PUBLISHING/RECORDING	180	419	3,000	2,581	14.0
10-41-3350 ORDINANCE CODIFICATION			12,000	12,000	.0
10-41-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		5,768	11,500	5,732	50.2
10-41-3820 CONTINUING EDUCATION	3,600	9,645	24,000	14,355	40.2
10-41-3825 MEETING/MEALS	1,116	7,895	12,100	4,205	65.3
10-41-3990 MISCELLANEOUS		274	525	251	52.3
10-41-3992 COUNCIL SPECIAL EVENTS		58	5,000	4,942	1.2
10-41-4010 CORA REQUESTS			1,260	1,260	.0
10-41-4320 COMPUTER REPLACE./AUDIO VISUAL	1,776	1,776	7,400	5,624	24.0
10-41-4330 COMPUTER SUPPORT AND MAINT	29	23,133	53,178	30,045	43.5
10-41-4350 SAFETY			10,000	10,000	.0
10-41-4530 VEHICLE & EQUIP AMORTIZATION	165	1,155	1,980	825	58.3
10-41-4810 UNIFORMS			4,000	4,000	.0
10-41-4990 SUPPLIES	65	467	1,680	1,213	27.8
10-41-5500 TOWN COUNCIL DISCRETIONARY	841	21,128	200,000	178,872	10.6
10-41-5560 TREE BOARD		226	2,000	1,775	11.3
10-41-5570 PLANNING COMMISSION		601	2,000	1,399	30.1
TOTAL LEGISLATIVE	30,601	269,983	640,983	371,000	42.1
<u>ELECTIONS</u>					
10-42-3310 WELD CO COORDINATED ELECTION			15,200	15,200	.0
TOTAL ELECTIONS			15,200	15,200	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>JUDICIAL</u>					
10-43-1100 REGULAR STAFF WAGES	1,931	3,004	40,560	37,556	7.4
10-43-1102 OVERTIME			100	100	.0
10-43-1104 RETIREMENT 457	58	90	1,265	1,175	7.1
10-43-1130 FICA/MEDICARE	148	230	3,103	2,873	7.4
10-43-1140 WORKERS COMPENSATION	223	717	965	248	74.3
10-43-1150 UNEMPLOYMENT	4	6	81	75	7.4
10-43-1160 HEALTH INSURANCE	437	437	5,244	4,807	8.3
10-43-1161 DISABILITY INSURANCE			608	608	.0
10-43-2100 LEGAL FEES	1,700	6,800	13,663	6,863	49.8
10-43-2110 MUNICIPAL JUDGE	800	4,800	9,600	4,800	50.0
10-43-3150 TELEPHONE	15	110	407	297	27.1
10-43-3210 INSURANCE AND BONDS	605	2,021	2,377	356	85.0
10-43-3820 EDUCATION		480	1,000	520	48.0
10-43-3830 TRANSLATOR/JUROR FEES	75	162	630	468	25.7
10-43-4310 COURT SUPPLIES		63	525	462	12.0
10-43-4810 UNIFORMS			200	200	.0
TOTAL JUDICIAL	5,996	18,920	80,328	61,408	23.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-44-1100 REGULAR STAFF WAGES	28,550	170,067	367,701	197,634	46.3
10-44-1102 OVERTIME			400	400	.0
10-44-1104 RETIREMENT	1,029	6,301	11,217	4,916	56.2
10-44-1130 FICA/MEDICARE	2,174	13,187	26,178	12,991	50.4
10-44-1140 WORKERS COMPENSATION	1,474	4,733	6,369	1,636	74.3
10-44-1150 UNEMPLOYMENT	58	351	684	333	51.4
10-44-1160 HEALTH & LIFE INSURANCE	2,701	14,056	24,267	10,211	57.9
10-44-1161 DISABILITY INSURANCE	380	1,814	5,133	3,319	35.3
10-44-2150 HR SERVICES		11,508	75,000	63,492	15.3
10-44-2990 OTHER PROFESSIONAL FEES		743	15,000	14,257	5.0
10-44-3110 UTILITIES	2,219	9,831	15,289	5,458	64.3
10-44-3150 TELEPHONE	483	5,012	5,755	743	87.1
10-44-3175 BUILDING REPAIRS & MAINTENANCE	1,085	15,558	15,000	(558)	103.7
10-44-3177 VEHICLE REPAIRS & MAINTENANCE			3,163	3,163	.0
10-44-3210 INSURANCE AND BONDS	3,994	13,686	15,683	1,997	87.3
10-44-3220 CIRSA DEDUCTIBLES			1,575	1,575	.0
10-44-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	55	2,022	3,400	1,378	59.5
10-44-3820 CONTINUING EDUCATION	3,779	9,411	11,000	1,589	85.6
10-44-3825 MEALS/MISCELLANEOUS	800	2,309	10,000	7,691	23.1
10-44-3990 MISCELLANEOUS SERVICES/COPIER	662	3,133	6,615	3,482	47.4
10-44-3992 SPECIAL EVENT EXPENDITURE	25,394	100,842	200,000	99,158	50.4
10-44-4000 ADVERTISING		1,580	10,000	8,420	15.8
10-44-4310 OFFICE SUPPLIES	96	2,314	7,770	5,456	29.8
10-44-4320 COMPUTER REPLACE./AUDIO VISUAL	2,416	9,152	16,300	7,148	56.2
10-44-4330 COMPUTER SUPPORT AND MAINT	408	19,809	34,647	14,838	57.2
10-44-4340 POSTAGE	502	2,008	3,465	1,457	58.0
10-44-4350 SAFETY	254	254	10,000	9,746	2.5
10-44-4360 WELLNESS	400	3,196	25,000	21,804	12.8
10-44-4390 OTHER OFFICE EXPENSE	211	1,163	3,000	1,837	38.8
10-44-4520 VEHICLE FUEL	48	478	1,110	632	43.1
10-44-4530 VEHICLE & EQUIP AMORTIZATION	295	2,065	3,540	1,475	58.3
10-44-4810 UNIFORMS		382	2,000	1,618	19.1
10-44-4850 UNANTICIPATED EXP/CONTINGENCY	117	22,061	50,000	27,939	44.1
10-44-4990 MISCELLANEOUS SUPPLIES		22	1,470	1,448	1.5
10-44-8000 LEASE PAYMENT		477		(477)	.0
TOTAL ADMINISTRATION	79,583	449,526	987,731	538,205	45.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
10-45-1100 REGULAR STAFF WAGES	12,260	109,966	278,601	168,635	39.5
10-45-1102 OVERTIME			100	100	.0
10-45-1104 RETIREMENT 457	368	3,295	7,791	4,496	42.3
10-45-1130 FICA/MEDICARE	873	7,924	18,315	10,391	43.3
10-45-1140 WORKERS COMPENSATION	1,563	5,020	6,755	1,735	74.3
10-45-1150 UNEMPLOYMENT	25	220	557	337	39.5
10-45-1160 HEALTH & LIFE INSURANCE	2,473	21,388	44,596	23,208	48.0
10-45-1161 DISABILITY INSURANCE	269	1,862	3,591	1,729	51.9
10-45-2200 AUDIT & ACCOUNTING FEES	3,000	26,795	35,500	8,705	75.5
10-45-3150 TELEPHONE	251	1,379	1,753	374	78.7
10-45-3210 INSURANCE AND BONDS	4,236	14,455	16,633	2,178	86.9
10-45-3315 WELD COUNTY TREASURER FEE	152	20,680	20,800	120	99.4
10-45-3340 BANK CHARGES	1,030	1,235	1,050	(185)	117.6
10-45-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	181	205	210	5	97.6
10-45-3820 CONTINUING EDUCATION	125	940	13,000	12,060	7.2
10-45-3825 MEALS/MISCELLANEOUS	171	341	1,000	659	34.1
10-45-4310 OFFICE SUPPLIES	92	1,158	1,575	417	73.5
10-45-4320 COMPUTER REPLACE./AUDIO VISUAL	287	500	13,300	12,800	3.8
10-45-4330 COMPUTER SUPPORT AND MAINT	375	4,321	7,259	2,938	59.5
10-45-4350 SAFETY			10,000	10,000	.0
10-45-4810 UNIFORMS		338	2,300	1,963	14.7
 TOTAL FINANCE	 27,731	 222,021	 484,686	 262,665	 45.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-51-1100 REGULAR STAFF WAGES	117,285	704,347	1,424,493	720,146	49.5
10-51-1102 OVERTIME	15,629	82,076	60,000 (	22,076)	136.8
10-51-1104 RETIREMENT	421	2,908	8,976	6,068	32.4
10-51-1107 CONTRACTED SECURITY SERVICES		2,657	15,000	12,343	17.7
10-51-1130 FICA/MEDICARE	2,710	16,940	31,969	15,029	53.0
10-51-1140 WORKERS COMPENSATION	7,146	22,922	30,879	7,957	74.2
10-51-1150 UNEMPLOYMENT	266	1,580	2,849	1,269	55.5
10-51-1155 POLICE PENSION	9,360	56,794	177,607	120,813	32.0
10-51-1160 HEALTH INSURANCE	16,407	102,352	212,046	109,694	48.3
10-51-1161 DISABILITY INSURANCE	4,921	27,600	21,367 (	6,233)	129.2
10-51-2300 MEDICAL		815	2,730	1,916	29.8
10-51-2310 PSYCHOLOGICAL		2,400	1,680 (	720)	142.9
10-51-2900 CONTRACT POLICE SERVICES	145	19,052	52,500	33,448	36.3
10-51-2990 OTHER PROFESSIONAL FEES	1,768	17,090	28,350	11,260	60.3
10-51-3110 UTILITIES	1,475	11,402	5,796 (	5,606)	196.7
10-51-3150 TELEPHONE/PAGERS	1,814	12,375	21,081	8,706	58.7
10-51-3173 REPAIRS & MAINTENANCE - EQUIPM		285	(	285)	.0
10-51-3175 BUILDING REPAIRS & MAINTENANCE	1,471	10,811	5,000 (	5,811)	216.2
10-51-3177 VEHICLE REPAIRS & MAINTENANCE		62,070	34,686 (	27,384)	179.0
10-51-3180 MILEAGE			50	50	.0
10-51-3210 INSURANCE AND BONDS	19,366	64,658	76,037	11,379	85.0
10-51-3320 PRINTING/FORMS	56	1,083	3,000	1,917	36.1
10-51-3610 DISPATCH COMMUNICATIONS	136	76,310	67,700 (	8,610)	112.7
10-51-3630 MENTAL HEALTH CO-RESP. PROGRAM			15,400	15,400	.0
10-51-3640 DRUG TASK FORCE			1,000	1,000	.0
10-51-3650 DOG TAGS/IMPOUND FEES			1,155	1,155	.0
10-51-3740 RADIO MAINTENANCE		104	1,000	896	10.4
10-51-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		1,323	1,000 (	323)	132.3
10-51-3820 CONTINUING EDUCATION & TRAIN	899	7,284	22,000	14,716	33.1
10-51-3825 MEALS/MISCELLANEOUS	511	976	2,000	1,024	48.8
10-51-3850 LAB TESTING FEES		595	210 (	385)	283.4
10-51-3950 TOWING	410	410	500	90	82.1
10-51-3990 MISCELLANEOUS SERVICES		44	1,365	1,321	3.3
10-51-3992 PD SPECIAL EVENTS		201	1,000	799	20.1
10-51-4300 OFFICE FURNITURE			1,140	1,140	.0
10-51-4310 OFFICE SUPPLIES	700	1,597	2,625	1,028	60.8
10-51-4320 COMPUTER REPLACE./AUDIO VISUAL		6,969	7,500	531	92.9
10-51-4330 COMPUTER SUPPORT AND MAINT	8,388	51,282	65,634	14,352	78.1
10-51-4340 POSTAGE	11	11	(	11)	.0
10-51-4350 SAFETY			10,000	10,000	.0
10-51-4520 VEHICLE FUEL	2,670	14,343	29,350	15,007	48.9
10-51-4530 VEHICLE & EQUIP AMORTIZATION	4,221	29,546	27,900 (	1,646)	105.9
10-51-4720 EQUIPMENT FOR PATROL	5,367	11,644	7,500 (	4,144)	155.3
10-51-4730 EQUIPMENT FOR TRAINING		8,056	2,835 (	5,221)	284.2
10-51-4740 EQUIPMENT FOR INVEST./EVIDENCE		417	2,205	1,788	18.9
10-51-4810 UNIFORMS	4,788	15,828	25,000	9,172	63.3
10-51-4990 MISCELLANEOUS SUPPLIES	126	396	3,465	3,069	11.4
TOTAL PUBLIC SAFETY	228,466	1,449,554	2,515,580	1,066,026	57.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS / MAINTENANCE</u>					
10-61-1100 REGULAR STAFF WAGES	16,874	110,310	260,980	150,670	42.3
10-61-1102 OVERTIME	1,362	3,426	2,700 (	726)	126.9
10-61-1104 RETIREMENT	503	3,150	9,270	6,120	34.0
10-61-1130 FICA/MEDICARE	1,307	8,270	19,492	11,222	42.4
10-61-1140 WORKERS COMPENSATION	1,921	6,167	8,299	2,132	74.3
10-61-1150 UNEMPLOYMENT	36	228	522	294	43.7
10-61-1160 HEALTH & LIFE INSURANCE	3,992	23,843	74,224	50,381	32.1
10-61-1161 DISABILITY INSURANCE	325	1,340	2,248	908	59.6
10-61-2990 OTHER PROFESSIONAL FEES	750	1,810	1,155 (	655)	156.7
10-61-3110 UTILITIES	351	2,949	744 (	2,205)	396.4
10-61-3150 TELEPHONE	238	2,724	1,794 (	930)	151.9
10-61-3161 STREET LIGHTING	37,465	77,310	78,750	1,440	98.2
10-61-3162 TRAFFIC LIGHTS			2,000	2,000	.0
10-61-3172 REPAIRS & MAINTENANCE - STREET	6,975	69,456	179,000	109,544	38.8
10-61-3173 REPAIRS & MAINTENANCE - EQUIPM	1,345	9,813	12,500	2,687	78.5
10-61-3175 BUILDING REPAIRS & MAINTENANCE	155	1,057	1,800	743	58.7
10-61-3177 VEHICLE REPAIRS & MAINTENANCE	129	2,459	11,712	9,253	21.0
10-61-3210 INSURANCE AND BONDS	5,205	17,377	20,435	3,058	85.0
10-61-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			500	500	.0
10-61-3820 CONTINUING EDUCATION		767	3,800	3,033	20.2
10-61-3825 MEAL, MEETING, TRAVEL EXPENSE		165	1,000	835	16.5
10-61-4310 OFFICE SUPPLIES		59	500	441	11.8
10-61-4311 STREET SUPPLIES	1,426	2,678	3,885	1,207	68.9
10-61-4330 COMPUTER SUPPORT & MAINTENANCE	2,857	23,518	29,791	6,273	78.9
10-61-4350 SAFETY	1,020	1,782	10,000	8,218	17.8
10-61-4520 VEHICLE FUEL	1,649	9,006	11,160	2,154	80.7
10-61-4530 VEHICLE & EQUIP AMORTIZATION	1,285	8,994	15,419	6,425	58.3
10-61-4810 UNIFORMS		1,151	2,200	1,049	52.3
10-61-4990 MISCELLANEOUS SUPPLIES		405	2,310	1,905	17.5
10-61-5000 STREET SIGNS	8,741	12,196	14,910	2,714	81.8
TOTAL STREETS / MAINTENANCE	95,911	402,408	783,100	380,692	51.4
<u>SNOW</u>					
10-63-1100 REGULAR STAFF WAGES		11,571	(	11,571)	.0
10-63-1102 OVERTIME		9,206	12,000	2,794	76.7
10-63-1104 RETIREMENT		376	(	376)	.0
10-63-1130 FICA/MEDICARE		1,546	(	1,546)	.0
10-63-1150 UNEMPLOYMENT		41	(	41)	.0
10-63-3173 REPAIRS & MAINTENANCE - EQUIPM	819	3,394	6,700	3,306	50.7
10-63-4110 SUPPLIES		46,486	60,000	13,514	77.5
10-63-4350 SAFETY		221	(	221)	.0
10-63-4520 VEHICLE FUEL		1,689	1,100 (	589)	153.6
10-63-4530 VEHICLE & EQUIP AMORTIZATION	2,083	14,583	25,000	10,417	58.3
TOTAL SNOW	2,903	89,114	104,800	15,686	85.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS OVERHEAD</u>					
10-64-1102 OVERTIME			3,500	3,500	.0
10-64-1140 WORKERS COMPENSATION	1,429	1,429		(1,429)	.0
10-64-3110 UTILITIES	1,914	13,665	26,049	12,384	52.5
10-64-3175 BUILDING REPAIRS & MAINTENANCE	155	13,029	20,000	6,971	65.2
10-64-3690 MOSQUITO CONTROL	12,680	31,700	40,000	8,300	79.3
10-64-3825 MEALS, MEETINGS AND TRAVEL		275	1,500	1,225	18.3
10-64-3990 MISCELLANEOUS SERVICES	152	1,477	1,890	413	78.1
10-64-4320 COMPUTER REPLACE./AUDIO VISUAL		5,584	10,600	5,016	52.7
10-64-4520 VEHICLE FUEL			590	590	.0
10-64-4990 MISC SUPPLIES	138	1,063	3,360	2,297	31.6
10-64-5001 TORNADO SIRENS			945	945	.0
TOTAL PUBLIC WORKS OVERHEAD	16,468	68,222	108,434	40,212	62.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS / GREEN SPACE</u>					
10-65-1100 REGULAR STAFF WAGES	(20,293)	70,439	150,121	79,682	46.9
10-65-1101 PART-TIME STAFF WAGES	11,573	25,680	49,521	23,841	51.9
10-65-1102 OVERTIME	377	1,207	2,800	1,593	43.1
10-65-1104 RETIREMENT	487	3,061	4,322	1,261	70.8
10-65-1130 FICA/MEDICARE	2,073	9,363	14,385	5,022	65.1
10-65-1140 WORKERS COMPENSATION		3,161	6,176	3,015	51.2
10-65-1150 UNEMPLOYMENT	56	258	416	158	62.1
10-65-1160 HEALTH & LIFE INSURANCE	3,661	24,377	34,393	10,016	70.9
10-65-1161 DISABILITY INSURANCE	312	1,840	2,821	981	65.2
10-65-2990 OTHER PROFESSIONAL FEES		111		(111)	.0
10-65-3110 UTILITIES	2,607	10,463	20,370	9,907	51.4
10-65-3150 TELEPHONE/PAGERS	216	1,074	2,284	1,210	47.0
10-65-3171 VANDALISM		3,490	5,000	1,510	69.8
10-65-3172 TREE & LANDSCAPE MAINTENANCE		174	2,520	2,346	6.9
10-65-3173 REPAIRS & MAINTENANCE - EQUIPM	1,344	12,494	25,900	13,406	48.2
10-65-3175 BUILDING REPAIRS & MAINTENANCE	183	2,205	10,100	7,895	21.8
10-65-3176 GROUNDS MAINTENANCE	6,718	11,178	21,025	9,847	53.2
10-65-3177 VEHICLE REPAIRS & MAINTENANCE	223	2,553	10,283	7,730	24.8
10-65-3210 INSURANCE AND BONDS	3,873	12,499	15,208	2,709	82.2
10-65-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		644	350	(294)	184.0
10-65-3820 CONTINUING EDUCATION		720	2,900	2,180	24.8
10-65-3825 MEETING/MEALS/TRAVEL			1,000	1,000	.0
10-65-3990 SERVICES	1,019	6,779	2,000	(4,779)	339.0
10-65-4310 OFFICE SUPPLIES		59		(59)	.0
10-65-4330 COMPUTER SUPPORT & MAINTENANCE	2,857	24,678	30,951	6,273	79.7
10-65-4350 SAFETY	516	2,110	10,000	7,890	21.1
10-65-4520 VEHICLE FUEL	1,111	4,736	10,960	6,224	43.2
10-65-4530 VEHICLE & EQUIP AMORTIZATION	243	1,703	2,919	1,216	58.3
10-65-4810 UNIFORMS		740	1,600	860	46.3
10-65-4990 SUPPLIES	114	4,876	9,870	4,994	49.4
10-65-6000 TREE CITY USA		5,229	37,300	32,071	14.0
10-65-7990 OTHER SMALL EQUIPMENT			3,045	3,045	.0
TOTAL PARKS / GREEN SPACE	19,274	247,902	490,540	242,638	50.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING</u>					
10-70-1100 REGULAR STAFF WAGES	12,996	85,406	170,202	84,796	50.2
10-70-1102 OVERTIME			100	100	.0
10-70-1104 RETIREMENT	390	2,562	2,028	(534)	126.3
10-70-1130 FICA/MEDICARE	987	6,616	13,020	6,404	50.8
10-70-1140 WORKERS COMPENSATION	893	2,869	3,860	991	74.3
10-70-1150 UNEMPLOYMENT	26	174	340	166	51.2
10-70-1160 HEALTH & LIFE INSURANCE	1,775	12,426	21,144	8,718	58.8
10-70-1161 DISABILITY INSURANCE	247	1,397	2,553	1,156	54.7
10-70-2100 LEGAL FEES		630		(630)	.0
10-70-2400 ENGINEERING	9,000	45,083	60,000	14,917	75.1
10-70-2600 PLANNING SERVICES		16,434	45,000	28,566	36.5
10-70-2980 BUILDING INSPECTIONS & LICENSE	17,165	144,723	657,500	512,777	22.0
10-70-2990 OTHER PROFESSIONAL FEES			1,000	1,000	.0
10-70-3110 UTILITIES	80	451	787	336	57.3
10-70-3150 TELEPHONE	92	660	1,157	497	57.0
10-70-3210 INSURANCE AND BONDS	2,421	8,082	9,505	1,423	85.0
10-70-3810 DUES & MEMBERSHIPS			2,835	2,835	.0
10-70-3820 CONTINUING EDUCATION		2,361	3,000	639	78.7
10-70-3825 MEALS/MISCELLANEOUS/TRAVEL		24	1,000	976	2.4
10-70-4095 PENDING DEVELOPMENT PROJECTS	1,355	4,411		(4,411)	.0
10-70-4099 DEVELOPER EXP.TO BE REIMBURSED	(16,303)	30,813		(30,813)	.0
10-70-4310 OFFICE SUPPLIES		122	1,500	1,378	8.2
10-70-4330 COMPUTER SUPPORT			1,530	1,530	.0
10-70-4350 SAFETY			10,000	10,000	.0
10-70-4520 VEHICLE FUEL	15	92	2,190	2,098	4.2
10-70-4530 VEHICLE & EQUIP AMORTIZATION	165	1,155	1,980	825	58.3
10-70-4810 UNIFORMS			1,200	1,200	.0
10-70-4987 ECONOMIC DEVELOPMENT	237,937	746,748	2,015,000	1,268,252	37.1
10-70-4989 TRAIL DEVELOPMENT		15,000	15,000		100.0
TOTAL PLANNING	269,240	1,128,240	3,043,431	1,915,191	37.1
TOTAL FUND EXPENDITURES	768,090	4,345,889	9,254,813	4,908,924	47.0
NET REVENUE OVER EXPENDITURES	33,930	3,350,846	177,630	(3,173,216)	1886.4

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

CONSERVATION TRUST FUND

<u>ASSETS</u>			
11-100000	CASH - COMBINED FUND	399,590	
	TOTAL ASSETS		399,590
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	324,784	
	REVENUE OVER EXPENDITURES - YTD	74,806	
	BALANCE - CURRENT DATE	399,590	
	TOTAL FUND EQUITY		399,590
	TOTAL LIABILITIES AND EQUITY		399,590

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>INTERGOVERNMENTAL</u>					
11-33-5900	COLORADO LOTTERY		65,093		(65,093)	.0
	TOTAL INTERGOVERNMENTAL		65,093		(65,093)	.0
	<u>MISCELLANEOUS</u>					
11-36-3500	INTEREST AND DIVIDENDS	1,022	6,150	4,810	(1,340)	127.9
11-36-3550	CHANGE IN MARKET VALUE	(726)	3,564		(3,564)	.0
	TOTAL MISCELLANEOUS	296	9,714	4,810	(4,904)	202.0
	TOTAL FUND REVENUE	296	74,806	4,810	(69,996)	1555.2
	NET REVENUE OVER EXPENDITURES	296	74,806	4,810	(69,996)	1555.2

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

TRANSPORTATION FUND

ASSETS

12-100000	CASH - COMBINED FUND	4,621,453	
12-115000	ACCOUNTS RECEIVABLE	64,073	
12-115300	CONTRACT RECEIVABLE	32	
	TOTAL ASSETS		4,685,558

LIABILITIES AND EQUITY

LIABILITIES

12-202000	ACCOUNTS PAYABLE	604,341	
	TOTAL LIABILITIES		604,341

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
12-290000	FUND BALANCE	3,961,330	
	REVENUE OVER EXPENDITURES - YTD	119,888	
	BALANCE - CURRENT DATE	4,081,217	
	TOTAL FUND EQUITY		4,081,217
	TOTAL LIABILITIES AND EQUITY		4,685,558

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
12-34-1000	TRANSPORTATION UTILITY FEE	63,510	441,312		(441,312)	.0
12-34-3000	TRANSPORTATION IMPACT FEE	36,450	321,707	800,000	478,293	40.2
	TOTAL IMPACT FEES	99,960	763,019	800,000	36,981	95.4
	<u>MISCELLANEOUS</u>					
12-36-3500	INTEREST AND DIVIDENDS	11,836	72,782	87,990	15,208	82.7
12-36-3550	CHANGE IN MARKET VALUE	(8,804)	42,173		(42,173)	.0
	TOTAL MISCELLANEOUS	3,033	114,955	87,990	(26,965)	130.6
	TOTAL FUND REVENUE	102,993	877,974	887,990	10,016	98.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	<u>STREETS CAPITAL OUTLAY</u>					
12-61-7500	STREET IMPROVEMENTS	604,341	750,385	800,000	49,615	93.8
	TOTAL STREETS CAPITAL OUTLAY	604,341	750,385	800,000	49,615	93.8
	<u>CR 74 IMPROVEMENTS PROJECT</u>					
12-83-7500	CONSTRUCTION		7,701		(7,701)	.0
	TOTAL CR 74 IMPROVEMENTS PROJECT		7,701		(7,701)	.0
	TOTAL FUND EXPENDITURES	604,341	758,086	800,000	41,914	94.8
	NET REVENUE OVER EXPENDITURES	(501,348)	119,888	87,990	(31,898)	136.3

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

PARKS FUND

<u>ASSETS</u>			
13-100000	CASH - COMBINED FUND	558,865	
	TOTAL ASSETS		558,865
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	498,998	
	REVENUE OVER EXPENDITURES - YTD	59,866	
	BALANCE - CURRENT DATE	558,865	
	TOTAL FUND EQUITY		558,865
	TOTAL LIABILITIES AND EQUITY		558,865

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

		PARKS FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
IMPACT FEES						
13-34-7400	PARK IMPACT FEE	7,403	45,598		(45,598)	.0
	TOTAL IMPACT FEES	7,403	45,598		(45,598)	.0
MISCELLANEOUS						
13-36-3500	INTEREST AND DIVIDENDS	1,434	9,034	8,490	(544)	106.4
13-36-3550	CHANGE IN MARKET VALUE	(1,122)	5,235		(5,235)	.0
	TOTAL MISCELLANEOUS	312	14,268	8,490	(5,778)	168.1
	TOTAL FUND REVENUE	7,714	59,866	8,490	(51,376)	705.1
	NET REVENUE OVER EXPENDITURES	7,714	59,866	8,490	(51,376)	705.1

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

PUBLIC FACILITIES FUND

<u>ASSETS</u>			
14-100000	CASH – COMBINED FUND	604,538	
	TOTAL ASSETS		604,538
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
14-290000	FUND BALANCE	397,808	
	REVENUE OVER EXPENDITURES - YTD	206,730	
	BALANCE - CURRENT DATE	604,538	
	TOTAL FUND EQUITY		604,538
	TOTAL LIABILITIES AND EQUITY		604,538

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
14-32-3000	GENERAL GOVERNMENT IMPACT FEE	15,666	191,598		(191,598)	.0
	TOTAL IMPACT FEES	15,666	191,598		(191,598)	.0
	<u>MISCELLANEOUS</u>					
14-36-3500	INTEREST AND DIVIDENDS	1,549	9,581	30,640	21,059	31.3
14-36-3550	CHANGE IN MARKET VALUE	(1,167)	5,551		(5,551)	.0
	TOTAL MISCELLANEOUS	382	15,132	30,640	15,508	49.4
	TOTAL FUND REVENUE	16,048	206,730	30,640	(176,090)	674.7
	NET REVENUE OVER EXPENDITURES	16,048	206,730	30,640	(176,090)	674.7

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

PUBLIC SAFETY FUND

ASSETS

15-100000	CASH – COMBINED FUND		391,195	
	TOTAL ASSETS			391,195

LIABILITIES AND EQUITY

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:				
15-290000	FUND BALANCE	260,622		
	REVENUE OVER EXPENDITURES - YTD	130,573		
	BALANCE - CURRENT DATE		391,195	
	TOTAL FUND EQUITY			391,195
	TOTAL LIABILITIES AND EQUITY			391,195

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
15-32-3000	POLICE IMPACT FEE	4,494	122,091		(122,091)	.0
	TOTAL IMPACT FEES	4,494	122,091		(122,091)	.0
	<u>MISCELLANEOUS</u>					
15-36-3500	INTEREST AND DIVIDENDS	994	5,370	7,660	2,290	70.1
15-36-3550	CHANGE IN MARKET VALUE	(549)	3,112		(3,112)	.0
	TOTAL MISCELLANEOUS	444	8,482	7,660	(822)	110.7
	TOTAL FUND REVENUE	4,938	130,573	7,660	(122,913)	1704.6
	NET REVENUE OVER EXPENDITURES	4,938	130,573	7,660	(122,913)	1704.6

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

		GRANTS FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>AWARDS</u>					
20-33-4500	FEDERAL AWARDS			1,621,348	1,621,348	.0
20-33-4600	STATE AWARDS			280,000	280,000	.0
	TOTAL AWARDS			1,901,348	1,901,348	.0
	TOTAL FUND REVENUE			1,901,348	1,901,348	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

		GRANTS FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	<u>OUTLAYS</u>					
20-40-7500	CONSTRUCTION			279,988	279,988	.0
	TOTAL OUTLAYS			279,988	279,988	.0
	TOTAL FUND EXPENDITURES			279,988	279,988	.0
	NET REVENUE OVER EXPENDITURES			1,621,360	1,621,360	.0

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

FLEET FUND

ASSETS

41-100000	CASH - COMBINED FUND		619,680	
	TOTAL ASSETS			619,680

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
41-290000	FUND BALANCE	542,728		
	REVENUE OVER EXPENDITURES - YTD	76,953		
	BALANCE - CURRENT DATE		619,680	
	TOTAL FUND EQUITY			619,680
	TOTAL LIABILITIES AND EQUITY			619,680

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

		FLEET FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
41-34-2000	FLEET REPLACEMENT REVENUE	8,752	61,265	82,275	21,010	74.5
	TOTAL CHARGES FOR SERVICES	8,752	61,265	82,275	21,010	74.5
<u>MISCELLANEOUS</u>						
41-36-3500	INTEREST AND DIVIDENDS	1,589	9,933	10,510	577	94.5
41-36-3550	CHANGE IN MARKET VALUE	(1,224)	5,755		(5,755)	.0
	TOTAL MISCELLANEOUS	365	15,688	10,510	(5,178)	149.3
	TOTAL FUND REVENUE	9,118	76,953	92,785	15,832	82.9
	NET REVENUE OVER EXPENDITURES	9,118	76,953	92,785	15,832	82.9

TOWN OF SEVERANCE

BALANCE SHEET

JULY 31, 2025

WATER FUND

ASSETS

51-100000	CASH - COMBINED FUND	18,499,867	
51-115000	ACCOUNTS RECEIVABLE	332,287	
51-115002	MISCELLANEOUS WATER RECEIVABLE	982	
51-115005	PARTS INVENTORY	46,268	
51-115300	CONTRACT RECEIVABLE	281	
51-161000	LAND	294,759	
51-162100	ACCUMULATED DEPRECIATION	(1,956,288)	
51-163000	WATER SYSTEM	10,441,728	
51-164000	EQUIPMENT	197,758	
51-165000	CONSTRUCTION IN PROGRESS	5,771,326	
51-166000	WATER RIGHTS	35,151,374	
51-167000	WATER CAPACITY	4,880,334	
51-168000	BUILDINGS	1,010,077	
51-168500	NISP PROJECT	2,031,177	
TOTAL ASSETS			76,701,930

LIABILITIES AND EQUITYLIABILITIES

51-202000	ACCOUNTS PAYABLE	106,434	
51-205000	RETAINAGE PAYABLE	259,668	
51-212000	ACCRUED COMPENSATED ABSENCES	16,089	
51-222000	HYDRANT METER DEPOSITS	10,500	
TOTAL LIABILITIES			392,691

FUND EQUITY

51-273000	CONTRIBUTED CAPITAL - DEVELOPM	6,848,000	
UNAPPROPRIATED FUND BALANCE:			
51-290000	RETAINED EARNINGS	68,212,663	
	REVENUE OVER EXPENDITURES - YTD	1,248,575	
BALANCE - CURRENT DATE		69,461,238	
TOTAL FUND EQUITY			76,309,238
TOTAL LIABILITIES AND EQUITY			76,701,930

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
51-34-1000	WATER UTILITY	330,610	1,657,977	2,783,921	1,125,944	59.6
	TOTAL CHARGES FOR SERVICES	330,610	1,657,977	2,783,921	1,125,944	59.6
<u>RESTRICTED</u>						
51-35-6500	RAW WATER ACQUISITION FEE	40,800	309,825		(309,825)	.0
51-35-7150	WATER UTILITY IMPACT FEE	84,875	526,225	1,800,000	1,273,775	29.2
	TOTAL RESTRICTED	125,675	836,050	1,800,000	963,950	46.5
<u>MISCELLANEOUS</u>						
51-36-2000	WATER PIT/METER SET FEE	1,945	12,057	10,000	(2,057)	120.6
51-36-3500	INTEREST AND DIVIDENDS	47,486	300,862	336,860	35,998	89.3
51-36-3550	CHANGE IN MARKET VALUE	(37,600)	174,331		(174,331)	.0
	TOTAL MISCELLANEOUS	11,830	487,249	346,860	(140,389)	140.5
	TOTAL FUND REVENUE	468,115	2,981,275	4,930,781	1,949,506	60.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION						
51-81-1100	REGULAR STAFF WAGES	1,794	19,880	47,570	27,690	41.8
51-81-1102	OVERTIME			100	100	.0
51-81-1104	RETIREMENT	54	596	2,154	1,558	27.7
51-81-1130	FICA/MEDICARE	137	1,521	3,706	2,185	41.0
51-81-1140	WORKERS COMPENSATION	179	574	772	198	74.3
51-81-1150	UNEMPLOYMENT	4	40	158	118	25.1
51-81-1160	HEALTH & LIFE INSURANCE	350	4,377	12,392	8,015	35.3
51-81-1161	DISABILITY INSURANCE	35	338	1,159	821	29.2
51-81-3162	CC FEES	2,958	22,869	21,000	(1,869)	108.9
51-81-3320	PRINTING		44	1,500	1,456	2.9
51-81-4345	MAILING SERVICE		7,224	11,600	4,376	62.3
51-81-5000	UTILITY BILL ADJUSTMENTS			10	10	.0
TOTAL ADMINISTRATION		5,510	57,463	102,121	44,658	56.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER OPERATIONS</u>					
51-82-1100 REGULAR STAFF WAGES	40,571	173,091	332,943	159,852	52.0
51-82-1102 OVERTIME	136	2,732	5,000	2,268	54.6
51-82-1104 RETIREMENT	791	5,339	13,443	8,104	39.7
51-82-1130 FICA/MEDICARE	1,655	11,558	26,583	15,025	43.5
51-82-1140 WORKERS COMPENSATION	1,675	5,379	7,238	1,859	74.3
51-82-1150 UNEMPLOYMENT	45	315	541	226	58.3
51-82-1160 HEALTH & LIFE INSURANCE	3,345	24,791	55,235	30,444	44.9
51-82-1161 DISABILITY INSURANCE	362	2,383	5,212	2,829	45.7
51-82-2100 LEGAL FEES		878	20,000	19,123	4.4
51-82-2400 ENGINEERING	1,445	16,875	10,000	(6,875)	168.8
51-82-2410 WATER SYSTEM IMPROVE. PERMIT			600	600	.0
51-82-2900 OTHER PROFESSIONAL FEES	1,126	12,636	10,000	(2,636)	126.4
51-82-3110 UTILITIES	1,981	11,926	15,897	3,971	75.0
51-82-3150 TELEPHONE	203	1,195	2,721	1,527	43.9
51-82-3173 REPAIRS & MAINTENANCE - EQUIPM	68	1,247	5,800	4,553	21.5
51-82-3175 BUILDING REPAIRS & MAINTENANCE	160	160	600	440	26.6
51-82-3177 VEHICLE REPAIRS & MAINTENANCE		5,266	6,733	1,467	78.2
51-82-3178 SYSTEM REPAIR & MAINTENANCE	6,357	13,613	30,000	16,387	45.4
51-82-3200 SAMPLING/TESTING	842	1,761	1,100	(661)	160.1
51-82-3210 INSURANCE AND BONDS	5,023	16,642	19,722	3,080	84.4
51-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS		1,050	600	(450)	175.0
51-82-3820 CONTINUING EDUCATION	50	1,082	3,300	2,218	32.8
51-82-3825 MEETING/MEALS/TRAVEL			250	250	.0
51-82-3990 OTHER SERVICES	2,787	4,175	5,900	1,725	70.8
51-82-4120 WATER SYSTEM SUPPLIES		1,769	2,100	331	84.3
51-82-4130 METER SET SUPPLIES	(178)	21,789	55,000	33,211	39.6
51-82-4310 OFFICE SUPPLIES		59	100	41	58.8
51-82-4320 COMPUTER REPLACE./AUDIO VISUAL			4,300	4,300	.0
51-82-4330 COMPUTER SUPPORT & MAINTENANCE	3,749	27,974	31,621	3,647	88.5
51-82-4350 SAFETY		77		(77)	.0
51-82-4520 VEHICLE FUEL	508	2,496	11,020	8,524	22.7
51-82-4530 VEHICLE & EQUIP AMORTIZATION	147	1,032	1,769	737	58.3
51-82-4810 UNIFORMS	45	590	1,850	1,260	31.9
51-82-4850 UNANTICIPATED EXP/CONTINGENCY		16,019	20,000	3,981	80.1
51-82-4990 MISCELLANEOUS SUPPLIES		3,897	4,300	403	90.6
51-82-4995 WATER TREATMENT & DISTRIBUTION	101,074	464,738	1,155,000	690,262	40.2
51-82-4997 WATER SHARE ASSESSMENTS		16,450	114,900	98,450	14.3
51-82-7000 CAPITAL OUTLAY		(975)	41,250	42,225	(2.4)
51-82-7990 OTHER SMALL EQUIPMENT			2,500	2,500	.0
TOTAL WATER OPERATIONS	173,965	870,007	2,025,128	1,155,121	43.0
<u>WATER CAPITAL</u>					
51-83-2400 ENGINEERING			5,000	5,000	.0
51-83-7000 CAPITAL OUTLAY			290,170	290,170	.0
51-83-7500 CONSTRUCTION		283,083	884,000	600,917	32.0
TOTAL WATER CAPITAL		283,083	1,179,170	896,087	24.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LOCAL PLANT INVESTMENT EXPENSE</u>					
51-84-7530 PROFESSIONAL SERVICES		103,764	125,000	21,236	83.0
51-84-7540 NORTHERN INTEGRATED SUPPLY		418,384	500,000	81,616	83.7
51-84-7550 SYSTEM IMPROVEMENTS			1,300,000	1,300,000	.0
TOTAL LOCAL PLANT INVESTMENT EXPENS		522,148	1,925,000	1,402,852	27.1
TOTAL FUND EXPENDITURES	179,475	1,732,700	5,231,419	3,498,719	33.1
NET REVENUE OVER EXPENDITURES	288,641	1,248,575	(300,638)	(1,549,213)	415.3

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

WASTEWATER FUND

ASSETS

52-100000	CASH - COMBINED FUND	15,309,643	
52-115000	ACCOUNTS RECEIVABLE	134,763	
52-115002	MISCELLANEOUS RECEIVABLE	111,517	
52-115300	CONTRACT RECEIVABLE	100	
52-162100	ACCUMULATED DEPRECIATION	(4,462,270)	
52-163000	SEWER SYSTEM	19,515,535	
52-164000	EQUIPMENT	204,164	
52-165000	CONSTRUCTION IN PROGRESS	352,378	
52-168000	BUILDINGS	653,477	
TOTAL ASSETS			31,819,306

LIABILITIES AND EQUITY

LIABILITIES

52-202000	ACCOUNTS PAYABLE	14,376	
52-212000	ACCRUED COMPENSATED ABSENCES	13,904	
TOTAL LIABILITIES			28,280

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-290000	RETAINED EARNINGS	30,650,248	
	REVENUE OVER EXPENDITURES - YTD	1,140,777	
BALANCE - CURRENT DATE		31,791,026	
TOTAL FUND EQUITY			31,791,026
TOTAL LIABILITIES AND EQUITY			31,819,306

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

		WASTEWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
52-34-1000	WASTEWATER UTILITY	139,504	965,321	1,535,341	570,020	62.9
	TOTAL CHARGES FOR SERVICES	139,504	965,321	1,535,341	570,020	62.9
<u>RESTRICTED</u>						
52-35-7100	WASTEWATER UTILITY IMPACT FEE	74,798	512,996	1,750,000	1,237,004	29.3
	TOTAL RESTRICTED	74,798	512,996	1,750,000	1,237,004	29.3
<u>MISCELLANEOUS</u>						
52-36-3500	INTEREST AND DIVIDENDS	39,322	251,302	303,560	52,258	82.8
52-36-3550	CHANGE IN MARKET VALUE	(31,692)	145,614		(145,614)	.0
	TOTAL MISCELLANEOUS	7,630	396,915	303,560	(93,355)	130.8
	TOTAL FUND REVENUE	221,932	1,875,233	3,588,901	1,713,668	52.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
WASTEWATER ADMINISTRATION						
52-81-1100	REGULAR STAFF WAGES	1,121	12,425	13,946	1,521	89.1
52-81-1102	OVERTIME			100	100	.0
52-81-1104	RETIREMENT	34	372	1,346	974	27.7
52-81-1130	FICA/MEDICARE	86	951	2,316	1,365	41.1
52-81-1140	WORKERS COMPENSATION	112	359	483	124	74.2
52-81-1150	UNEMPLOYMENT	2	25	28	3	88.7
52-81-1160	HEALTH & LIFE INSURANCE	218	2,713	7,206	4,493	37.7
52-81-1161	DISABILITY INSURANCE	22	224	454	230	49.4
52-81-3162	CC FEES	2,958	22,869	21,000	(1,869)	108.9
52-81-3320	PRINTING		44	1,500	1,456	2.9
52-81-4345	MAILING SERVICE		7,224	8,400	1,176	86.0
52-81-5000	UTILITY BILL ADJUSTMENTS			10	10	.0
TOTAL WASTEWATER ADMINISTRATION		4,553	47,206	56,789	9,583	83.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER OPERATIONS</u>					
52-82-1100 REGULAR STAFF WAGES	38,888	157,143	329,180	172,038	47.7
52-82-1102 OVERTIME	136	2,264	4,700	2,436	48.2
52-82-1104 RETIREMENT	741	4,862	12,537	7,675	38.8
52-82-1130 FICA/MEDICARE	1,535	10,373	24,363	13,990	42.6
52-82-1140 WORKERS COMPENSATION	1,541	4,948	6,659	1,711	74.3
52-82-1150 UNEMPLOYMENT	42	282	596	314	47.4
52-82-1160 HEALTH & LIFE INSURANCE	3,013	22,561	50,307	27,746	44.9
52-82-1161 DISABILITY INSURANCE	321	2,148	4,345	2,197	49.4
52-82-2100 LEGAL FEES			10,000	10,000	.0
52-82-2400 ENGINEERING	257	1,473	10,000	8,527	14.7
52-82-2410 DISCHARGE PERMIT FEES	410	410	500	90	82.0
52-82-2900 OTHER PROFESSIONAL FEES	1,126	7,776	12,000	4,224	64.8
52-82-3110 UTILITIES	4,561	29,013	41,365	12,352	70.1
52-82-3150 TELEPHONE	193	1,122	2,455	1,333	45.7
52-82-3173 REPAIRS & MAINTENANCE - EQUIPM	68	1,073	5,800	4,727	18.5
52-82-3177 VEHICLE REPAIRS & MAINTENANCE		2,536	4,612	2,076	55.0
52-82-3178 SYSTEM REPAIR & MAINTENANCE	5,171	9,356	8,000	(1,356)	117.0
52-82-3200 SAMPLING/TESTING	40	4,776	4,800	24	99.5
52-82-3210 INSURANCE AND BONDS	4,478	15,013	17,584	2,571	85.4
52-82-3290 OTHER TREATMENT COSTS	17,045	143,529	225,400	81,871	63.7
52-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			1,600	1,600	.0
52-82-3820 CONTINUING EDUCATION		2,193	3,100	907	70.8
52-82-3825 MEALS/MISCELLANEOUS/TRAVEL			250	250	.0
52-82-3990 OTHER SERVICES	237	2,088	8,000	5,912	26.1
52-82-4120 SYSTEM SUPPLIES	4,995	12,326	20,000	7,674	61.6
52-82-4320 COMPUTER REPLACE./AUDIO VISUAL			4,300	4,300	.0
52-82-4330 COMPUTER SUPPORT & MAINTENANCE	3,749	27,782	31,621	3,839	87.9
52-82-4350 SAFETY		70		(70)	.0
52-82-4520 VEHICLE FUEL	508	2,496	10,770	8,274	23.2
52-82-4530 VEHICLE & EQUIP AMORTIZATION	147	1,032	1,769	737	58.3
52-82-4810 UNIFORMS		270	1,700	1,430	15.9
52-82-4850 UNANTICIPATED EXP/CONTINGENCY	6,930	6,930	20,000	13,070	34.7
52-82-4990 MISCELLANEOUS SUPPLIES	683	3,189	3,000	(189)	106.3
52-82-7000 CAPITAL OUTLAY			20,625	20,625	.0
TOTAL WASTEWATER OPERATIONS	96,814	479,034	901,938	422,904	53.1
<u>WASTEWATER CAPITAL</u>					
52-83-7000 CAPITAL OUTLAY		1,983	36,000	34,017	5.5
52-83-7500 CONSTRUCTION		53,775	200,000	146,225	26.9
TOTAL WASTEWATER CAPITAL		55,758	236,000	180,242	23.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

		WASTEWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER INVESTMENT EXPENSE</u>						
52-84-7500	CONSTRUCTION		152,458	374,000	221,542	40.8
52-84-7550	SYSTEM IMPROVEMENTS			1,750,000	1,750,000	.0
TOTAL WASTEWATER INVESTMENT EXPEN			152,458	2,124,000	1,971,542	7.2
TOTAL FUND EXPENDITURES		101,366	734,455	3,318,727	2,584,272	22.1
NET REVENUE OVER EXPENDITURES		120,566	1,140,777	270,174	(870,603)	422.2

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

STORMWATER FUND

ASSETS

53-100000	CASH - COMBINED FUND	1,859,530	
53-115000	ACCOUNTS RECEIVABLE	25,561	
53-115300	CONTRACT RECEIVABLE	13	
53-162100	ACCUMULATED DEPRECIATION	(1,372,348)	
53-163000	STORM DRAINAGE SYSTEM	10,100,442	
53-164000	VEHICLES & EQUIPMENT	86,490	
TOTAL ASSETS			10,699,687

LIABILITIES AND EQUITY

LIABILITIES

53-202000	ACCOUNTS PAYABLE	22	
53-212000	ACCRUED COMPENSATED ABSENCES	2,979	
TOTAL LIABILITIES			3,001

FUND EQUITY

53-273000	CONTRIBUTED CAPITAL	4,113,680	
UNAPPROPRIATED FUND BALANCE:			
53-290000	RETAINED EARNINGS	6,390,104	
	REVENUE OVER EXPENDITURES - YTD	192,903	
BALANCE - CURRENT DATE		6,583,006	
TOTAL FUND EQUITY			10,696,686
TOTAL LIABILITIES AND EQUITY			10,699,687

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>CHARGES FOR SERVICES</u>					
53-34-1000	STORMWATER UTILITY FEE	25,706	177,623	254,575	76,952	69.8
	TOTAL CHARGES FOR SERVICES	25,706	177,623	254,575	76,952	69.8
	<u>MISCELLANEOUS</u>					
53-36-3500	INTEREST AND DIVIDENDS	4,772	30,199	37,670	7,471	80.2
53-36-3550	CHANGE IN MARKET VALUE	(3,769)	17,499		(17,499)	.0
	TOTAL MISCELLANEOUS	1,003	47,698	37,670	(10,028)	126.6
	TOTAL FUND REVENUE	26,710	225,320	292,245	66,925	77.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION						
53-81-1100	REGULAR STAFF WAGES	673	7,455	8,368	913	89.1
53-81-1102	OVERTIME			100	100	.0
53-81-1104	RETIREMENT	20	223	808	585	27.7
53-81-1130	FICA/MEDICARE	51	570	1,390	820	41.0
53-81-1140	WORKERS COMPENSATION	67	215	290	75	74.2
53-81-1150	UNEMPLOYMENT	1	15	17	2	87.7
53-81-1160	HEALTH & LIFE INSURANCE	131	1,573	4,324	2,751	36.4
53-81-1161	DISABILITY INSURANCE	13	114	272	158	41.9
53-81-5000	UTILITY BILL ADJUSTMENTS			10	10	.0
TOTAL ADMINISTRATION		957	10,166	15,579	5,413	65.3
STORMWATER OPERATIONS						
53-82-1100	REGULAR STAFF WAGES	1,874	12,939	24,362	11,423	53.1
53-82-1102	OVERTIME			1,000	1,000	.0
53-82-1104	RETIREMENT	56	388	1,575	1,187	24.6
53-82-1130	FICA/MEDICARE	137	951	3,863	2,912	24.6
53-82-1140	WORKERS COMPENSATION	89	287	386	99	74.3
53-82-1150	UNEMPLOYMENT	4	26	49	23	52.7
53-82-1160	HEALTH & LIFE INSURANCE	240	2,446	9,511	7,065	25.7
53-82-1161	DISABILITY INSURANCE	35	196	757	562	25.8
53-82-2410	STORMWATER PERMITS			500	500	.0
53-82-3150	TELEPHONE	22	170	1,101	931	15.5
53-82-3173	REPAIRS & MAINTENANCE - EQUIPM	1,278	2,194	3,600	1,406	61.0
53-82-3210	INSURANCE AND BONDS	424	1,954	1,664	(290)	117.4
53-82-3820	CONTINUING EDUCATION		2	100	98	1.7
53-82-4520	VEHICLE FUEL	7	682	870	188	78.4
53-82-4810	UNIFORMS		18	100	82	18.0
TOTAL STORMWATER OPERATIONS		4,165	22,252	49,438	27,186	45.0
TOTAL FUND EXPENDITURES		5,122	32,417	65,017	32,600	49.9
NET REVENUE OVER EXPENDITURES		21,588	192,903	227,228	34,325	84.9

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

CAPITAL PROJECTS

ASSETS

75-100000	CASH – COMBINED FUND	(2,915,341)	
	TOTAL ASSETS		(2,915,341)

LIABILITIES AND EQUITY

LIABILITIES

75-202000	ACCOUNTS PAYABLE	62,654	
	TOTAL LIABILITIES		62,654

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
75-290000	FUND BALANCE	(1,015,206)	
	REVENUE OVER EXPENDITURES - YTD	(1,962,788)	
	BALANCE - CURRENT DATE	(2,977,995)	
	TOTAL FUND EQUITY		(2,977,995)
	TOTAL LIABILITIES AND EQUITY		(2,915,341)

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 7 MONTHS ENDING JULY 31, 2025

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
GENERAL FUND						
75-75-2400	ENGINEERING	44,982	172,154	255,000	82,846	67.5
75-75-5570	CONSERVATION			128,156	128,156	.0
75-75-7000	CAPITAL OUTLAY	141,891	1,417,537	3,398,774	1,981,237	41.7
75-75-7500	CONSTRUCTION	50,000	332,581	5,001,638	4,669,056	6.7
75-75-7750	ROW			50,000	50,000	.0
TOTAL GENERAL FUND		236,873	1,922,272	8,833,568	6,911,295	21.8
TRANSPORTATION FUND						
75-77-7500	CONSTRUCTION	40,516	40,516	1,663,605	1,623,089	2.4
TOTAL TRANSPORTATION FUND		40,516	40,516	1,663,605	1,623,089	2.4
TOTAL FUND EXPENDITURES		277,389	1,962,788	10,497,173	8,534,384	18.7
NET REVENUE OVER EXPENDITURES		(277,389)	(1,962,788)	(10,497,173)	(8,534,384)	(18.7)

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

GENERAL FIXED ASSET GROUP

ASSETS

80-100000	CASH – COMBINED FUND	581,851	
80-160000	CONSTRUCTION IN PROGRESS	3,851,393	
80-161000	LAND	1,063,770	
80-162000	BUILDINGS	3,977,268	
80-163000	IMPROVEMENTS OTHER THAN BUILDI	45,411,451	
80-164000	MACHINERY AND EQUIPMENT	1,469,305	
80-165000	VEHICLES	1,943,783	
80-169999	ACCUMULATED DEPRECIATION	(11,045,954)	
TOTAL ASSETS			47,252,867

LIABILITIES AND EQUITY

FUND EQUITY

80-280000	INVESTMENTS IN FIXED ASSETS	47,252,867	
TOTAL FUND EQUITY			47,252,867
TOTAL LIABILITIES AND EQUITY			47,252,867

TOWN OF SEVERANCE
BALANCE SHEET
JULY 31, 2025

GENERAL LONG-TERM DEBT GROUP

<u>ASSETS</u>			
90-170000	AMOUNT TO BE PROVIDED	129,904	
	TOTAL ASSETS		129,904
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
90-250000	ACCRUED LEAVE	129,904	
	TOTAL LIABILITIES		129,904
	TOTAL LIABILITIES AND EQUITY		129,904

TOWN OF SEVERANCE			
PAYABLES			
7/1/25-7/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
21st Century Equipment LLC	P59668	Innertube #331	\$ 216.54
A Squared Instruments and Controls	8025-006	onsite to get the influent and effluent calibrated for annual inspection	\$ 550.00
Adam B Stephens	7182025	July 2025 Compensation	\$ 800.00
Agfinity, Inc	H88181	Soil Test	\$ 120.00
Agfinity, Inc	H88119	Lawn Fertilizer	\$ 2,398.00
AJ's Backflow Testing LLC	20227	backflow testing	\$ 2,550.00
Amazon Capital Services	1W1J-1VJN-PC6H	Tactical ID Patch for Vest	\$ 8.54
Amazon Capital Services	1W1J-1VJN-PC6H	Phone case	\$ 26.59
Amazon Capital Services	1W1J-1VJN-PC6H	Folder Labels	\$ 29.67
Amazon Capital Services	1W1J-1VJN-PC6H	Cups + Plates	\$ 23.01
Amazon Capital Services	1W1J-1VJN-PC6H	Shipping Label	\$ 19.40
Amazon Capital Services	1W1J-1VJN-PC6H	American Flag	\$ 36.14
Amazon Capital Services	1W1J-1VJN-PC6H	Colorado Flag	\$ 21.99
Amazon Capital Services	1W1J-1VJN-PC6H	Water Filter	\$ 54.99
Amazon Capital Services	1W1J-1VJN-PC6H	Refrigerator Air Filter	\$ 16.04
Amazon Capital Services	1W1J-1VJN-PC6H	Gate Operator Remote	\$ 562.00
Amazon Capital Services	1W1J-1VJN-PC6H	Shipping & discount	\$ 4.95
Amazon Capital Services	14G9-PD6Q-NFNH	Traffic/Party Flagging Barrier	\$ 134.95
Amazon Capital Services	14G9-PD6Q-NFNH	Notepads	\$ 129.50
Amazon Capital Services	14G9-PD6Q-NFNH	Supplementary Fuse	\$ 34.50
Amazon Capital Services	14G9-PD6Q-NFNH	Floor Fan	\$ 69.99
Amazon Capital Services	14G9-PD6Q-NFNH	Ice Pops	\$ 33.28
Amazon Capital Services	14G9-PD6Q-NFNH	Pen Holder	\$ 12.98
Amazon Capital Services	14G9-PD6Q-NFNH	Desk Organizers	\$ 16.79
Amazon Capital Services	14G9-PD6Q-NFNH	Boots	\$ 69.99
Amazon Capital Services	14G9-PD6Q-NFNH	Pulley Trans	\$ 55.08
Amazon Capital Services	14G9-PD6Q-NFNH	Filing Cabinet	\$ 68.00
Amazon Capital Services	14G9-PD6Q-NFNH	Standing Desk	\$ 179.99
Amazon Capital Services	14G9-PD6Q-NFNH	Office Chair	\$ 113.97
Amazon Capital Services	14G9-PD6Q-NFNH	Clipboard	\$ 9.89
Amazon Capital Services	14G9-PD6Q-NFNH	Chlorine Testing	\$ 291.56
Amazon Capital Services	14G9-PD6Q-NFNH	Creamer & Dr Pepper	\$ 19.80
Amazon Capital Services	14G9-PD6Q-NFNH	Receipt Book	\$ 4.68
Amazon Capital Services	14G9-PD6Q-NFNH	AAA Batteries	\$ 16.79
Amazon Capital Services	14G9-PD6Q-NFNH	Pens	\$ 23.90
Amazon Capital Services	14G9-PD6Q-NFNH	Pallet Jack	\$ 36.99
Amazon Capital Services	14G9-PD6Q-NFNH	Event Supplies	\$ 125.96
Amazon Capital Services	14G9-PD6Q-NFNH	Glossy Paper	\$ 35.98
Amazon Capital Services	14G9-PD6Q-NFNH	Picture Frame	\$ 29.89
Amazon Capital Services	14G9-PD6Q-NFNH	Counterfit Money Detector	\$ 5.30
Amazon Capital Services	14G9-PD6Q-NFNH	Desk Chair	\$ 113.97
Amazon Capital Services	1NCF-C6YJ-WH39	Pulley-Trans Credit	\$ (55.08)
ANGEL LIGHT PYROTECHNICS, LLC	2025DEPOSIT	2025 Deposit	\$ 12,666.00
Ascent Broadband, LLC	FF37CBD2-0012	PW Internet Service - SCADA	\$ 75.00
Ascent Broadband, LLC	FF37CBD2-0012	PW Internet Service - SCADA	\$ 75.00
Ausmus Law Firm PC	9537	Contract prosecution	\$ 1,700.00
Ayres Associates Inc.	223368	Town of Severance - Park G-25-CP	\$ 29,758.58
Ayres Associates Inc.	223370	Town of Serverance - Traffic Signals Harmony/Ponderosa G-25-HPTL	\$ 24,777.34
Ayres Associates Inc.	223393	Town of Severance Timber Ridge to Fox (ADMIN-2303)	\$ 4,874.55
Ayres Associates Inc.	223673	Planning Services	\$ 2,282.00
Ayres Associates Inc.	223921	Planning Services	\$ 902.50
Ayres Associates Inc.	223921	307 Bower North	\$ 2,035.00
Ayres Associates Inc.	223921	PP-2025-02 Buffalo Creek	\$ 400.00
Ayres Associates Inc.	223921	Saddler Ridge	\$ 1,355.00
Ayres Associates Inc.	223911	Town of Severance - Park G-25-CP	\$ 14,172.00
Ayres Associates Inc.	223922	Town of Severance Timber Ridge to Fox (ADMIN-2303)	\$ 12,175.50
Ayres Associates Inc.	223923	Town of Serverance - Traffic Signals Harmony/Ponderosa G-25-HPTL	\$ 24,777.34
Ayres Associates Inc.	223924	Severance CR80/23 Bridge Rehab CDOT (TR-2402)	\$ 512.50
BearCom	5914429	Install	\$ 810.00
Blades Group LLC	18048838	Rock Asphalt / cold patch	\$ 1,426.00
C&R Electrical Contractors Inc.	24-306B	install Musco lighting and wiring (G-25-SCPBL)	\$ 56,874.00
Carson Excavation, LLC	4226	Transport Sweeper	\$ 253.12
Carson Excavation, LLC	4226	Transport Sweeper	\$ 253.13
Carson Excavation, LLC	4231	Transport Sweeper #200	\$ 303.75
Carson Excavation, LLC	4231	Transport #200	\$ 303.75
Caselle, Inc.	INV-08700	Caselle Software Support	\$ 2,679.00
CDPHE	WC251167603	Application fee for Permit COG081254 for Severance Lagoon Facility	\$ 410.00
CEBT	INV0076254	Monthly Health Insurance	\$ 48,699.01
CIRSA	INV1002070	Property/Casualty Coverage	\$ 3,994.20
CIRSA	INV1002070	Property/Casualty Coverage	\$ 1,210.36
CIRSA	INV1002070	Property/Casualty Coverage	\$ 4,236.27
CIRSA	INV1002070	Property/Casualty Coverage	\$ 2,420.73
CIRSA	INV1002070	Property/Casualty Coverage	\$ 605.18
CIRSA	INV1002070	Property/Casualty Coverage	\$ 19,365.81
CIRSA	INV1002070	Property/Casualty Coverage	\$ 5,204.56
CIRSA	INV1002070	Property/Casualty Coverage	\$ 3,873.16
CIRSA	INV1002070	Property/Casualty Coverage	\$ 5,023.01
CIRSA	INV1002070	Property/Casualty Coverage	\$ 4,478.34
CIRSA	INV1002070	Property/Casualty Coverage	\$ 423.63
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 1,473.88
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 446.63
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 1,563.21
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 893.26
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 223.32
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 7,146.08
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 1,920.51
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 1,429.22
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 1,674.86
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 1,540.87
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 89.33
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 178.65
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 111.66
CIRSA	WINV1000558	Workers' Compensation Coverage	\$ 66.98
Code 4 Security Services, LLC	2025-1165	Court Security	\$ 188.00
Code 4 Security Services, LLC	2025-1475	Court Security	\$ 188.00
Colorado Analytical Laboratory	250620078	Total Cu/Pb - CDH	\$ 96.00
Colorado Analytical Laboratory	250722076	wwtp samples	\$ 39.80
Colorado Civil Group Inc.	0042.0000.00-100	General Services	\$ 2,804.39
Colorado Civil Group Inc.	0042.0000.09-38	General Engineering Water Fund	\$ 1,012.50
Colorado Civil Group Inc.	0042.0000.10-37	Capital Improvement Projects	\$ 40.63
Colorado Civil Group Inc.	0042.0000.11-39	Pending Projects	\$ 690.64
Colorado Civil Group Inc.	0042.0000.12-06	HUTF	\$ 145.00
Colorado Civil Group Inc.	0042.0000.21-22	Design Criteria-Const.Standard	\$ 1,504.38
Colorado Civil Group Inc.	0042.0001.08-52	276Tailholt 4F Medody Homes	\$ 388.76
Colorado Civil Group Inc.	0042.0001.12-22	286 - Waterfowl Way Ext	\$ 335.00
Colorado Civil Group Inc.	0042.0003.01-01	PP-2025-02	\$ 3,042.52

TOWN OF SEVERANCE PAYABLES 7/1/25-7/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
Colorado Civil Group Inc.	0042.0006.03-03	CP-2025-01 The Reserve Concept	\$ 81.25
Colorado Civil Group Inc.	0042.0009.03-54	193 - Severance South	\$ 1,940.65
Colorado Civil Group Inc.	0042.0009.05-02	PP-2025-01	\$ 9,273.34
Colorado Civil Group Inc.	0042.0014.04-01	FP-2025-01 Northgate	\$ 145.00
Colorado Civil Group Inc.	0042.0017.03-04	ANNEX-2025-01 Cordero Estates	\$ 1,730.01
Colorado Civil Group Inc.	0042.0024.01-10	#307 Bower North Annexation	\$ 4,031.46
Colorado Civil Group Inc.	0042.0500.03-22	P-2101 Community Park Phase II (G-25-CP)	\$ 243.75
Colorado Civil Group Inc.	0042.0500.04-15	P-2103 Great Western Trails	\$ 1,304.93
Colorado Civil Group Inc.	0042.0500.05-1	GW Trail - EHR to WCR 23 (P-2201)	\$ 1,235.01
Colorado Civil Group Inc.	0042.0506.03-20	W-2801 Water Treatment Plant	\$ 528.15
Colorado Civil Group Inc.	0042.0506.13 - 01	NISP	\$ 883.76
Colorado Civil Group Inc.	0042.0507.00-67	WW-2004 Wastewater Master Plan	\$ 365.01
Colorado Civil Group Inc.	0042.0510.00-37	TR2201-TrafficSig 19&E.Harmony	\$ 9,616.23
Colorado Civil Group Inc.	0042.0000.00-101	General Services	\$ 2,050.65
Colorado Civil Group Inc.	0042.0000.09-39	General Services Water Fund	\$ 669.00
Colorado Civil Group Inc.	0042.0000.10-38	CIP (G-25-CP)	\$ 322.51
Colorado Civil Group Inc.	0042.0000.11-40	Pending Projects	\$ 807.52
Colorado Civil Group Inc.	0042.0000.13-07	General Services Utility Project	\$ 4,093.88
Colorado Civil Group Inc.	0042.0000.21-23	Design Criteria-Const.Standard	\$ 1,415.64
Colorado Civil Group Inc.	0042.0001.08-53	276Tailholt 4F Medody Homes	\$ 701.88
Colorado Civil Group Inc.	0042.0001.12-23	286 - Waterfowl Way Ext	\$ 883.13
Colorado Civil Group Inc.	0042.0003.01-02	PP-2025-02 Buffalo Creek	\$ 1,667.71
Colorado Civil Group Inc.	0042.0009.03-55	193 - Severance South	\$ 529.38
Colorado Civil Group Inc.	0042.0009.05-03	PP-2025-01 Windance	\$ 3,998.76
Colorado Civil Group Inc.	0042.0014.04-02	FP-2025-01 Norhtgate	\$ 11,791.25
Colorado Civil Group Inc.	0042.0017.03-05	ANNEX-2025-01 Cordero Estates	\$ 629.39
Colorado Civil Group Inc.	0042.0024.01-11	#307 Bower North Annexation	\$ 2,531.54
Colorado Civil Group Inc.	0042.0027.00-01	SP-2025-01 Platte Valley Vet	\$ 588.75
Colorado Civil Group Inc.	0042.0500.05-2	CED-2401 Great Western Trail (CED-2401)	\$ 5,197.80
Colorado Civil Group Inc.	0042.0506.03-21	Water Treatment Plant	\$ 662.51
Colorado Civil Group Inc.	0042.0506.11-05	Copper & Lead Inventory	\$ 113.13
Colorado Civil Group Inc.	0042.0506.12-11	NWCWD Coordination	\$ 121.88
Colorado Civil Group Inc.	0042.0507.00-68	Sanitary Sewer System Master P	\$ 256.88
Colorado Civil Group Inc.	0042.0510.00-38	TR2201-TrafficSig 19&E.Harmony (TR-2201)	\$ 4,067.41
Comcast	245588456	PW Internet	\$ 299.36
Comcast	245588456	PW Internet	\$ (299.36)
Comcast	245588456	PD - Internet	\$ 449.21
Comcast	245588456	PD - Internet	\$ (449.21)
Comcast	7042025	100 Waterfowl Way	\$ 256.68
Comcast	245588456	100 Waterfowl Way	\$ 256.48
Comcast	245588456	11538 County RD	\$ 256.32
Comcast	245588456	PW Internet	\$ 299.36
Comcast	245588456	PD - Internet	\$ 449.21
Comcast	245588456	Town Hall Internet	\$ 449.21
Connecting Point Greeley	CW145534	Monthly Billing	\$ 10,769.45
Connecting Point Greeley	CW145718	Michelle requests new computer setup for new hire	\$ 286.90
Core & Main LP	X363759	supplies - Quanset hut leak repairs	\$ 159.69
DBC Irrigation Supply	S5979592.001	Coupling	\$ 5.81
DBC Irrigation Supply	S5979592.002	Mini weather station	\$ 247.65
DBC Irrigation Supply	S6030114.001	NP SS COMM ROTOR RAINBIRD	\$ 1,358.27
DNAV Inc	2700	Lobby LED (PROG-FAC-TH)	\$ 5,486.00
EAS Tire & Auto LLC	35632	Unit#007 Service	\$ (2,558.06)
EAS Tire & Auto LLC	35647	Unit#210 Service w/www truck can be split	\$ (2,907.80)
EAS Tire & Auto LLC	35650	Unit#418 Services w/www can split	\$ (2,215.75)
EAS Tire & Auto LLC	35732	Unit#014	\$ (2,304.49)
EAS Tire & Auto LLC	35873	Unit#208 Service CAN BE SPLIT W/WW	\$ (66.96)
EAS Tire & Auto LLC	36237	Unit#012 Service	\$ 2,899.55
EAS Tire & Auto LLC	36247	Unit#008 Service	\$ 1,946.63
EAS Tire & Auto LLC	36250	Unit#011 Service	\$ 3,617.78
EAS Tire & Auto LLC	36278	Unit#214 Service	\$ 2,460.56
EAS Tire & Auto LLC	35632	Unit#007 Service	\$ 2,558.06
EAS Tire & Auto LLC	35647	Unit#210 Service w/www truck can be split	\$ 2,907.80
EAS Tire & Auto LLC	35650	Unit#418 Services w/www can split	\$ 2,215.75
EAS Tire & Auto LLC	35732	Unit#014	\$ 2,304.49
EAS Tire & Auto LLC	35873	Unit#208 Service CAN BE SPLIT W/WW	\$ 66.96
ELAN Corporate Payment Systems	8100 0725	TST*CABIN JUICE & UNRAVE CML Conference Town Management Lunch	\$ 54.25
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 473.59
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 491.50
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 473.59
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 491.50
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 491.50
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 471.50
ELAN Corporate Payment Systems	8100 0725	SPENCERS CML Council Dinner	\$ 595.98
ELAN Corporate Payment Systems	8100 0725	SPENCERS CML Conference Council Breakfast	\$ 139.60
ELAN Corporate Payment Systems	8100 0725	SQ *SHEBREWS COFFEE & ICE Finance Gameplan Meeting	\$ 20.81
ELAN Corporate Payment Systems	8100 0725	ICMA ONLINE Annual National ICMA Conference Registration	\$ 1,548.00
ELAN Corporate Payment Systems	8100 0725	ICMA ONLINE Annual Conference	\$ 925.00
ELAN Corporate Payment Systems	8100 0725	ICMA ONLINE Annual Conference	\$ 140.00
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 221.31
ELAN Corporate Payment Systems	8100 0725	SKYWALK DELI CML Meal	\$ 142.59
ELAN Corporate Payment Systems	8100 0725	WALGREENS #7417	\$ 5.38
ELAN Corporate Payment Systems	8100 0725	TST*CREPES A LA CART CML Conference Meal	\$ 27.13
ELAN Corporate Payment Systems	8100 0725	VIKSTORY MEDIA LLC.	\$ 700.00
ELAN Corporate Payment Systems	8100 0725	SQ *NOCO TEA-2-GO LLC Budget Award Staff Appreciation	\$ 50.00
ELAN Corporate Payment Systems	8100 0725	SKYWALK DELI CML Conference Manager Lunch	\$ 17.39
ELAN Corporate Payment Systems	8100 0725	OPENAI *CHATGPT SUBSCR	\$ 20.00
ELAN Corporate Payment Systems	8100 0725	SPENCERS CML Conference Meal	\$ 55.58
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 491.50
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 20.00
ELAN Corporate Payment Systems	8100 0725	TST*COLUMBINE CAFE CML Conference Meal	\$ 34.75
ELAN Corporate Payment Systems	8100 0725	OPENAI *CHATGPT SUBSCR ChatGPT monthly subscription	\$ 20.00
ELAN Corporate Payment Systems	8100 0725	ROOT DOWN DIA meal at training	\$ 56.60
ELAN Corporate Payment Systems	8100 0725	TST*UNION KITCHEN & TAP meal at training	\$ 73.94
ELAN Corporate Payment Systems	8100 0725	SD CONV CENT SBUX 7 meal at training	\$ 14.03
ELAN Corporate Payment Systems	8100 0725	NONNA meal at training	\$ 76.52
ELAN Corporate Payment Systems	8100 0725	SAMSClub.COM Sams Club Office Supplies	\$ 77.66
ELAN Corporate Payment Systems	8100 0725	OPENAI *CHATGPT SUBSCR Annual Subscription	\$ 20.00
ELAN Corporate Payment Systems	8100 0725	SALT & WHISKEY meal at training	\$ 62.60
ELAN Corporate Payment Systems	8100 0725	FACEBK *QXFTERLG92 Event Ads	\$ 53.23
ELAN Corporate Payment Systems	8100 0725	FACEBK *PDD6VRGG92 Event Ads	\$ 1.64
ELAN Corporate Payment Systems	8100 0725	MTD*TROY BILT	\$ 56.52
ELAN Corporate Payment Systems	8100 0725	TST* MALIBU FARM SAN DIEG meal at training	\$ 77.84
ELAN Corporate Payment Systems	8100 0725	HORTON GRAND HOTEL Room fees at training	\$ 111.32
ELAN Corporate Payment Systems	8100 0725	MTD*TROY BILT Rototiller parts	\$ 56.52
ELAN Corporate Payment Systems	8100 0725	HORTON GRAND HOTEL Water from the hotel charge	\$ 5.00
ELAN Corporate Payment Systems	8100 0725	EZCATER*IKES LOVE SAN 7.2.25 CAB Meeting meal	\$ 201.35

TOWN OF SEVERANCE			
PAYABLES			
7/1/25-7/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
ELAN Corporate Payment Systems	8100 0725	BEAVER RUN RESORT CML annual 2025 conference hotel stay	\$ 221.31
ELAN Corporate Payment Systems	8100 0725	WHATABURGER 488 Q26 Food at NASRO conf.	\$ 11.90
ELAN Corporate Payment Systems	8100 0725	GREAT WOLF LDG GRAPEVI Hotel deposit for NASRao conf.	\$ 1,209.17
ELAN Corporate Payment Systems	8100 0725	GREAT WOLF LDG GRAPEVI Food for NASRO conf.	\$ 16.23
ELAN Corporate Payment Systems	8100 0725	PIZZA HUT 031748 Food for NASRO conf	\$ 51.72
ELAN Corporate Payment Systems	8100 0725	EZCATER*FUZZYS TACO SH Town Council Meeting 7.8.25 Meal	\$ 301.40
ELAN Corporate Payment Systems	8100 0725	SQ *STREET BITES LLC Food for NASRO conf. No receipt kept.	\$ 9.74
ELAN Corporate Payment Systems	8100 0725	GWL GRAPEVINE WOODS EN Food for NASRO conf.	\$ 6.48
ELAN Corporate Payment Systems	8100 0725	APPLEBEES 2698 Food at NASRO conf.	\$ 36.78
ELAN Corporate Payment Systems	8100 0725	GAYLORD TEXAN F&B Food for NASRO conf.	\$ 15.16
ELAN Corporate Payment Systems	8100 0725	SQ *YUMMY PIZZA FOOD TRUC Food for NASRO conf.	\$ 12.02
ELAN Corporate Payment Systems	8100 0725	TST*BRUCES BAR Command team lunch meeting	\$ 62.04
ELAN Corporate Payment Systems	8100 0725	HP *HP.COM STORE Computer Replacement	\$ 2,131.10
ELAN Corporate Payment Systems	8100 0725	RIO COLLEYVILLE OPERATIO Food for NASRO conf.	\$ 35.06
ELAN Corporate Payment Systems	8100 0725	GWL GRAPEVINE WOODS EN Food for NASRO conf.	\$ 7.56
ELAN Corporate Payment Systems	8100 0725	AMAZON MKTPL*NL1V10MD1	\$ 175.99
ELAN Corporate Payment Systems	8100 0725	CAFE MEXICALI - WINDSOR Finance Luncheon for New Accountant	\$ 90.61
ELAN Corporate Payment Systems	8100 0725	HARBOR FREIGHT TOOLS 203	\$ 86.44
ELAN Corporate Payment Systems	8100 0725	TBS#10 Food for NASRO conf.	\$ 21.65
ELAN Corporate Payment Systems	8100 0725	GWL GRAPEVINE PRETZEL Food for NASRO conf.	\$ 8.11
ELAN Corporate Payment Systems	8100 0725	GWL GRAPEVINE FRSHWDS Food for NASRO conf.	\$ 16.22
ELAN Corporate Payment Systems	8100 0725	WINDSOR ACE HDWE	\$ 79.98
ELAN Corporate Payment Systems	8100 0725	TEMPLEPUBLI Recruitment Ads	\$ 1,580.00
ELAN Corporate Payment Systems	8100 0725	GAYLORD TEXAN F&B Food for NASRO conf.	\$ 16.24
ELAN Corporate Payment Systems	8100 0725	GAYLORD TEXAN F&B Food for NASRO conf.	\$ 3.79
ELAN Corporate Payment Systems	8100 0725	FSP*CGFOA CGFOA Budget Training	\$ 30.00
ELAN Corporate Payment Systems	8100 0725	SQ *GO PLAY, INC. Playground Swing Mats	\$ 1,018.44
ELAN Corporate Payment Systems	8100 0725	GWL GRAPEVINE TIMBER T Food for NASRO conf.	\$ 37.46
ELAN Corporate Payment Systems	8100 0725	GWL GRAPEVINE FRSHWDS Food for NASRO conf.	\$ 8.11
ELAN Corporate Payment Systems	8100 0725	APPLE.COM/BILL iCloud monthly subscription	\$ 0.99
ELAN Corporate Payment Systems	8100 0725	GWL GRAPEVINE STARBUCK Food for NASRO conf.	\$ 9.69
ELAN Corporate Payment Systems	8100 0725	SQ *SOUTHERN TWIST FOODS Staff meals	\$ 68.87
ELAN Corporate Payment Systems	8100 0725	LAS CATRINAS #2 Staff meals	\$ 77.05
ELAN Corporate Payment Systems	8100 0725	GREAT WOLF LDG GRAPEVI Food for NASRO conf.	\$ 23.80
ELAN Corporate Payment Systems	8100 0725	TOP GOLF BAY RESERVATION Team building event for 7.25.25- cancelled	\$ 63.55
ELAN Corporate Payment Systems	8100 0725	HARBOR FREIGHT TOOLS 704	\$ 299.99
ELAN Corporate Payment Systems	8100 0725	DROPBOX FAX MONTHLY Monthly Subscription	\$ 29.97
ELAN Corporate Payment Systems	8100 0725	FSP*FIONA'S DELICATESSEN Cupcakes for swearing in ceremony	\$ 100.80
ELAN Corporate Payment Systems	8100 0725	SIGNS365.COM	\$ 633.40
ELAN Corporate Payment Systems	8100 0725	GREAT WOLF LDG GRAPEVI Hotel refund for NASRO conf.	\$ (309.69)
ELAN Corporate Payment Systems	8100 0725	SOCIETYFORHUMANRESOURCE	\$ 35.42
ELAN Corporate Payment Systems	8100 0725	SQ *SHEBREWS COFFEE & ICE Finance Weekly Summer Gameplan	\$ 30.52
ELAN Corporate Payment Systems	8100 0725	CO MOTOR VEH SERV EMV 2 Parks trailer plates	\$ 23.04
ELAN Corporate Payment Systems	8100 0725	CHICK-FIL-A #02888 Training Meal	\$ 23.41
ELAN Corporate Payment Systems	8100 0725	IN *N2N USA LLC Sod for Community Park	\$ 230.20
ELAN Corporate Payment Systems	8100 0725	CHICKEN SALAD CHICK 31 Town Hall meeting meal 7.22.25	\$ 153.39
ELAN Corporate Payment Systems	8100 0725	CHICKEN SALAD CHICK 31 Town Hall meeting 7.22.25 meal	\$ 129.99
ELAN Corporate Payment Systems	8100 0725	LANGUAGE LINE, INC. Court 7.18.25 Spanish Interpreter	\$ 75.05
ELAN Corporate Payment Systems	8100 0725	TOP GOLF BAY RESERVATION Refund for canceled team building	\$ (63.55)
ELAN Corporate Payment Systems	8100 0725	MSFT * E0200WNJKU Azure	\$ 127.18
ELAN Corporate Payment Systems	8100 0725	MURDOCHS FORT COLLINS work jeans	\$ 44.99
ELAN Corporate Payment Systems	8100 0725	DYEKMAN TROPHIES INC OF New CAB member name badge and name plates	\$ 65.00
ELAN Corporate Payment Systems	8100 0725	WAL-MART #4599 Town Hall Meeting snacks and supplies 7.22.25	\$ 69.99
ELAN Corporate Payment Systems	8100 0725	SQ *NOCOHRRA	\$ 20.00
ELAN Corporate Payment Systems	8100 0725	HP *HP.COM STORE Planning Commissioners	\$ 1,775.94
ELAN Corporate Payment Systems	8100 0725	IN *N2N USA LLC Sod Refund for Community Park	\$ (25.00)
ELAN Corporate Payment Systems	8100 0725	SQ *SHEBREWS COFFEE & ICE Finance Weekly Summer gameplan	\$ 29.02
ELAN Corporate Payment Systems	8100 0725	BADGEANDWALLET.COM Name tags for Megan and Crystal	\$ 43.00
ELAN Corporate Payment Systems	8100 0725	XCEL EZ-PAY WEB GAS DEMO FOR OLD PRIDE MECH BLDG (XCEL)	\$ 1,895.66
ELAN Corporate Payment Systems	8100 0725	XCEL EZ-PAY FEE WEB GAS DEMO FOR OLD PRIDE MECH BLDG (XCEL)	\$ 41.70
ELAN Corporate Payment Systems	8100 0725	SPENCERS	\$ 233.04
ELAN Corporate Payment Systems	8100 0725	TST* MOTHERLOADED TAVERN	\$ 177.00
ELAN Corporate Payment Systems	8100 0725	WAL-MART #4599 Aux cord for speakers @ movies in the park	\$ 9.97
ELAN Corporate Payment Systems	8100 0725	WALGREENS #7417 Council headshots	\$ 8.98
ELAN Corporate Payment Systems	8100 0725	COLORADO CWP test	\$ 50.00
ELAN Corporate Payment Systems	8100 0725	USPS PO 0781900320 new PO box for PD building	\$ 11.00
Falcon Environmental Corp.	11513	Crane Service- Baldridge lift station	\$ 380.00
Fort Collins Heating & Air Inc	164247940	PW HVAC maintenance	\$ 168.00
Freedom Mailing Services Inc	50697	Postcard Billing Processing	\$ 902.27
Freedom Mailing Services Inc	50697	Postcard Bill Processing	\$ 902.27
Freedom Mailing Services Inc	50488	Severance Scoop	\$ 2,914.66
Frontier Business Products	981210	TH - Color Copies 94244	\$ 313.67
Frontier Business Products	981210	TH - Copy Machine 94244	\$ 136.12
Frontier Business Products	981210	PW - Color Copies 94240	\$ 9.28
Frontier Business Products	981210	PW - Copy Machine 94240	\$ 136.12
Government Finance Officers Association	3185311	Training	\$ 95.00
Government Finance Officers Association	CASH-300095031	Membership Dues Base Fee	\$ 160.00
Graves Consulting LLC	20250729	Consulting Services (G-25-MPS)	\$ 3,850.00
Hardline Equipment, LLC	42214373	Labor Evacuate/recharge the ac	\$ 720.95
Hardline Equipment, LLC	42214373	Labor Evacuate/recharge the ac	\$ 720.94
Hayden Coffman Music, LLC	SEVERANCE DAYS	Severance Days Deposit	\$ 4,500.00
Hospitality Supply, Inc.	93412	Toilet Paper, Paper Towels	\$ 179.27
JR Engineering, LLC	86918	Engineering services - Hidden Valley Traffice Analysis	\$ 3,525.00
JR Engineering, LLC	86689	193 Severance South	\$ 150.00
JR Engineering, LLC	87064	SP-2025-01 - Platte Valley Veterinary Clinic	\$ 920.00
JR Engineering, LLC	87063	Hidden Valley Pkwy Traffic Analysis	\$ 510.00
JR Engineering, LLC	87065	Saddler Ridge	\$ 500.00
Ken Garff Ford Greeley	CCC-0262	Vin#51466 Service	\$ 1,610.44
Kinsco	00110997-1	Uniforms	\$ 34.00
Kinsco	00111335-0	Uniforms	\$ 72.00
Kinsco	00111362-0	Uniforms	\$ 86.00
Kinsco	00111482-0	Uniforms	\$ 1,512.19
La Salle Oil Co.	199984	Fuel	\$ 2,089.50
La Salle Oil Co.	199985	Diesel Fuel	\$ 2,114.94
La Salle Oil Co.	200281	Fuel	\$ 2,058.21
La Salle Oil Co.	200641	Fuel	\$ 1,956.05
Language Line Services, Inc.	11654178	Over-the-phone interpretation	\$ 47.97
LightGig Communications, LLC	E9C3EE84-0008	Severance Town Hall Service	\$ 120.00
MAC Equipment, Inc.	516945	Blade Edger	\$ 174.00
MAC Equipment, Inc.	517281	Belt #552	\$ 90.42
Michael Crowe	6302025	Dent Repair	\$ 100.00
Mile High Shooting Accessories, LLC	INV62616	HUXWRX: 2449 Flow 556K FH Kit	\$ 5,067.30
Mountain High Disposal	114259	Recycling Services	\$ 15.00
Mountain High Disposal	114259	Trash Services	\$ 30.00
Musco Corporation	440420	Severance Community Park (G-25-SCPBL)	\$ 372,126.00
National Fitness Campaign LP	INV-1884	2025 Fitness Court (G-25-CP)	\$ 180,000.00

TOWN OF SEVERANCE PAYABLES 7/1/25-7/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
Next Step Communications, LLC	15517	100 Waterfowl Way - Remove all Equipment	\$ 250.00
Next Step Communications, LLC	15518	Remove starlink siah & wire	\$ 550.00
Next Step Communications, LLC	15791	Starlink Monthly Rental for Lakeview City Park	\$ 250.00
North Weld County Water District	338600 625	Water Utility	\$ 36,195.72
North Weld County Water District	365400 625	Water Utility	\$ 29.94
North Weld County Water District	6546000 625	Water Utility	\$ 16,680.40
Ottem Electronics, Inc.	6141	Control Panel Work (PROG-FAC-TH)	\$ 225.00
Pagefreezer Software, Inc.	INV-19482	PageFreezer for Social Media	\$ 235.82
Pitney Bowes Global Financial	3320866353	Postal Machine Lease	\$ 255.78
Platte Valley Veterinary Serv	7142025	Property Purchase	\$ 236,000.00
Poudre Valley REA	135 0725	36252 Evans St - Power Source	\$ 42.65
Poudre Valley REA	135 0725	CO RD 23 and Belmon Dr	\$ 29.44
Poudre Valley REA	135 0725	CO RD 80 and Rangeview Drive	\$ 26.16
Poudre Valley REA	135 0725	Streetlights, Casa Loma	\$ 139.84
Poudre Valley REA	135 0725	Streelights, Belmont Farms	\$ 231.42
Poudre Valley REA	135 0725	Streetlights, Soaring Eagle	\$ 198.64
Poudre Valley REA	135 0725	Steetlights, Summit View	\$ 429.36
Poudre Valley REA	135 0725	Streetlights, Foxridge	\$ 108.63
Poudre Valley REA	135 0725	CO RD 21 and 76 1/2-water tank	\$ 1,825.91
Poudre Valley REA	135 0725	Streetlights, Sunset Ridge	\$ 258.97
Poudre Valley REA	135 0725	629 Shoreview Pkwy-Lift Station	\$ 343.52
Poudre Valley REA	135 0725	Streetlights, Severance Shores	\$ 230.72
Poudre Valley REA	135 0725	75 Flat Iron Ln Power Source	\$ 63.56
Poudre Valley REA	135 0725	Streetlights, Hidden Valley Farms	\$ 1,484.10
Poudre Valley REA	135 0725	2880 Branding Iron Power	\$ 79.96
Poudre Valley REA	135 0725	Streelights, CO RD 74 & 19	\$ 13.61
Poudre Valley REA	135 0725	Bridle Ridge Cir - PS	\$ 31.68
Poudre Valley REA	135 0725	Streetlights, Saddler Arena	\$ 179.44
ProTech Computer Systems, Inc.	64487	Panasonic Toughbook	\$ 6,969.00
PURCHASE POWER	8202025	Postage	\$ 502.25
PURCHASE POWER	6262025	Postage	\$ 502.25
Raftelis Financial Consultants, Inc.	40731	Severance - Utility Rate Study (G-25-MPS)	\$ 3,045.00
Ramey Environmental Compliance, Inc.,	29783	ORC Services	\$ 1,075.00
Ramey Environmental Compliance, Inc.,	29783	ORC Services	\$ 1,075.00
Ramey Environmental Compliance, Inc.,	29862	Emergency Call out for Lift Station Fault- Baldrige lift station	\$ 1,376.20
Ramey Environmental Compliance, Inc.,	29917	ORC Services	\$ 1,125.88
Ramey Environmental Compliance, Inc.,	29917	ORC Services	\$ 1,125.88
Ramey Environmental Compliance, Inc.,	29950	Flow Meter Project	\$ 3,385.47
Remittance	29178	56 - TR-2201	\$ 8,145.81
Republic Services, Inc	0642-001421091	Trash Services - Wastewater Plant Acct	\$ 87.26
Rocky Moutain Data Tel, Inc	7459	Moved server rack and tested (PROG-FAC-TH)	\$ 500.00
SAFEbuilt Colorado, Inc.	2016863	Building Inspections	\$ 14,475.32
SBS Services Group LLC	7801719	TH - routine janitorial	\$ 520.00
SBS Services Group LLC	7803917	PD - routine janitorial	\$ 640.00
SBS Services Group LLC	7871341	Town hall - routine janitorial	\$ 520.00
Scott's Electric & Bucket Truck, Inc	8928	Sewer Plant Aerators Not Working-Electrical issues in the area.	\$ 2,705.03
Security Central, Inc.	999108	Alarm monitoring - Security & Fire	\$ 352.56
Sign Solutions USA	417936	Anniversary Signs	\$ 33.70
Sign Solutions USA	418309	Signs & delineator bases	\$ 1,020.36
Spot On Sound Productions	2406	Deposit - Services Deposit Balance Due on 7/11/25	\$ (4,725.00)
Spot On Sound Productions	2406	Deposit - Services Deposit Balance Due on 7/11/25	\$ 4,725.00
Spot On Sound Productions	2406	Deposit - Services Deposit Balance Due on 7/11/25	\$ 4,725.00
Team Petroleum, LLC	643269	Def Fluid 2/2.5 Gal Jug Case	\$ 129.41
Tech Electronics of Colorado LLC	124907	Site has been experiencing a false alarm from Device 1 smoke in vestibule (PROG-FAC-TH)	\$ 494.00
The Adams Group, LLC	39484	Audit 2024	\$ 9,450.00
The Adams Group, LLC	39493	Audit 2024	\$ 3,000.00
Thrasher Foundation Repair	6182025	Foundation Repair	\$ 23,168.14
Town of Windsor	015265-000 0625	Wastewater Treatment	\$ 17,045.04
Traffic Signal Controls Inc	9857	Traffic Light Harmony&19	\$ 28,303.00
Treatment Technology, LLC	194693	Sodium Hypochlorite	\$ 862.35
Treatment Technology, LLC	194846	Sodium Hypochlorite	\$ 524.90
Treatment Technology, LLC	194984	Sodium Hypochlorite	\$ 524.90
Treatment Technology, LLC	195055	Sodium Hypochlorite	\$ 1,084.80
Triple S Party Rental	4995	deposit for Severance Days	\$ 1,000.00
Uline, Inc	194626594	Supplies	\$ 516.22
Uline, Inc	194626594	Supplies	\$ 516.22
Uline, Inc	194626594	Supplies	\$ 516.21
University Auto Parts, Inc.	446553	Supplies	\$ 46.47
University Auto Parts, Inc.	446553	Supplies	\$ 46.46
University Auto Parts, Inc.	442175	Cleaner / Multi-Purpose Aiken	\$ 138.41
University Auto Parts, Inc.	442175	Cleaner / Multi-Purpose Aiken	\$ 138.42
University Auto Parts, Inc.	447855	NAPA QT SAE30	\$ 6.98
University Auto Parts, Inc.	449573	Battery - TK #211	\$ 199.99
UNUM Life Insurance Co America	06 25	Monthly Disability Insurance	\$ 4,084.88
USA Blue Book	INV00750893	Valve Box Tool	\$ 306.76
Utility Notification Center	225061439	RTL Transmissions	\$ 243.59
Utility Notification Center	225061439	RTL Transmissions	\$ 243.59
Vector Disease Control International, LL	PI-A000116835	2025 Mosquito Control Services	\$ 6,340.08
Verizon Wireless	6116355895	Phones	\$ 500.12
Verizon Wireless	6116355895	Phones	\$ 58.86
Verizon Wireless	6116355895	Phones	\$ 19.62
Verizon Wireless	6116355895	Phones	\$ 180.92
Verizon Wireless	6116355895	Phones	\$ 128.89
Verizon Wireless	6116355895	Phones	\$ 1,871.90
Verizon Wireless	6116355895	Phones	\$ 118.61
Verizon Wireless	6116355895	Phones	\$ 95.95
Verizon Wireless	6116355895	Phones	\$ 153.74
Verizon Wireless	6116355895	Phones	\$ 144.14
Verizon Wireless	6116355895	Phones	\$ 24.22
Waste Management of Colorado, Inc	5405619-2534-3	PW/Roll Off Trash Service	\$ 38.45
Waste Management of Colorado, Inc	5405619-2534-3	PW/Roll Off Trash Service	\$ 38.45
Waste Management of Colorado, Inc	5405619-2534-3	PW/Roll Off Trash Service	\$ 38.45
Waste Management of Colorado, Inc	5405619-2534-3	PW/Roll Off Trash Service	\$ 38.45
Waste Management of Colorado, Inc	5405619-2534-3	PW/Roll Off Trash Service	\$ 38.44
Waste Management of Colorado, Inc	5413569-2534-0	PW/Roll Off Trash Service	\$ 114.59
Waste Management of Colorado, Inc	5413569-2534-0	PW/Roll Off Trash Service	\$ 114.59
Waste Management of Colorado, Inc	5413569-2534-0	PW/Roll Off Trash Service	\$ 114.59
Waste Management of Colorado, Inc	5413569-2534-0	PW/Roll Off Trash Service	\$ 114.59
Waste Management of Colorado, Inc	5413569-2534-0	PW/Roll Off Trash Service	\$ 114.59
Waste Management of Colorado, Inc	5413569-2534-0	PD Roll Off Trash Service	\$ 191.01
Water Technology Group	5628273	Repaured Split Case Reinstall	\$ 6,326.46
Weld County Health Department	E250263	Wastewater Testing	\$ 1,828.00
Weld County Information Technology	SEVERANCEPD-2Q2025-RSA	RSA Tokens	\$ 135.62
Weld RE 4 School District	6302025	Online Payments	\$ 14,580.00
WestWater Research LLC	2207	On Call Water Resources (G-25-MPS)	\$ 8,120.00
WestWater Research LLC	2208	Water Supply Plan Task 2 (G-25-MPS)	\$ 41,246.27

TOWN OF SEVERANCE			
PAYABLES			
7/1/25-7/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
Wickham Tractor Co.	6262025	Service #551	\$ 1,674.76
Wilson Williams Fellman Dittman	1723	PP-2025-02 - Buffalo Creek Preliminary Plat	\$ 1,076.00
Wilson Williams Fellman Dittman	1723	ANNEX-2025-01 - Cordero Estates Annexation	\$ 105.00
Wilson Williams Fellman Dittman	1723	Severance South 193	\$ 68.75
Wilson Williams Fellman Dittman	1723	NorthStar Energy	\$ 629.75
Wilson Williams Fellman Dittman	1747	General Counsel	\$ 15,300.75
Windsor Ace Hardware	182631/4	Supplies	\$ 21.58
Windsor Ace Hardware	182804/4	Supplies	\$ 35.27
Windsor Ace Hardware	182924/4	Supplies	\$ 30.16
Windsor Ace Hardware	183076/4	Supplies - parks shed	\$ 21.99
Windsor-Severance Fire Dist.	6302025	Fire plan review	\$ 3,465.00
Xcel Energy	934006293	Street Lights	\$ 3,932.64
Xcel Energy	933974059	100 Waterfowl Way	\$ 552.14
Xcel Energy	921115163.1	St Light Maint	\$ 30,239.53
Xcel Energy	933887922	Natural Gas	\$ 58.98
Xcel Energy	933897987	300942323 - 10822 County Road 74 Bldg Stoc	\$ 28.13
Xcel Energy	933897987	300954583 - 20/15 2-6-67 Sewage Plant	\$ 3,899.85
Xcel Energy	933897987	301274394 - 209 1st St Bldg Fire	\$ 925.94
Xcel Energy	933897987	301443761 - 1020 Mahogany Dr Unit Pump	\$ 491.55
Xcel Energy	933897987	301456912 - 336 1st St	\$ 109.39
Xcel Energy	933897987	301597386 - 400 Timber Ridge Pkwy Unit Spkl	\$ 13.52
Xcel Energy	933897987	301709610 - 57/16 2-6-67 Pump	\$ 12.39
Xcel Energy	933897987	301748145 - 410 Timber Ridge Pkwy Unit Spkl	\$ 13.40
Xcel Energy	933897987	301872364 - 513 1/2 Broadview Dr	\$ 51.69
Xcel Energy	933897987	301894204 - 50 Timber Ridge Pkwy	\$ 85.25
Xcel Energy	933897987	302039930 - 1236 1/2 Baldridge Dr Unit Lift	\$ 294.92
Xcel Energy	933897987	303987355 - 3 S Timber Ridge Pkwy	\$ 1,022.89
Xcel Energy	933897987	304182684 - 231 W 4th Ave Unit Pump	\$ 167.44
Xcel Energy	933897987	304683265 - 410 Immigrant Trail - Settlers Landing HOA	\$ 13.79
Xcel Energy	933897987	304881524 - 145 3rd St	\$ 1,379.08
Xcel Energy	933897987	304920983 - 100 Waterfall Way	\$ 259.42
Xcel Energy	933897987	304920986 - 101 Waterfall Way	\$ 92.80
Xcel Energy	933897987	301396786 - 11538 County Road 74 Bldg Seve	\$ 156.60
Xcel Energy	933897987	301757929 - 312 1st St	\$ 214.09
Total:			\$ 1,645,061.49



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 129 - Resolution 2025-31R: A Resolution of the Town Council of the Town of Severance, Colorado, approving an intergovernmental agreement between the Town of Severance and the Weld County School District RE-4 for the school resource officer program	Nicholas Wharton, Town Manager	Chief Ken Chavez
ACTION REQUESTED		
Town Management asks that the Town Council discuss Resolution 2025-31R: A Resolution of the Town Council of the Town of Severance, Colorado, approving an intergovernmental agreement between the Town of Severance and the Weld County School District RE-4 for the school resource officer program and take action. • Actions that may be taken: ○ Move to approve Resolution 2025-31R ○ Move to approve Resolution 2025-31R with Amendments ○ Take No Action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
Attached is the annual IGA approving one School Resource Officer for the Weld Country RE-4 School District through June 30, 2026.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Chief of Police and Town Management recommend that the Town Council take action and move to approve Resolution 2025-31R: A Resolution of the Town Council of the Town of Severance, Colorado, approving an intergovernmental agreement between the Town of Severance and the Weld County School District RE-4 for the school resource officer program.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. RESO 2025-31R Weld RE-4 SRO IGA Approval 2. Severance SRO IGA, RES 25-31R		

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-31R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN
THE TOWN OF SEVERANCE AND THE WELD COUNTY SCHOOL DISTRICT RE-4
FOR THE SCHOOL RESOURCE OFFICER PROGRAM**

WHEREAS, the Town of Severance (“Town”) and the community are significantly impacted by the demands placed upon them to address incidents and situations directly or indirectly related to juveniles and schools; and

WHEREAS, the problems of delinquency, alcohol and substance abuse, gang involvement and other youth related problems, which may negatively affect the community and the schools, can best be addressed in a proactive and preventive manner; and

WHEREAS, the Town and the Weld County School District RE-4 have jointly developed a School Resource Officer Program to provide a district wide school-based approach to establish a positive relationship between students and law enforcement, and prevent delinquency, alcohol and substance abuse, and gang involvement by the community’s youth; and

WHEREAS, such programs are recognized as being effective in developing positive relationships between law enforcement and students and decreasing delinquency; and

WHEREAS, in furtherance of the School Resource Officer Program, the Town Council of the Town of Severance (“Town Council”) desires to approve the attached “Intergovernmental Agreement Between Weld RE-4 School District and the Town of Severance for the School Resource Officer Program” in substantially the same form as the copy attached to this resolution; and

WHEREAS, the Town Council finds and determines that the approval of the attached agreement will promote the safety, security, and general welfare of the inhabitants of Town of Severance.

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

Section 1. The “Intergovernmental Agreement Between Weld RE-4 School District and the Town of Severance for the School Resource Officer Program” is approved in substantially the same form as the copy attached hereto and made a part of this resolution. The Mayor is authorized to execute the Intergovernmental Agreement on behalf of the Town.

RESOLVED AND APPROVED this 26th day of August, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

**INTERGOVERNMENTAL AGREEMENT
BETWEEN WELD RE-4 SCHOOL DISTRICT AND THE TOWN OF SEVERANCE
FOR THE SCHOOL RESOURCE OFFICER PROGRAM**

THIS INTERGOVERNMENTAL AGREEMENT FOR SCHOOL RESOURCE OFFICER PROGRAM (“Agreement”) is made this ____ day of _____, 2025, between the Town of Severance, Colorado, (“Town”) on behalf of the Town of Severance Police Department (“Severance Police Department”) and the Weld County School District RE-4 (“District”) (hereinafter the Town and District are referred to as “Party” in the singular and “Parties” in the plural).

RECITALS

WHEREAS, pursuant to C.R.S. §§ 29-1-203 and 22-32-122, the District and the Town desire to cooperate to establish and develop a School Resource Officer Program; and

WHEREAS, the joint goals of the School Resource Officer Program (“SRO Program”) are to:

1. Provide a safe learning environment and help reduce school violence;
2. Improve school law enforcement collaboration; and
3. Improve perceptions and relations between students, staff and law enforcement officials.

WHEREAS, the Parties recognize the outstanding benefits that the SRO Program has for the citizens of the Town and the District, particularly for the students of the District’s schools located within the Town; and

WHEREAS, the Parties intend to share proportionally the costs for any School Resource Officers assigned to the SRO Program; and

WHEREAS, the Town and the District intend this agreement to replace and supersede in all respects all prior agreements between the Parties as it relates to the agreements contained herein between the District and the Town.

AGREEMENT

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual promises stated below and other valuable consideration, the Parties agree as follows:

ARTICLE I
Term

This Agreement, and performance of the duties called for herein by the SRO shall begin on July 1, 2025, and shall continue in effect through and including June 30, 2026, unless earlier terminated as provided in Article X of this Agreement.

ARTICLE II
SRO Program

A. Assignment of School Resource Officers

1. The Town shall assign one (1) school resource officer (hereinafter referred to as “SRO” in the singular and “SROs” in the plural) to service the following schools:

Severance High School
Severance Middle School
Range View Elementary School

The school assignment can be set by mutual agreement of the SRO and the District’s Director of Safety and Security, assuring a presence of the SRO between each of the schools. SROs shall be assigned to work with the administration, faculty, and students at the assigned school on the schedule as provided for in this Agreement.

2. The SRO shall be supervised by the SPD Chief of Police (“SRO Supervisor”). The SRO Supervisor will oversee the SROs and will perform scheduled and non-scheduled visits to the schools. The SROs assigned pursuant to this Agreement will report to the SRO Supervisor. When practicable, during scheduled visits, the SRO Supervisor shall meet with the assigned SRO and Director of Safety and Security and any school or District staff designated by the Director of Safety and Security.

3. The Town may, from time to time, reassign its employees and designate one or more replacement SROs at any time. The District reserves the right to request the removal or re-assignment of any SRO for good cause and upon written notice to Town as specified in Article VII.

4. If, during the term of this Agreement, any additional schools are annexed into the Town, come into existence within the Town, or are closed within the Town, then the existing SROs may be reassigned, and/or a new SRO may be appointed and assigned as determined by the SRO Supervisor in consultation with the District. As specified in Article IV, B., the Parties intend to exercise good faith in reaching agreements regarding the re-assignments of SROs and modifications of the funding terms of this Agreement as a result of the happening of one of the conditions specified herein.

5. SROs will not be assigned to Charter Schools in the District under the terms of this Agreement.

6. When practicable, the SRO Supervisor, the SRO and the Director of Safety and Security or their designee shall meet monthly at a time and location to be determined by the Parties to discuss problems, issues, and concerns about the SRO Program.

B. Regular Duty Hours of the SROs

1. The SROs shall be assigned to their primary schools on a full-time basis of eight (8) hours on those days and during those hours that the schools are in regular session in accordance with the calendar established by the Board of Education of the District, as amended from time to time. The primary purpose of the SRO Program is to provide services during normal school hours. However, the District may request that the SRO be assigned additional hours and/or days beyond the normal working hours. The Director of Safety and Security and the SRO Supervisor may agree to adjust the working hours of the SRO; provided, however, that overtime hours are not worked. The Director of Safety and Security or their designee, in cooperation with the SRO Supervisor, may request assignments of SROs beyond the assigned contracted hours. If the Director of Safety and Security requests additional coverage from the SROs, subject to the availability of the SRO, then the Town may seek compensation or reimbursement from the District for the additional cost associated with that coverage, including without limitation 50% of the accrued overtime costs, if any, for such additional coverage.

a. The SRO may be temporarily assigned other duties by the Town during school holidays and vacations or during the period of a law enforcement emergency or law enforcement-related training as determined by the Town. The Town will make all reasonable efforts to ensure that trainings are scheduled on days when schools are not in session. The SRO and SRO Supervisor shall strive to inform the relevant school administrator at least three (3) days in advance when the SRO will not be located at the SRO's assigned school. The Parties agree that no compensation or refund of any funds provided in Article IV will be owed to the District during such temporary absence or temporary assignment of the SRO except as provided for in Article VII. D. The Town will in good faith make all reasonable efforts to ensure that each school identified in Article I, Section A.1 of this Agreement is provided adequate coverage during any trainings that must be attended by the SRO typically assigned to said school.

b. The SRO shall attempt to schedule vacations and floating holidays during periods when school is not in session. Any exception may be granted if approved by the SRO Supervisor and the SRO or SRO Supervisor shall advise the principal of any affected school(s) of granted exceptions. Notwithstanding any provision to the contrary, the Parties agree that no compensation or refund of any funds provided in Article IV will be owed to the District during such approved vacations and floating holidays of five (5) consecutive days or less. The SRO Supervisor will rotate or temporarily reassign a substitute SRO to cover the shortage at any assigned school affected by the SROs absence so that the assigned schools are not completely left without coverage. When a substitute SRO is required, the Town will assign an officer who has previous experience as an SRO to the extent possible or an officer who is otherwise compatible for school environments. Whenever possible, the Town will utilize the same officers for substitute/replacement purposes so that there are not different officers every day.

2. Subject to Article II.B.1, the SRO shall work during the hours school is in session and coordinate their schedule with the school principal or their designee of the SRO's assigned school. When schools are closed due to in-service training, the SRO, if invited by the school administrators, may attend the in-service training or use those hours for SRO administrative duties.

3. The District's payment obligation specified in Article IV shall be adjusted for an absence of any SRO for more than five (5) working days either consecutively or as an accrual of hours exceeding the equivalent of five (5) working days. In the event of any absence, the Town will make all reasonable efforts to ensure that each District school listed in Article I, Section A.1 is provided adequate coverage by an SRO. Multiple absences by an SRO will be promptly addressed to ensure that the Town meets all obligations set forth in this Agreement. For purposes of this Agreement, the term "absence" means the resignation, dismissal, promotion, retirement, rotation, transfer, injury, illness, disability, leave, or an unanticipated and unplanned cause which results in an SRO being unable to provide services under the Program.

4. Nothing herein shall preclude, limit or impair the Town's duties to provide an adequate level of service and protection within its own jurisdiction, or any other existing aid agreements the Town may have with any other party or entities as of the date of this Agreement. The Town shall be excused from its obligation to provide or assign SRO services associated with the SRO Program at any assigned school affected by an SRO's absence should the Town have personnel staffing shortages, police personnel or resources already committed to an emergency incident, either within or without its jurisdiction or where required to respond adequately to an emergency incident, either within or without its jurisdiction. In the event that such staffing shortages result in absences by the SRO for more than five (5) consecutive days or an accrual of hours exceeding the equivalent of five (5) working days, the parties agree that the District's payment obligation set forth in Article IV shall be offset by the prorated amount of time the SRO was unable to fulfill the services at the schools as assigned.

C. Summer Duty of the SROs

The Parties shall meet during the term of this Agreement to determine the number of SROs that will be assigned to provide services in accordance with this Agreement during the summer school period. Notwithstanding any provision to the contrary, if fewer SROs are provided by the Town during the summer months than what is called for in Article II of this Agreement, then the Town shall not be required to refund any funds paid by the District.

D. Duties of the SRO

1. The SRO shall wear Town-approved uniforms and drive a marked patrol unit in performance of the duties required by this Agreement. In the event the SRO is authorized to wear civilian clothes for a specific event, the SRO shall comply with the Severance Police Department dress code.

2. Subject to the SRO's discretion and law enforcement authority, the SRO shall take appropriate criminal law enforcement action as may be required by law if, requested by school administrators. The SRO may also take such other appropriate law enforcement actions as may be required by law or the Severance Police Department policy and must then notify the school administrator as soon as practicable of any violations or actions which impact school discipline, order or safety, or such other violations and actions as the District reasonably requests be reported. This may include interviewing suspects and victims of criminal violations, issuing summonses, and addressing traffic concerns. Should it become necessary to conduct formal law enforcement interviews with the students, the SRO shall adhere to District policy, regulations

and guidelines, Severance Police Department policy, and legal requirements with regard to such interviews.

3. The SRO shall develop teaching expertise and assist faculty in conducting specialized classes on such topics as the role of policing in the community, search and seizure, traffic laws, crime prevention, victims' rights, community involvement, and youth programs. In addition, the SRO shall encourage and participate in discussion during classes to establish rapport with students. Any additional areas of instruction or SRO participation in school activities must be mutually agreed upon by Severance Police Department, the SRO Supervisor, and the principal or their designee of the affected school.

4. The SRO shall seek permission, advice, and guidance from school administrators prior to implementing any program within the SRO's assigned school.

5. The SRO shall assist school administrators, staff, and faculty in developing emergency procedures and emergency management plans to include prevention and/or minimization of dangerous situations which may result from student unrest.

6. The SRO shall be familiar with and abide by all relevant District policies, regulations and guidelines related to safety, student conduct and discipline, including the District's Code of Conduct except to the extent such policies, regulations, code and guidelines conflict with their responsibilities as a law enforcement officer.

7. Subject to the SRO's discretion and law enforcement authority, the SRO shall assist administrators, faculty and staff with the investigation of any suspected violations of criminal law occurring on the premises of the assigned school. The SRO shall not be assigned to lunchroom duties, hall monitoring or other campus monitoring duties, unless there is a specific problem, in which case, the SRO may assist the school with those duties until the problem is remedied.

8. The SRO shall seek to establish working relationships with student organizations, faculty, staff members, District administrators and community members. In addition, the SRO may attend parent, faculty, student, administration or other meetings to provide information regarding the SRO Program and provide opportunities for involvement and support.

9. The SRO shall coordinate enforcement efforts with campus supervisory personnel, including but not limited to campus supervisors, campus security officers, hall monitors, parking attendants and private security firm personnel.

10. The SRO shall maintain detailed, accurate and up to date records as required by the Severance Police Department, school administrators and central administrators of the District, and submit reports as requested.

11. The SRO shall work proactively with all law enforcement agencies that serve the District's community.

12. The SRO shall work proactively with students, parents and faculty regarding public safety and use problem solving teams and programs to address outstanding problems.

13. The SRO shall provide information and referrals regarding community programs to school administrators, staff, students, and parents so that appropriate assistance can be assessed. These programs may include but are not limited to mental health clinics, peer support, and drug treatment centers. The SRO may make referrals to community agencies and programs when necessary. The SRO shall refer students to the school or district counselor as needed.

14. The SRO may attend, whenever possible, selected school functions as recommended by school administrators.

15. The SRO shall maintain the confidentiality of any information obtained pursuant to Title 19 of the Colorado Children's Code, and shall not disclose the information except as provided by law or court order.

16. The SRO shall maintain the confidentiality of District records and personally identifiable information in accordance with Parts 2 and 3, Article 72 of Title 24, Colorado Revised Statutes, the Family Educational Rights and Privacy Act of 1974 and its regulations, and District policies.

17. The SRO shall inform the District's Director of Safety and Security or their designee, of investigations and cases which have a significant impact on a school or the District, or other such matters as are designated by them or as required by law.

18. The SRO shall perform other duties which will promote the goals of the SRO Program and which are mutually agreed upon by the District and the Town.

E. Training

1. Basic SRO training shall be provided to all new SROs prior to beginning assignment as the SRO, or as soon as reasonably possible. Basic SRO training may be obtained through the Colorado Association of SROs, the National Association of SROs or any other organization which provides similar training. The Town shall be responsible for the payment of all expenses associated with the SRO training.

F. Records.

All records of police reports and citations associated with the SRO duties will be maintained by the Severance Police Department and will comply with the reporting requirements set forth in § 22-32-146, C.R.S.

ARTICLE III **Facilities and Equipment**

A. Facilities and Equipment

The District shall provide to each full-time SRO the following equipment and facilities, which are deemed necessary to the performance of the SRO's duties under this Agreement:

1. The District's Director of Safety and Security or their designee in consultation with the principal at each assigned school shall designate an office space at each assigned school for the exclusive use by the SRO. The designated office space shall be available to the assigned SROs at all times when the school is open for educational or extracurricular activities. In addition, the District shall make reasonable effort to accommodate the SROs' needs to use such designated space at other hours when the school building may not otherwise be open in furtherance of the duties required of the SRO under this Agreement. Except in emergency circumstances, the District shall provide SRO at least seventy-two (72) hour notification if the portion of the building allocated herein to SRO becomes temporarily unavailable.

2. For purposes of this Agreement, SRO is deemed a "school official" with whom the District may share any records that are deemed necessary by the District for use by the SRO in connection with the SRO Program. Confidentiality of the records shall be maintained by the SRO pursuant to state law, District and Severance Police Department policies.

3. The District shall provide for the use of each SRO a desk and any necessary office furniture, a computer and access to a printer. These items shall be paid for and maintained by the District.

B. Maintenance of Facilities and Equipment

All Town or District equipment and facilities, including vehicles, utilized by the SROs or SRO Supervisors in connection with the SRO Program shall be maintained by and at the expense of the respective owners of such equipment.

C. Effect of Termination

In the event this Agreement is terminated, any Town or District facilities or equipment utilized in connection with the SRO Program shall be returned to or retained by the respective owners.

ARTICLE IV **Financing the SRO Program**

A. Payment and Payment Estimates

In consideration of the Town providing SROs for the SRO Program, the District shall fund fifty percent (50%) of the employment costs for each SRO assigned to the SRO Program. A "working day" includes all days school is in session, school vacations, school holidays, and some employee training and leave days. The District shall pay to the Town on a quarterly basis the amount that is equal to fifty percent (50%) of the previous quarter's employment costs incurred by the Town for each SRO assigned to the SRO Program. Payments shall be made by January 1, April 1, July 1, and October 1 during the term of this Agreement. The Town shall provide the District written notice as to the quarterly amount due thirty (30) days before the payment deadline. By no later than February 1 of each year this Agreement is in effect, the Town shall make reasonable efforts to estimate its costs associated with the SRO Program for which the District will have to pay

its proportionate share and will notify District of such amount for the District's budgetary considerations.

B. Reimbursement for Absences or Vacancies.

As provided in Article II, Section B.4 and Article VII, Section D., in the event of an absence or vacancy of the SRO or SRO Supervisor in excess of five (5) consecutive days or an accrual of hours exceeding the equivalent of five (5) working days, the District shall be credited the pro-rated amount of the employment costs for each working day and for each SRO and/or SRO Supervisor who was absent or when the position was vacant.

C. Modification of Funding

In the event circumstances and requirements of either Party change, the District and the Town shall work in good faith, pursuant to Article XI to reach an agreement about future assignments, funding and the number of SROs assigned to the SRO Program. Pursuant to Article VIII, any adjustments shall be taken into consideration in determining the Parties' fiscal obligations. The District's proportionate share of funding shall remain as indicated in Subsection A.1. of this Article.

ARTICLE V
Employment Status of SRO

A. SRO Employment Status

It is expressly understood that, at all times during the term of this Agreement, the SROs and SRO Supervisor are employees of the Town. The District and Town acknowledge that the SRO is a law enforcement officer under the direct supervision of the Severance Police Department. The SRO shall remain responsive to the chain of command of the Severance Police Department. SROs shall not represent that they are employees or agents of the District in any capacity.

B. Compliance with Employment Laws

The Town will be responsible for providing SROs with payment of wages, health care benefits, and workers' compensation insurance (including occupational disease). The Town will comply with all withholding taxes, social security, unemployment, workers' compensation, and/or other federal, state and local employment taxes and other requirements of federal, state or local laws, regulations, rules, and ordinances. To the extent permitted by law, the Town shall indemnify and hold the District harmless from and against any and all claims for same.

C. Supplies and Equipment Provided by Town

The Town shall provide the SROs with all supplies and equipment as are normally issued by the Town to law enforcement officers to be used by the SROs in performance of the duties required under this Agreement.

D. Disciplinary Action

The Town, at its sole discretion, will be responsible for taking any necessary or appropriate disciplinary action against any SRO or SRO Supervisor. In exercising these responsibilities, the Town may consult with the District. If requested by the Town, the District will provide input and feedback to the SRO and the SRO's Supervisor and shall participate in reviews, evaluations and planning for particular SRO positions. The District shall regularly advise the Town of the SRO's work performance and shall immediately report to the Town any instances of alleged misconduct or discrimination. The District shall make its employees available as witnesses in any Town-conducted disciplinary or termination proceeding or workplace investigation.

ARTICLE VI **Appointment of the SROs**

A. SRO Personnel Board Review

The SRO Personnel Board shall recruit, interview, and evaluate SRO applicants and shall forward to the Chief of Police or their designee a list of applicants who meet the requirements below and who have received a favorable recommendation by the SRO Personnel Board based on all the requirements and criteria listed below. Such recommendations shall be made only upon a majority vote of the SRO Personnel Board. The SRO Personnel Board shall consist of at least two representatives from the District, at least two members from the Severance Police Department, and at least one student enrolled in a school of the District.

B. Applicant Requirements

SRO applicants must satisfy all of the following requirements:

1. The applicant must voluntarily seek the SRO position and must indicate a willingness to hold the position for three (3) years.
2. The applicant must be a full-time police officer, as defined by C.R.S. §16-2.5-101, with a minimum of three (3) years of law enforcement experience.
3. The applicant must be employed as a police officer with the Severance Police Department.
4. The applicant must indicate a willingness that if appointed to the SRO position, he/she will not accept a transfer or promotion from the position until the end of a semester and that he/she will not schedule time off for vacations and floating holidays during periods when school is in session except as provided for in Article II.B.1.(b). Notwithstanding the foregoing, nothing in this paragraph shall be construed by the Parties to diminish or affect the Town's authority, supervision, or control over its employees, including any SRO.

C. Other Considerations

The SRO Personnel Board shall also consider job knowledge, experience, training, education, attitude, communication skills, prior service as an SRO, prior training, education or experience with youth.

D. Application Review

The SRO Personnel Board shall forward a list of recommended applicants to the Chief of Police or designee, who shall appoint officers as SROs at their sole discretion from the recommended list of applicants in consultation with the District's Director of Safety and Security or designee.

ARTICLE VII

Dismissal, Reassignment, Retirement or Resignation of SROs; Replacement

A. Removal of SRO

In the event the school administrator to which the SRO is assigned believes that the SRO is not effectively performing their duties and responsibilities, the administrator shall first speak with the SRO to clearly outline the responsibilities and expectations. Should the school administrator continue to be dissatisfied with the performance of the SRO, the school administrator may recommend in writing to the District's Director of Safety and Security or designee, that the SRO be removed from the SRO Program. The Director of Safety and Security or designee shall review the reasons provided by the school administrator for the recommendation of removal of the SRO, and then he/she shall advise the Chief of Police or designee within ten (10) business days. The Chief of Police or designee may elect to meet with the Director of Safety and Security or designee and the SRO to mediate or resolve any issues that may exist. At such meeting, specified school staff members may be requested to be present. If the issues cannot be resolved within a reasonable period of time after the mediation, or if mediation is not sought by the Chief of Police or his designee, then the SRO shall be dismissed from the SRO Program. Any vacancy in the SRO Program created by such dismissal shall be filled in the manner described in Subsection D of this Article.

B. Reassignment

The Chief of Police or designee may dismiss or reassign the SRO or SRO Supervisor from the SRO Program at any time based upon Town or department rules, regulations, policies or directives, or when it is in the best interests of the Town as determined by the Chief of Police. Any vacancy in the SRO Program created by such dismissal or reassignment shall be filled in the manner described in Subsection D of this Article.

C. SRO Transfers, Promotions

The SRO or SRO Supervisor may be transferred or promoted from their SRO position during the school year at the discretion of the Chief of Police or designee with adjustment to the Parties' financial obligations set forth in Article IV. SROs requesting a transfer to another position will

strive, in good faith, to do so at the end of the school year or semester, unless alternative timing of a particular request is agreed upon by the Town and the District. The SRO must make such request in writing. Transfer request decisions shall be made at the discretion of the Chief of Police or designee. Any vacancy created by such transfer or promotion shall be filled in the manner described in Subsection D of this Article.

D. Effect of SRO Vacancy

In the event of resignation, dismissal, promotion, retirement, rotation or transfer of the SRO, or in the case of long-term absences due to injury, illness, disability or other cause of more than five (5) calendar days, the Town shall provide a replacement for the SRO as soon as reasonably practicable but no longer than thirty (30) calendar days of receiving notice of such absence, dismissal, resignation, promotion, retirement, rotation or transfer. When a replacement SRO is required, the Town will assign SROs who have previous experience as an SRO to the extent possible or an officer who is otherwise compatible for school environments. If such replacement cannot be provided within the thirty (30) day timeframe due to personnel and staffing constraints of the Severance Police Department, the Chief of Police or designee may temporarily reallocate the school assignments of any existing SRO to ensure that, the high school is assigned an SRO and the SRO Program is assigned an SRO Supervisor. Any reallocation of assignments shall be done in consultation with the District. As soon as practicable, the SRO Personnel Board shall recommend a permanent replacement for the vacated SRO position. Should the vacancy or temporary assignment continue for longer than five (5) calendar days, the Parties' financial obligations pursuant to Article IV shall be adjusted for all days there is a vacancy in the SRO position and the Parties agree to negotiate, pursuant to Article VIII, an adjustment of the District's financial contribution for future quarters if the vacancy is expected to continue.

ARTICLE VIII **Evaluation**

Effectiveness of the SRO Program shall be evaluated annually by the Parties to determine if any modifications to the SRO Program are necessary or advisable. The evaluation shall include, where appropriate, compliance with the terms and conditions of this Agreement, identification of issues or problems and recommendations for improvement, and assessment of quality of services provided. This evaluation is critical to continue a successful program and the Parties agree to invest sufficient time and effort in the evaluation process. The Parties shall also evaluate the financial obligations of each Party and make adjustments as necessary to continue the SRO Program.

ARTICLE IX **Appropriations**

All obligations of the Parties under this contract are solely from currently budgeted funds and this Agreement does not constitute a multiple fiscal year obligation of the Parties. The obligations of each party under this Agreement payable after its respective current fiscal year are contingent upon adequate funds for that purpose being budgeted, appropriated and otherwise made available. All financial obligations of the Parties, including but not limited to the funding

obligations of Article IV, are subject to budgeting and the annual appropriation of such funds by the governing body of each party each fiscal year. The Parties shall follow respective internal policies and procedures relative to the renewal of this Agreement.

ARTICLE X

Termination of Agreement

A. Termination for Material Breach

Subject to Article XI, this Agreement may be terminated by any Party upon material breach by the other Party of any term or condition of this Agreement if such breach continues for a substantial and unreasonable period of time, but in any event, if the breach is continued for a period of ninety (90) days after receipt by the breaching party from the non-breaching party of written notice of the existence of such breach. Once either Party has received written notice of breach, the Parties will first abide by the terms of Article XI. Termination of this Agreement shall not, however, be the sole remedy of any Party and any exercise of this right to terminate shall not preclude the pursuit of any other remedy available in law or in equity to the non-breaching parties.

B. Termination for Non-appropriation

If either Party fails at any time to appropriate the funds necessary to comply with the requirements under Article IV of this Agreement, or if the District fails to timely pay the funds required under Article IV to the Town, the Town may terminate this Agreement upon giving the District thirty (30) days written notice. Upon such termination, the District shall pay for all SRO services provided by the Town under Article IV, Subsection B prior to the date of termination. The Parties shall thereafter have no further obligations under this Agreement.

C. Force Majeure.

Notwithstanding anything to the contrary, in the event of, and to the extent that fire, flood, earthquake, natural catastrophe, explosion, accident, war, illegality, act of God, or any other cause beyond the control of either Party, or labor strikes prevents or delays performance by either Party to this Agreement and any addendum, such Party shall be relieved of the consequences thereof without liability, so long as and to the extent that performance is prevented by such cause.

ARTICLE XI

Good Faith

The Parties, their agents and employees agree to cooperate in good faith in fulfilling the terms of this Agreement. The Parties agree that they will attempt to resolve any disputes concerning the interpretation of this Agreement and unforeseen questions and difficulties which may arise in implementing the Agreement by good faith negotiations before resorting to termination of this Agreement and/or litigation.

ARTICLE XII
Indemnification

To the extent permitted by applicable law, each Party shall indemnify, hold harmless, and defend the other Party, including but not limited to their employees, agents, board members, officers, and representatives, from and against any and all claims, damages, losses, demands, actions, debts, liabilities, and expenses, including attorney's fees incurred, arising out of, claimed on account of, or in any manner predicated on the negligent or willful and wanton conduct performance of the services and obligations set forth in this Agreement.

ARTICLE XIII
Notices

Any and all notices or any other communication required or permitted shall be deemed to have been given when personally delivered or deposited in the United States postal service as regular mail, postage prepaid, and addressed as follows or to such other person or address as a Party may designate in writing to the other Party:

To the District:

Superintendent of Schools
Weld RE-4
1020 Main St.
Windsor, CO 80550

President
Weld RE-4 Board of Education
1020 Main St.
Windsor, CO 80550

To the Town:

Chief of Police
Town of Severance Police Department
P.O. Box 26
209 1st Street
Severance, CO 80546

Town Manager
Town of Severance
P.O. Box 339
3 South Timber Ridge Parkway
Severance, CO 80546

ARTICLE XIV
Modification

This document constitutes the full understanding of the Parties, and no term, condition, understanding or agreement purporting to modify or vary the terms of this Agreement shall be binding unless in writing signed by both Parties.

ARTICLE XV
Non-Assignment; No Third-Party Beneficiary

This Agreement, and each and every covenant within, shall not be capable of assignment except with the prior written consent of both Parties. This Agreement is not intended and shall not create any duty to any student, teacher, District employee, parent or any other person, firm or entity with regard to the provision of any law enforcement services, security,

level of safety, or activities undertaken by the SROs or conditions resulting therefrom. No student, teacher, District employee, parent or other person, firm or entity shall be granted or have any private right of action, claim or civil liability remedy against the Town or the District, or their respective officers, employees or agents, by virtue of this Agreement. Nothing in this Agreement shall be construed to create any liability, or to waive any of the immunities, protections, limitations on liability or other provisions of the Governmental Immunity Act, §24-10-101 *et seq.*, C.R.S., or to waive any immunities or limitations on liability otherwise available to the Town, the District, or their officers, employees or agents.

ARTICLE XVI

Merger

This Agreement constitutes a final written expression of all the terms of this Agreement and is a complete and exclusive statement of those terms.

ARTICLE XVII

Counterparts

This Agreement may be signed in counterparts, and each counterpart shall be deemed an original, and all the counterparts taken as a whole shall constitute one and the same instrument.

ARTICLE XVIII

Supersedes Previous Agreement

This Agreement replaces and supersedes all prior SRO Agreements between the District and the Town.

ARTICLE XIX

Severability; Headings

In the event this Agreement or any material provision hereof shall be declared to be invalid, unenforceable, or in violation of any applicable federal, state or local laws or regulations, the Parties will immediately begin negotiations to modify or amend this Agreement in order that this Agreement shall, as amended, express and contain the understanding and intentions of the Parties. The subject heading of the paragraphs of this Agreement are included for purposes of convenience only, and shall not affect the construction or interpretation of its provisions.

[The remainder of this page is intentionally blank. Signatures begin on following page.]

WHEREFORE, the parties set their hands and seals to the within Agreement upon the date first-stated above.

WELD COUNTY SCHOOL DISTRICT RE-4
BOARD OF EDUCATION

ATTEST:

By: _____
President

Secretary

TOWN OF SEVERANCE, COLORADO

ATTEST:

[Seal]

Mayor

Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 147 - Ordinance 2025-18: An Ordinance of the town council of the Town of Severance, Colorado, calling an election on November 4, 2025, and submitting to the voters a ballot issue to authorize a three-percent (3%) lodging tax on the purchase of lodging services within the Town, and to approve the ballot title and text of the ballot issue to be submitted at such election	Geoff Wilson, Attorney Nicholas Wharton, Town Manager	Nicholas J. Wharton
ACTION REQUESTED		
Town Management asks that the Town Council discuss Ordinance 2025-18: An Ordinance of the town council of the Town of Severance, Colorado, calling an election on November 4, 2025, and submitting to the voters a ballot issue to authorize a three-percent (3%) lodging tax on the purchase of lodging services within the Town, and to approve the ballot title and text of the ballot issue to be submitted at such election and take action. • Actions that may be taken: ○ Move to approve Ordinance 2025-18 ○ Move to approve Ordinance 2025-18 with Amendments ○ Take No Action		<u>Ordinance</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
As requested by the Town Council, the Town Attorney has finalized the proposed ballot question and ordinance to authorize an additional 3% sales and use tax increase for the purpose of funding public safety, infrastructure, and public parks and trails. The ordinance includes the Code amendments necessary to implement the 3% tax increase and to create a dedicated fund for the revenues from the tax. The Code amendments would take effect on January 1, 2026, only if the ballot issue is approved by the voters at the November 4, 2025, election. The Town Attorney has drafted a companion ordinance, Ordinance No. 2025-18, which would add a lodging tax of 3%, if the Town's voters approve the 3% tax increase proposed in Ord. No. 2025-18. Ordinance No. 2025-18 must be approved at tonight's meeting to meet the state and County's coordinated election deadlines for referred ballot issues.		
PUBLIC SUPPORT/CONCERN		

None at this time.

ANALYSIS AND RECOMMENDATION

Town Management recommends the Town Council consider approval of Ordinance 2025-18: An Ordinance of the town council of the Town of Severance, Colorado, calling an election on November 4, 2025, and submitting to the voters a ballot issue to authorize a three-percent (3%) lodging tax on the purchase of lodging services within the Town, and to approve the ballot title and text of the ballot issue to be submitted at such election.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Ordinance 2025-18 Lodging Tax Ballot Item

**TOWN OF SEVERANCE, COLORADO
ORDINANCE NO. 2025-18**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, CALLING AN ELECTION ON NOVEMBER 4, 2025, AND SUBMITTING
TO THE VOTERS A BALLOT ISSUE TO AUTHORIZE A THREE-PERCENT (3%)
LODGING TAX ON THE PURCHASE OF LODGING SERVICES WITHIN THE
TOWN, AND TO APPROVE THE BALLOT TITLE AND TEXT OF THE BALLOT
ISSUE TO BE SUBMITTED AT SUCH ELECTION**

WHEREAS, the Town of Severance, Colorado (the “Town”), is a home-rule municipality duly organized and existing under the Constitution of the State of Colorado and the Home Rule Charter of the Town; and

WHEREAS, the Town Council of the Town of Severance (the “Town Council”) desires to submit to the voters a proposed lodging tax on the purchase of lodging services provided within the Town; and

WHEREAS, the proposed tax would apply to the purchase price paid for temporary lodging accommodations within the Town, including hotels, motels, short-term rentals, bed and breakfasts, and similar lodging services, whether provided directly or through online platforms; and

WHEREAS, lodging taxes are a commonly used revenue tool across Colorado municipalities and enable visitors to contribute to the cost of maintaining and improving services they utilize while visiting the community; and

WHEREAS, the Town Council finds that the revenues generated from a lodging tax would benefit the residents of the Town by providing funding for tourism promotion, public infrastructure maintenance and improvement, public safety and emergency response services, and housing and childcare initiatives supporting the local workforce; and

WHEREAS, the Colorado Supreme Court has affirmed the authority of municipalities to apply lodging taxes to fees charged by marketplace facilitators and online travel companies, provided the tax base is properly defined in the ordinance; and

WHEREAS, the Town Council finds it in the best interest of the Town to place the question of a lodging tax before the registered electors of the Town at the regular election on November 4, 2025, to authorize the imposition of a 3% lodging tax upon the purchase of lodging services; and

WHEREAS, Article X, Section 20, of the Constitution of the State of Colorado requires that the Town refer the question of the enactment of a use tax as set forth herein to the vote of the registered electors of the Town.

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

Section 1. Upon adoption of this ordinance by the Town Council of the Town of Severance, the ordinance shall be submitted to a vote of the Town's registered electors at the coordinated election to be held on November 4, 2025 (the "Election Date"), in accordance with Article X, Section 20 of the Colorado Constitution; Article 2 of Title 29, C.R.S.; Article 10 of Title 31, C.R.S.; and all other applicable provisions of law. Pursuant to Section 2.01 of the Town of Severance Home Rule Charter and Section 2-1-10 of the Severance Municipal Code, the election shall be conducted as a coordinated election in compliance with the "Uniform Election Code of 1992", Articles 1 to 13 of Title 1, C.R.S.

At said election, the ballot issue shall state the substance of the issue to be voted on and shall constitute the ballot title, designation, and submission clause in the following form:

LODGING TAX ON OVERNIGHT ACCOMMODATIONS

SHALL THE TOWN OF SEVERANCE'S TAXES BE INCREASED BY \$0 ANNUALLY IN THE FIRST FULL FISCAL YEAR (AND BY WHATEVER ADDITIONAL AMOUNTS ARE RAISED ANNUALLY THEREAFTER), THROUGH THE IMPOSITION OF A NEW THREE PERCENT (3.0%) LODGING TAX ON THE PURCHASE PRICE PAID FOR LODGING SERVICES PROVIDED WITHIN THE TOWN, INCLUDING TEMPORARY OCCUPANCY IN ANY HOTEL, MOTEL, SHORT-TERM RENTAL, BED AND BREAKFAST, OR SIMILAR ACCOMMODATION, INCLUDING WHEN FACILITATED THROUGH ONLINE MARKETPLACES; AND SHALL ALL REVENUES DERIVED FROM SUCH TAX BE USED FOR PURPOSES INCLUDING BUT NOT LIMITED TO PUBLIC SAFETY, INFRASTRUCTURE, PUBLIC PARKS AND TRAILS; AND SHALL THE TOWN BE AUTHORIZED TO COLLECT, RETAIN, AND SPEND ALL SUCH REVENUE AS A VOTER-APPROVED REVENUE CHANGE WITHOUT REGARD TO ANY SPENDING, REVENUE, OR OTHER LIMITATION CONTAINED WITHIN ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

YES _____ NO _____

Section 2. Upon approval of the above ballot issue by a majority of the registered electors voting thereon, the Town Council shall adopt an implementing ordinance consistent with the provisions of the above ballot measure.

Section 3. Upon approval of the above ballot issue by a majority of the registered electors voting thereon, the funds generated by the new lodging tax will be appropriated as determined by the Town Council of the Town of Severance in its sole discretion, in accordance with the provisions of this ordinance and any subsequent implementing ordinance, and nothing contained herein shall be construed as creating a claim by any individual, group, or entity for receipt of such funds.

Section 4. Pursuant to the Uniform Election Code of Colorado Revised Statutes, the election of November 4, 2025, shall be conducted as a coordinated election and the Election Official is hereby authorized and directed to take all such actions as are necessary or desirable thereunder to effectuate the election as a coordinated election.

Section 5. The Town Council appoints Sarah Jacobsen, Town Clerk, as the designated election official (the “Election Official”) for purposes of the election. The Election Official shall have all the rights and obligations prescribed under statutes for such an Election Official in the conduct of a coordinated election and shall act as primary liaison between Weld County Clerk and the Town with respect to the election as provided in the Intergovernmental Agreement.

Section 6. The Town Council authorizes the Town Clerk, to enter into and carry out the terms of an Intergovernmental Agreement (the “Intergovernmental Agreement”) with the Weld County Clerk as required by state statute, describing the allocation of responsibility among the County Clerk, the Town, and the other political subdivisions in the County for the preparation and the conduct of the election and the provision for reasonable sharing of the cost of the election among the County, the Town, and the other participating political subdivisions.

Section 7. The Town hereby adopts the provisions of Section 1-11-203.5, Colorado Revised Statutes, as the exclusive procedure for protesting or contesting the content of the ballot title and text set forth above. For purposes of Section 1-11-203.5, Colorado Revised Statutes, the ballot title for the question set forth in Section 1 above is hereby determined to be the text of the question itself.

Section 8. 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 that 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 9. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL THIS 26 DAY OF AUGUST 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST

Sarah Jacobsen, Town Clerk

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF WELD)

I, Sarah Jacobsen, Town Clerk for the Town of Severance, Colorado do solemnly swear and affirm that I published in full a true and correct copy of Ordinance No. 2025-18 enacted by the Town Council on August 26 2025, on the Town of Severance's website, <https://www.townofseverance.org/255/Ordinances> , on the ____ day of _____, 2025.

Witness my hand and seal this ____ day of _____, 2025.

Sarah Jacobsen, Town Clerk



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 153 - Resolution 2025-32R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a public comment policy, a public hearing policy and a meeting code of conduct	Nicholas Wharton, Town Manager	Nicholas J. Wharton
ACTION REQUESTED		
Management asks that the Town Council review and discuss Resolution 2025-32R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a public comment policy, a public hearing policy, and a meeting code of conduct, and take action. • Actions that may be taken: ○ Move to approve Resolution 2025-32R ○ Move to approve Resolution 2025-32R with Amendments ○ Take No Action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
This proposed resolution was a Council Member's petition discussed at a previous strategic planning work session.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and move to approve Resolution 2025-3R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a public comment policy, a public hearing policy, and a meeting code of conduct.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Resolution 2025-32R Public Comment Policy 2. Town of Severance Public Comment Policy		

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-32R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROVING A PUBLIC COMMENT POLICY, A PUBLIC HEARING
POLICY AND A MEETING CODE OF CONDUCT**

WHEREAS, the Severance Town Council has determined that the best interest of the Town Council and other public bodies of the Town, as well as the public, that the Town have a Public Comment Policy, A Public Hearing Policy and a meeting Code of Conduct; and,

WHEREAS, Town staff have drafted such policies and code, which meet with the expectations of Council:

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

Section 1. The Town of Severance “Public Comment Policy, Public Hearing Policy and Code of Conduct for Council Chambers & Public Meetings” attached hereto as Appendix A are hereby approved.

RESOLVED AND APPROVED this 26 day of August, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST

Sarah Jacobsen, Town Clerk

Town of Severance Public Comment Policy

I. This Public Comment Policy and Code of Conduct establishes guidelines for public participation in Town Council meetings and other official public meetings held in the Town of Severance. These rules promote respectful, productive, and orderly engagement while ensuring everyone can be heard.

This policy is intended to foster a transparent, efficient, orderly, and respectful environment for all who participate in the town of Severance's public decision-making process.

II. Public Comment Policy

1. General Guidelines

- Public comment is permitted during designated times listed on the meeting agenda.
- Each speaker must sign in before speaking at the meeting, providing their name and address.
- Public comments must be addressed to the Council, not individual members, staff, or audience members.
- Speakers may not yield their time to others.

2. Time Limits

- Each speaker will typically be allotted up to **three (3) minutes** to speak, at the discretion of the Mayor.
- Groups with a shared viewpoint are encouraged to designate a single representative to speak on behalf of the group.
- The Mayor or presiding officer may extend or reduce time limits if necessary for fairness and efficiency.

3. Topics and Scope

- General public comment may address items *not* on the agenda. Comments on agenda items will occur upon consideration of that item, when appropriate.
- Personal attacks, inflammatory, and threatening language are not permitted.
- Repetitive comments previously addressed in the same meeting may be ruled out of order by the Mayor or presiding officer.

4. Decorum and Enforcement

- Disruptive behavior such as shouting, interruptions, or engaging in personal attacks will not be tolerated.
 - Individuals who fail to comply with these rules after a warning may be asked to leave the meeting.
 - Law enforcement may be called upon, if necessary, to maintain order.
-

III. Code of Conduct for Council Chambers & Public Meetings

1. General Expectations

- All attendees must maintain decorum and respect throughout the meeting.
- Attendees should silence all electronic devices before the meeting begins.
- No signage, banners, or other materials obstructing the view of others or creating a safety hazard or blockage for the flow of traffic are permitted.
 - Banners must not be more than 11x17 in size.

2. Public Participation

- Attendees may only speak during designated public comment periods unless specifically called upon by the Mayor or presiding officer.
- Applause, booing, or other disruptive reactions are prohibited.
- The public may comment to the Council, and the Council is listening, but no back-and-forth dialogue during the public comment will be permitted.

3. Council Member Conduct

- Council members shall conduct themselves professionally and respectfully toward each other, staff, and the public.
- Council members shall not engage in discussions or use electronic devices for non-meeting purposes during proceedings.

4. Media and Recording

- Members of the media and the public may record meetings as long as such activities do not disrupt proceedings.
- Interviews and discussions must take place outside the Council Chambers.

5. Enforcement and Removal

- The Mayor or presiding officer can enforce this Code of Conduct.
- Individuals who violate these rules may receive a warning or be asked to leave.

- In continued disruption, a recess may be called, and the meeting will not resume until the removal of all individuals from the premises occurs.

Town of Severance Public Hearing Policy

I. This Public Hearing Policy and Code of Conduct establishes guidelines for public participation in Town Council Public Hearings held in the Town of Severance. These rules promote respectful, productive, and orderly engagement while ensuring everyone can be heard.

This policy is intended to foster a transparent, efficient, orderly, and respectful environment for all who participate in the town of Severance's public hearing process.

II. Public Hearing Policy

1. General Guidelines

Definition of a public hearing is: A formal proceeding required by code, where public testimony is recorded and the decision-maker renders a decision.

- Public comment is permitted during designated public hearing times as listed on the meeting agenda.
- Each speaker must sign in before speaking at the meeting, providing their name and address.
- Public comments must be addressed to the Council, not the applicant, individual members, staff, or audience members.
- Speakers may yield their time to others, if permitted by the Mayor.

2. Time Limits

- Each speaker will typically be allotted up to **three (3) minutes** to speak, at the discretion of the Mayor.
- Groups with a shared viewpoint are encouraged to designate a single representative to speak on behalf of the group.
- The Mayor or presiding officer may extend or reduce time limits if necessary for fairness and efficiency.

3. Topics and Scope

- Public comment during a public hearing will be specific to the topic.
- Personal attacks, inflammatory, threatening language, are not permitted.
- Repetitive comments previously addressed in the same meeting may be ruled out of order by the Mayor or presiding officer.

4. Decorum and Enforcement

- Disruptive behavior such as shouting, interruptions, or engaging in personal attacks will not be tolerated.
 - Individuals who fail to comply with these rules after a warning may be asked to leave the meeting.
 - Law enforcement may be called upon, if necessary, to maintain order.
-

III. Code of Conduct for Council Chambers & Public Hearings

1. General Expectations

- All attendees must maintain decorum and respect throughout the meeting.
- Attendees should silence all electronic devices before the meeting begins.
- No signage, banners, or other materials obstructing the view of others or creating a safety hazard or blockage for the flow of traffic are permitted.
 - Banners must not be more than 11x17 in size.

2. Public Participation

- Attendees may only speak during designated public comment periods unless specifically called upon by the Mayor or presiding officer.
- Applause, booing, or other disruptive reactions are prohibited.
- The public may comment to the council, and the Council is listening, but no back-and-forth dialogue during the public comment.

3. Council Member Conduct

- Council members shall conduct themselves professionally and respectfully toward each other, staff, and the public.
- Council members shall not engage in side discussions or use electronic devices for non-meeting purposes during proceedings.

4. Media and Recording

- Members of the media and the public may record meetings as long as such activities do not disrupt proceedings.
- Interviews and discussions must take place outside the Council Chambers.

5. Enforcement and Removal

- The Mayor or presiding officer can enforce this Code of Conduct.
- Individuals who violate these rules may receive a warning or be asked to leave.

- In continued disruption, a recess may be called, and the meeting will not resume until the removal of all individuals from the premises occurs.

Public Comment vs. Public Hearing – Comparison Chart

Category	Public Hearing	Public Comment
Definition	A formal proceeding required by code, where public testimony is recorded and the decision-maker renders a decision.	An opportunity for the public to speak, usually during a regular meeting, not tied to a specific application.
Purpose	To gather official input on a specific land use or development application or legislative matter.	To allow general feedback or statements from residents on any topic or concern.
Required by Code	Yes, for certain types of development or planning actions.	No, but typically offered as part of the public engagement portion of meetings.
Scheduling	Scheduled by Town staff within a reasonable time according to availability.	Occurs regularly during agenda-specified times in Council or Commission meetings.
Who Can Speak	Any person may appear and submit evidence (individuals or representatives).	Any member of the public, typically without needing to reference an application or case.
Identification Requirement	Speaker must state their name, address, and (if representing another party) the name and address of the represented party.	Usually only name and possibly address; less formal.
Evidence/Testimony Rules	Decision-maker may exclude irrelevant, immaterial, or unduly repetitive testimony or evidence.	Generally unrestricted, but speakers are expected to be respectful and stay within time limits.
Modifications Allowed?	Applicant may modify their application in response to hearing input or decision-maker suggestions.	No application is typically under review; no modification process is applicable.
Continuance Rules	May be continued by the decision-maker to a specific date, time, and place.	Not applicable.
Recording Requirements	Audio recording is required; transcript available upon request (and cost deposit) within 30 days.	Not usually formally recorded or transcribed unless it's part of an official meeting record.
Notice Requirements	Required: Mailed, posted, and published notice as per Tables 19.10 and 19.40; applicant is responsible for costs and affidavits.	No formal notice requirements. May be listed on the meeting agenda.
Legal Weight	Testimony becomes part of the official record used for quasi-judicial or legislative decision-making.	Typically non-binding input; not tied to a specific legal or procedural outcome.
Applicability Examples	Rezoning, subdivisions, variances, annexations, site plans, comprehensive plan updates.	Citizen concerns, general policy feedback, comments unrelated to specific applications.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 161 - Ordinance 2025-19: An Ordinance of the Town Council of the Town of Severance, Colorado, repealing and reenacting Article 5 of Chapter 2 of the Town Code, concerning the Planning Commission, and amending Article 8 of Chapter 2, concerning the Citizens Advisory Board	Nicholas Wharton, Town Manager	Mayor Fries
ACTION REQUESTED		
Town Management asks that the Town Council review and discuss Ordinance 2025-19: An Ordinance of the Town Council of the Town of Severance, Colorado, repealing and reenacting Article 5 of Chapter 2 of the Town Code, concerning the Planning Commission, and amending Article 8 of Chapter 2, concerning the Citizens Advisory Board, and take action. • Actions that may be taken: ○ Move to approve Ordinance 2025-19 ○ Move to approve Ordinance 2025-19 with Amendments ○ Take No Action		<u>Ordinance</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
This proposed ordinance was a Council Member petition by Mayor Fries. It went before the Citizen Advisory Board (CAB) on February 2, 2025, and CAB recommended approval.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and consider approving Ordinance 2025-19: An Ordinance of the Town Council of the Town of Severance, Colorado, repealing and reenacting Article 5 of Chapter 2 of the Town Code, concerning the Planning Commission, and amending Article 8 of Chapter 2, concerning the Citizens Advisory Board.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Ordinance 2025-19 Amending PC and CAB 2. Changes Notes in Ord 2025-19		

**TOWN OF SEVERANCE, COLORADO
ORDINANCE NO. 2025-19**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, REPEALING AND REENACTING ARTICLE 5 OF CHAPTER 2 OF THE
TOWN CODE, CONCERNING THE PLANNING COMMISSION, AND AMENDING
ARTICLE 8 OF CHAPTER 2, CONCERNING THE CITIZENS ADVISORY BOARD**

WHEREAS, the Town of Severance, Colorado (the “Town”) is duly organized and validly exists as a Home Rule Town under Article XX, Section 6 of the Colorado Constitution and the Town’s Home Rule Charter; and

WHEREAS, the ordinance concerning the Citizen Advisory Board and the Planning Commission are inconsistent in format, and it is the desire of the Town Council to make these two articles of the Code more consistent; and

WHEREAS, the Town Council has also determined that there is a need for additional provisions in each article addressing attendance and absences on each body; and

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

Section 1. The above and foregoing findings are hereby incorporated by this reference as specific findings and determinations of the Council.

Section 2. Article 5 of Chapter 2 of the Severance Town Code, concerning the Planning Commission, is repealed and reenacted as follows:

ARTICLE 5 Planning Commission

Sec. 2-5-10. Creation.

With the approval of this article, there is hereby created and established a Planning Commission for the Town of Severance, Colorado.

Sec. 2-5-20. Purpose.

- (a) It shall be the duty of the commission to perform quasi-judicial review of land use applications when required under the provisions of the Severance Municipal Code and, periodically, to propose and recommend to Town Council a Comprehensive Plan for the physical development of the Town. The Comprehensive Plan shall be prepared in compliance with all applicable laws with the general purpose of providing for a coordinated development of the Town, which shall best promote the health, safety and general welfare of the Town's populace. In the preparation of the Comprehensive Plan, the commission shall have authority to conduct open, public hearings, conduct investigations, studies and surveys, prepare maps, charts, exhibits and reports as shall be necessary; and do and perform all other acts and duties necessary for the promotion of public interest and understanding of its programs.

Sec. 2-5-30. Composition.

The Planning Commission shall consist of seven (7) members. All such members shall be bona fide residents of the Town and must have resided in the Town for at least one (1) year. All such members shall be appointed by the Town Council after such selection process as the Council, by majority vote, approves. Members of the Commission shall serve without compensation, on a volunteer basis.

Sec. 2-5-40. Membership requirements.

- (a) All members shall serve without compensation and shall serve at the pleasure of the Town Council.
- (b) All members shall hold no other Town office.
- (c) All regular and alternate members must be at least eighteen (18) years of age and have resided in the Town for at least one (1) year.

Sec. 2-5-50. Term of office; vacancies; removal.

- (a) The term of each appointed member shall be four (4) years, each expiring in a year in which there is no regular municipal election.
- (b) Vacancies on the Planning Commission shall be filled by appointment for unexpired terms only.
- (c) **Attendance Expectations.** All members of Town boards, commissions, and advisory bodies are expected to regularly attend scheduled meetings and fully participate in their respective roles' responsibilities.

(d) Definitions.

1. **Excused Absence:** An absence is considered *excused* when a member notifies the Chair or designated staff liaison **at least 24 hours in advance** of the meeting and provides a valid reason, such as:
 - Personal illness or family emergency
 - Pre-approved vacation or travel

- Work or school-related conflict
 - Other extenuating circumstances approved by the Chair
2. **Unexcused Absence:** An absence is considered *unexcused* if:
- No prior notice is given
 - The reason is not deemed valid by the Chair
 - The member is habitually late or leaves before a meeting quorum is established without good cause
- (e) **Removal for Attendance.** A board member shall be subject to removal from their position if any of the following occur within a calendar year:
1. The member accrues **three (3) unexcused absences** from regular meetings;
 2. The member accrues **four (4) total absences** (excused or unexcused), unless extenuating circumstances exist as determined by the Town Council;
 3. The member fails to attend any **required training** or orientation sessions without prior approval.
- (f) **Notice Requirement.** After a member's **second unexcused absence**, the Mayor shall provide the member with written notice outlining the attendance policy (ordinance) and warning that a subsequent unexcused absence may result in removal.
- (g) **Removal Process.**
1. Any member meeting the criteria outlined above may be removed by a **majority vote of the Town Council**.
 2. Prior to removal, the member shall be provided with **written notice at least seven (7) days in advance** of the proposed action, stating the reasons for removal.
 3. The member shall be given an opportunity to respond in writing or in person before the Council makes a final decision.
- (h) **Discretion of the Council.** Nothing in this section shall limit the Town Council's authority to remove members for other reasons, including neglect of duty, malfeasance, conduct inconsistent with Town values or responsibilities, or for any reason deemed in the public interest.

Sec. 2-5-60. Officers.

The members of the Planning Commission shall annually elect a Chair and Vice Chair, who shall serve as the officers of the Planning Commission. In the absence of both the Chair and Vice Chair, any member of the Planning Commission may conduct the meeting.

Sec. 2-5-70. Meetings.

The Planning Commission shall hold meetings from time to time as necessary, unless a meeting is canceled at the discretion of the Town Manager or designee, and may adopt rules or policies for the method and procedure of conducting its meetings and for the transaction of business. Four (4) members of the Planning Commission shall constitute a quorum.

Section 2. Section 2-8-50 of the Severance Town Code, concerning the Citizens Advisory Board, is amended as follows:

Sec. 2-8-50. - Term of office; vacancies; removal.

~~(a) Four (4) initial regular members shall be appointed to serve three-year terms.~~

~~(b) Three (3) initial regular members shall be appointed to serve one-year terms.~~

~~(c) After the expiration of all terms for the initial regular members, the~~

(a) The term of each regular member shall be two (2) years.

(b) The term of an alternate member shall be two (2) years.

(c) Vacancies on the Citizen Advisory Board shall be filled by appointment for unexpired terms only.

(d) Members serve at the pleasure of the Town Council and may be removed by an affirmative vote of a majority of the Town Council.

~~(g) Unless excused by the Citizen Advisory Board, a regular member shall be deemed to have vacated their position upon failure to attend three (3) regular meetings in a calendar year. A regular member shall, after two (2) unexcused absences from regular meetings within a calendar year, be provided with written notice from the mayor that such member shall be deemed to have vacated that person's position if they have a third unexcused absence from any other regular meeting that year~~

(e) Attendance Expectations. All members of Town boards, commissions, and advisory bodies are expected to regularly attend scheduled meetings and fully participate in their respective roles' responsibilities.

(f) Definitions.

3. **Excused Absence:** An absence is considered *excused* when a member notifies the Chair or designated staff liaison **at least 24 hours in advance** of the meeting and provides a **valid reason, such as:**

- Personal illness or family emergency
- Pre-approved vacation or travel
- Work or school-related conflict
- Other extenuating circumstances approved by the Chair

4. **Unexcused Absence:** An absence is considered *unexcused* if:

- No prior notice is given
- The reason is not deemed valid by the Chair
- The member is habitually late or leaves before a meeting quorum is established without good cause

(g) Removal for Attendance. A board member shall be subject to removal from their position if any of the following occur within a calendar year:

4. The member accrues **three (3) unexcused absences** from regular meetings;
5. The member accrues **four (4) total absences** (excused or unexcused), unless extenuating circumstances exist as determined by the Town Council;
6. The member fails to attend any **required training** or orientation sessions without prior approval.

(h) Notice Requirement. After a member's **second unexcused absence**, the Mayor shall provide the member with written notice outlining the attendance policy (ordinance) and warning that a subsequent unexcused absence may result in removal.

(i) Removal Process.

4. Any member meeting the criteria outlined above may be removed by a **majority vote of the Town Council**.
5. Prior to removal, the member shall be provided with **written notice at least seven (7) days in advance** of the proposed action, stating the reasons for removal.
6. The member shall be given an opportunity to respond in writing or in person before the Council makes a final decision.

(j) Discretion of the Council. Nothing in this section shall limit the Town Council's authority to remove members for other reasons, including neglect of duty, malfeasance, conduct inconsistent with Town values or responsibilities, or for any reason deemed in the public interest.

Section 3. Section 2-8-70 of the Severance Town Code, concerning the Citizens Advisory Board, is amended as follows:

Sec. 2-8-70. - Meetings.

The Citizen Advisory Board shall hold meetings from time to time as necessary, unless a meeting is canceled at the discretion of the Town Manager or designee, and adopt rules or policies for the method and procedure of conducting its meetings and for the transaction of business. Four (4) members of the Citizen Advisory Board shall constitute a quorum. ~~A member of the management staff of the Town shall attend each meeting and shall keep a record of the Citizen Advisory Board's actions, transactions, findings, and determinations. If no administrative staff is available, a member of the Citizen Advisory Board shall keep the record for the Citizen Advisory Board. A complete record of the Citizen Advisory Board's proceedings shall be kept at Town Hall, which records shall be available for public inspection as required by law.~~

Section 3. Severability. The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause, or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

Section 4. All other ordinances or portions thereof inconsistent or conflicting with this ordinance or any portion hereof are hereby repealed to the extent of such inconsistency or conflict.

Section 5. In accordance with Section 6.03(6) of the Severance Home Rule Charter, this Ordinance shall take effect thirty (30) days after publication.

INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN FULL THIS 26 DAY OF AUGUST, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST

Sarah Jacobsen, Town Clerk

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF WELD)

I, Sarah Jacobsen, Town Clerk for the Town of Severance, Colorado do solemnly swear and affirm that I published in full a true and correct copy of Ordinance No. 2025-19, enacted by the Town Council on August 26 2025, on the Town of Severance's website, <https://www.townofseverance.org/255/Ordinances> , on the ____ day of _____, 2025.

Witness my hand and seal this ____ day of _____, 2025.

Sarah Jacobsen, Town Clerk

Changes Ordinance 2025-19 reflected in R&RE of Article 5

SUBSTANTIVE DELETIONS:

~~Sec. 2-5-30. -- Appointment.~~

~~Members shall be appointed as follows:~~

~~(1) Town staff shall develop an application to request appointment to the Planning Commission in accordance with this Article and make such application publicly available.~~

~~(2) Prospective members shall submit an application and attach a letter of interest or other supporting documentation demonstrating their qualifications and fitness to serve as a member.~~

~~(3) Prospective members shall be evaluated upon their expressed commitment to serve which may include consideration of the following criteria:~~

~~a. Professional or acquired knowledge of planning or the land use decision making process;~~

~~b. Understanding of issues of local importance;~~

~~c. Geographic distribution of existing members across the Town;~~

~~d. Strong interpersonal and decision-making skills; and~~

~~e. Commitment to serving the public interest. (4) Town Council shall approve any appointment to the Planning Commission by majority vote.~~

~~(Ord. No. 2022-25, §1)~~

Sec. 2-5-50. - Procedure.

~~The Planning Commission shall elect its chair from among the appointed members and create and fill such other of its offices as it may determine. The term of the chair shall be one (1) year, with eligibility for reelection. The Planning Commission shall hold meetings from time to time as necessary and adopt rules or policies for the method and procedure of conducting its meetings and for the transaction of business. It may also hold special meetings in whatever manner from time to time, as it shall deem necessary; a special meeting shall be at the call of the chair or upon the request of any three (3) of its members. The Planning Commission shall keep a record of its resolutions, transactions, findings and determinations, which shall be available for public inspection as required by law.~~

~~(Ord. No. 2022-25, §1)~~

Sec. 2-5-60. - Duties.

(a) It shall be the duty of the commission to perform quasi-judicial review of land use applications when required under the provisions of the Severance Municipal Code and, periodically, to propose and recommend to Town Council a Comprehensive Plan for the physical development of the Town. The Comprehensive Plan shall be prepared in compliance with all applicable laws with the general purpose of providing for a coordinated development of the Town, which shall best promote the health, safety and general welfare of the Town's populace. In the preparation of the Comprehensive Plan, the commission shall have authority to conduct open, public hearings, conduct investigations, studies and surveys, prepare maps, charts, exhibits and reports as shall be necessary; and do and perform all other acts and duties necessary for the promotion of public interest and understanding of its programs.

~~(b) The commission may also serve in an advisory capacity to the Town Council in the following matters:~~

~~(1) Opening, closing, vacating and abandoning streets, alleys and other public ways;~~

~~(2) The location, character and use of public ways, grounds and spaces; the general location of major public buildings, structures and facilities;~~

~~(3) The location, maintenance and operation of public ways including freeways, highways, streets, alleys, boulevards, parkways, waterways, airways, airports and other public transportation and transit facilities now or hereafter established;~~

~~(4) The general location, character, extent and use of parks, playgrounds, community centers, squares, public buildings and structures;~~

~~(5) The location and extent of routes and rights-of-way of public utilities, whether publicly or privately owned;~~

~~(6) The acquisition, extension, widening, removal, vacating or abandoning of any of the foregoing ways, open spaces or buildings;~~

~~(7) The study of a land use plan, showing the proposed general distribution, location and extent of residential areas, business areas, industrial areas and areas for recreation and education and other categories of public and private use of land;~~

~~(8) Recommend standards and regulations affecting land subdivision;~~

~~(9) Recommend regulations governing the use of land; the height, area, bulk and uses of public and private buildings and structures;~~

~~(10) Recommend the adoption of traffic regulations; and~~

~~(11) Recommend the adoption of regulations and ordinances calculated to promote, the healthful and convenient distribution of population in the Town, the promotion of public safety, the~~

~~promotion and development of attractive overall civic design, the development of natural resources within the Town and the promotion and development of regional planning, growth and expansion.~~

~~(Ord. No. 2022-25, §1)~~

SUBSTANTIVE ADDITIONS:

Sec 2-5-50. Term of Office: vacancies; removal.

(c) Attendance Expectations. All members of Town boards, commissions, and advisory bodies are expected to regularly attend scheduled meetings and fully participate in their respective roles' responsibilities.

(d) Definitions.

1. **Excused Absence:** An absence is considered *excused* when a member notifies the Chair or designated staff liaison **at least 24 hours in advance** of the meeting and provides a valid reason, such as:

- Personal illness or family emergency
- Pre-approved vacation or travel
- Work or school-related conflict
- Other extenuating circumstances approved by the Chair

2. **Unexcused Absence:** An absence is considered *unexcused* if:

- No prior notice is given
- The reason is not deemed valid by the Chair
- The member is habitually late or leaves before a meeting quorum is established without good cause

(e) Removal for Attendance. A board member shall be subject to removal from their position if any of the following occur within a calendar year:

1. The member accrues **three (3) unexcused absences** from regular meetings;
2. The member accrues **four (4) total absences** (excused or unexcused), unless extenuating circumstances exist as determined by the Town Council;
3. The member fails to attend any **required training** or orientation sessions without prior approval.

(f) Notice Requirement. After a member's **second unexcused absence**, the Mayor shall provide the member with written notice outlining the attendance policy (ordinance) and warning that a subsequent unexcused absence may result in removal.

(g) Removal Process.

1. Any member meeting the criteria outlined above may be removed by a **majority vote of the Town Council**.
2. Prior to removal, the member shall be provided with **written notice at least seven (7) days in advance** of the proposed action, stating the reasons for removal.

3. The member shall be given an opportunity to respond in writing or in person before the Council makes a final decision.

(h) Discretion of the Council. Nothing in this section shall limit the Town Council's authority to remove members for other reasons, including neglect of duty, malfeasance, conduct inconsistent with Town values or responsibilities, or for any reason deemed in the public interest.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 172 - Public Hearing Resolution 2025-33R : Making Certain Findings of Fact Regarding the Proposed Annexation of Property Known as the Cordero Subdivision Annexation, Located in Weld County, Colorado	Shani Porter, Planning Director	Nicholas Wharton, Town Manager
ACTION REQUESTED		
Town Planning Staff asks that the Severance Town Council review and discuss the Cordero Subdivision Petition and Resolution 2025-32R and take action if they so choose. - Action that may be taken: - Approve Resolution 2025-32R - Take No Action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF HISTORY OF ITEM		
Please see brief summary		
BRIEF SUMMARY		
On June 10, 2025, the Town Council approved Resolution No. 2025-18R, finding that the Annexation Petition for property in Weld County, to be known as the Cordero Subdivision Annexation, substantially complies with the petition requirements in the Colorado Municipal Annexation Act of 1965 (C.R.S. §§ 31-12-101 et seq.) (the "Act"). As required by the Act, the Town Council is required to hold a public hearing to make findings and fact and to determine whether the Cordero Subdivision Annexation is eligible for annexation based on the requirements in C.R.S. §§ 31-12-104 and 31-12-105 of the Act. Specifically, the purpose of the public hearing is for the Town Council to determine: - Whether the proposed annexation property is contiguous with the existing boundaries of the Town and, thus, because of such contiguity, a community of interest exists between the territory proposed to be annexed and the Town; - Whether the territory proposed to be annexed is urban or will be urbanized in the near future; - Whether the territory proposed to be annexed is integrated or is capable of being integrated with the Town; - That no land held in identical ownership has been divided or included without the written consent of the owner thereof; - That no annexation proceedings have been commenced by another municipality; - That the annexation will not result in the detachment of an area from a school district; - That the annexation will not result in the extension of a municipal boundary more than three miles; - That the Town has a plan for said three-mile area; and		

- That in establishing the boundaries of the area to be annexed, the entire width of any street or alley is included within the area to be annexed.

PUBLIC SUPPORT/CONCERN

None at this time

ANALYSIS AND RECOMMENDATION

The Planning Department recommends that the Town Council Approve Resolution 2025-32R to be in substantial compliance with the requirements of C.R. S. 31-12-107(a) and in compliance with Article II, Section 30 of C.R.S. 31-12-104 and 31-12-105.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. 2025-33R - Cordero Subdivision Annexation Eligibility
2. EXHIBIT A - legal description
3. Annex Zoning Plat
4. Items Sent to Special District-Cordero Estates
5. Cordero Sub Annx hearing publication
6. Petition_For_Annexation_(2025_07)_(Notarized on 2025-02-19)-combined

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-33R**

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

WHEREAS, the Town Council of the Town of Severance, Colorado, has found a written petition requesting the annexation of certain real property described below, to be known as the Cordero Subdivision Annexation (the "Petition"), to be in substantial compliance with the requirements of C.R.S. § 31-12-107(a), by duly adopted Resolution No. 2025-18R on June 10, 2025; and

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

WHEREAS, the Town Council has completed a public hearing on June 10, 2025, to determine if the proposed annexation complies with Article II, Section 30 of the Colorado Constitution and C.R.S. §§ 31-12-104 and 31-12-105, to establish eligibility for annexation.

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

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

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

Section 3. An election is not required, and additional terms or conditions are to be imposed upon the area to be annexed, which terms and conditions shall be memorialized in an annexation agreement and/or development agreement subject to approval by the Town Council.

Section 4. Based on the foregoing finding and conclusions, the Town Council finds

that the proposed annexation complies with C.R.S. §§ 31-12-104 and 31-12-105, and that the subject property is eligible for annexation to the Town of Severance.

RESOLVED AND APPROVED this 26th day of August, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

EXHIBIT A

Cordero Subdivision Annexation No. 1

A tract of land, being part of Lot B, Recorded Exemption No. 0705-24-1-RE-225 as recorded March 25, 1977 as Reception No. 1714631 of the Records of the Weld County Clerk and Recorder, situate in the Northeast Quarter (NE1/4) of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 and assuming the North line of said NE1/4 as bearing North 89°02'19" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2638.80 feet monumented by a #6 rebar with 3.25" aluminum cap stamped LS 7242 at the North Quarter corner and a #6 rebar with 3.25" aluminum cap stamped LS 28650 at the Northeast corner of Section 24 and with all other bearings contained herein relative thereto;

THENCE North 89°02'19" East along said North line a distance of 391.17 feet to the most Northerly Northwest corner of said Lot B;

THENCE South 00°18'00" East along the West line of Lot B a distance of 30.00 feet to the South Right of Way (ROW) of Weld County Road 80 and to the POINT OF BEGINNING;

THENCE North 89°02'19" East along said South line a distance of 337.93 feet to the Easterly line of Lot B;

THENCE South 26°19'58" East along said Easterly line a distance of 11.07 feet;

THENCE South 89°02'19" West a distance of 163.76 feet;

THENCE South 00°57'41" East a distance of 607.83 feet;

THENCE South 89°02'19" West a distance of 10.00 feet;

THENCE North 00°57'41" West a distance of 607.83 feet;

THENCE South 89°02'19" West a distance of 169.02 feet to the most Northerly West line of Lot B;

THENCE North 00°18'00" West along said West line a distance of 10.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 9,482 Square Feet or 0.218 Acres, more or less (±).

Cordero Subdivision Annexation No. 2

A tract of land, being part of Lot B, Recorded Exemption No. 0705-24-1-RE-225 as recorded March 25, 1977 as Reception No. 1714631 of the Records of the Weld County Clerk and Recorder, and the North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 24 as bearing North 89°02'19" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2638.80 feet monumented by a #6 rebar with 3.25" aluminum cap stamped LS 7242 at the North Quarter corner and a #6 rebar with 3.25" aluminum cap stamped LS 28650 at the Northeast corner of Section 24 and with all other bearings contained herein relative thereto;

THENCE North 89°02'19" East along said North line a distance of 391.17 feet to the most Northerly Northwest corner of said Lot B;

THENCE South 00°18'00" East along the West line of Lot B a distance of 40.00 feet to the POINT OF BEGINNING;

THENCE North 89°02'19" East along said South line a distance of 169.02 feet;

THENCE South 00°57'41" East a distance of 607.83 feet;

THENCE North 89°02'19" East a distance of 10.00 feet;

THENCE North 00°57'41" West a distance of 607.83 feet;

THENCE North 89°02'19" East a distance of 163.76 feet to the Easterly line of Lot B;

THENCE South 26°19'58" East along said Easterly line a distance of 809.94 feet;

THENCE South 89°01'02" West a distance of 989.25 feet;

THENCE South 00°18'53" East a distance of 1871.01 feet;

THENCE South 00°13'16" East a distance of 320.46 feet;

THENCE South 89°01'35" West a distance of 100.01 feet to the West line of said N1/2SE1/4;

THENCE North 00°13'16" West along said West line a distance of 321.69 feet to the Southwest corner of Lot B;

Thence along the Westerly lines of Lot B the following three courses:

THENCE North 00°18'53" West a distance of 1969.77 feet;

THENCE North 89°01'02" East a distance of 391.00 feet;

THENCE North 00°18'00" West a distance of 632.12 feet to the POINT OF BEGINNING.

Said described parcel of land contains 633,195 Square Feet or 14.536 Acres, more or less (±).

Cordero Subdivision Annexation No. 3

A tract of land, being part of Lot B, Recorded Exemption No. 0705-24-1-RE-225 as recorded March 25, 1977 as Reception No. 1714631 of the Records of the Weld County Clerk and Recorder (WCCR), and the North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

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LS 28650 at the Northeast corner of Section 24 and with all other bearings contained herein relative thereto;

THENCE North 89°02'19" East along said North line a distance of 714.53 feet to the Northeast corner of said Lot B;

Thence along the Easterly lines of Lot B the following ten courses:

THENCE South 26°19'58" East a distance of 854.21 feet to the POINT OF BEGINNING;

THENCE South 26°19'58" East a distance of 555.71 feet;

THENCE South 27°17'58" East a distance of 103.49 feet;

THENCE South 35°01'58" East a distance of 177.69 feet;

THENCE South 00°37'58" East a distance of 523.80 feet;

THENCE South 14°24'02" West a distance of 87.50 feet;

THENCE South 77°54'02" West a distance of 163.00 feet;

THENCE South 35°57'02" West a distance of 91.90 feet;

THENCE South 22°55'02" West a distance of 235.50 feet;

THENCE South 30°04'58" East a distance of 228.49 feet to the North line of the N1/2SE1/4;

THENCE South 89°02'35" West along said North line a distance of 36.05 feet to the West line of that strip parcel as described in the Warranty Deed as recorded January 20, 2010 as Reception No. 3671136 of the WCCR;

Thence along said West line the following seven courses:

THENCE South 37°12'13" East a distance of 154.31 feet;

THENCE South 40°52'13" East a distance of 267.71 feet;

THENCE South 33°12'13" East a distance of 394.87 feet;

THENCE South 25°12'13" East a distance of 77.58 feet;

THENCE South 00°02'13" East a distance of 41.98 feet;

THENCE South 49°42'13" East a distance of 775.09 feet;

THENCE South 67°12'13" East a distance of 82.97 feet to the South line of the N1/2SE1/4;

THENCE South 89°01'35" West along said South line, a distance of 2412.97 feet to the Center-South 1/16th corner of Section 24;

THENCE North 00°13'16" West along the West line of the N1/2SE1/4 a distance of 1000.09 feet;

THENCE North 89°01'35" East a distance of 100.01 feet;

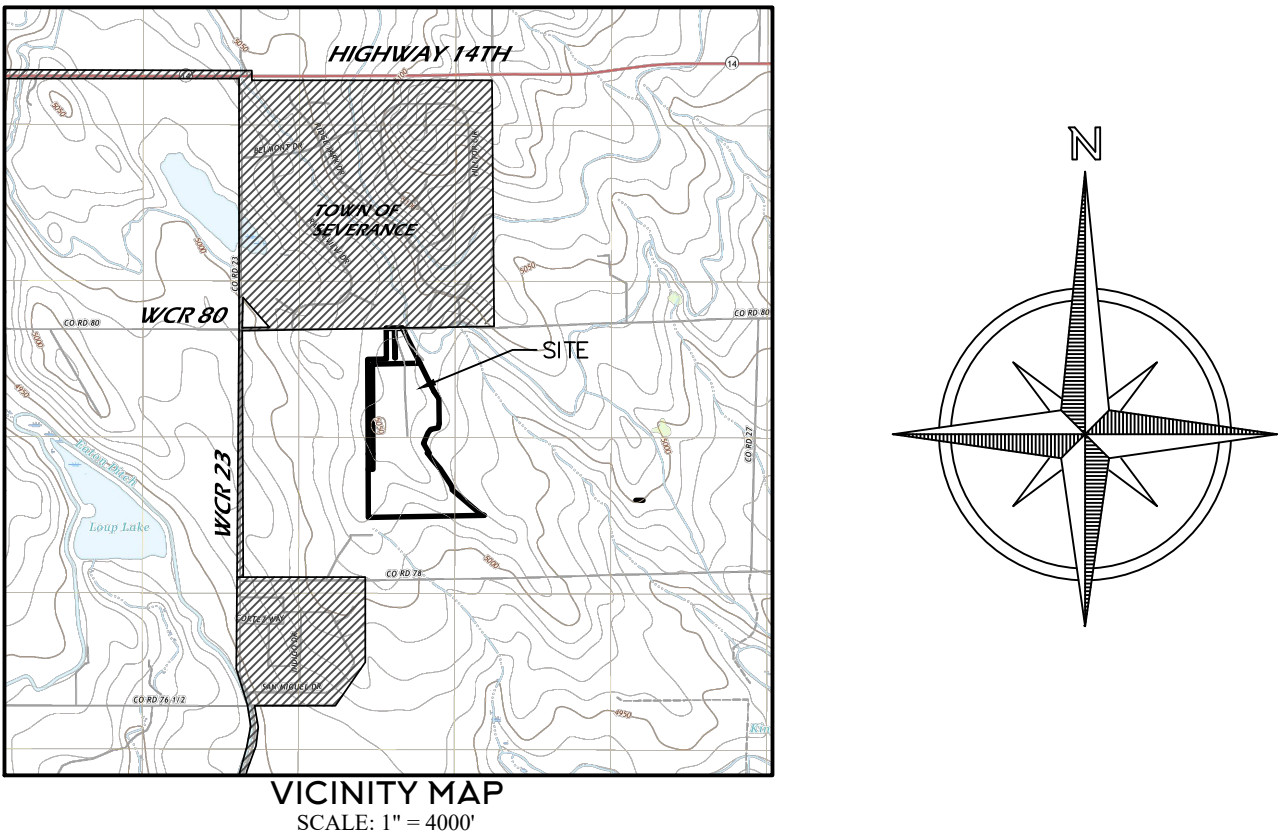
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Said described parcel of land contains 4,569,381 Square Feet or 104.899 Acres, more or less (±).

CORDERO SUBDIVISION ANNEXATION NO. 1-3 AND ZONING MAP
TO THE TOWN OF SEVERANCE, COLORADO
SITUATE IN THE EAST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
119.65 ACRES



PARCEL DESCRIPTION

Cordero Subdivision Annexation No. 1

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Said described parcel of land contains 4,569,381 Square Feet or 104.899 Acres, more or less (±).

OWNER'S CERTIFICATE

The undersigned, being sole owners of the land described herein, have caused to be laid out and Annexed under the name of CORDERO SUBDIVISION ANNEXATION NO. 1-3.
Witness our hands and seals this ____ day of _____, 20__.

OWNER: Lot O, LLC

By: _____ As: _____

Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
COUNTY OF WELD) ss
The foregoing instrument was acknowledged before me this ____ day of _____, 20__.
Witness my Hand and Official Seal.
My commission expires: _____.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northeast Quarter of Section 24, Township 7 North, Range 67 West of the 6th P.M., monumented as shown on this plat, as bearing North 89°02'19" East, a distance of 2638.80 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-H0616672-084-0AA, dated September 2, 2020, as prepared by Heritage Title Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

PLANNING COMMISSION APPROVAL

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

Chairman, Severance Planning Commission

TOWN ENGINEERING REVIEW

Reviewed this ____ day of _____, 20__.

Town Engineer

TOWN PLANNING REVIEW

Reviewed this ____ day of _____, 20__.

Town Planner

TOWN COUNCIL CERTIFICATE

This is to certify that the CORDERO SUBDIVISION ANNEXATION NO. 1-3 was approved on the ____ day of _____, 2025, by Ordinance No. _____ passed and adopted at the regular Town Council meeting of of the Town of Severance held on the ____ day of _____, 2025. The Mayor of the Town of Severance on behalf of the Town of Severance hereby acknowledges said annexation upon which this certificate is endorsed for all purposes indicated thereon.

Mayor

Attest: Town Clerk

ANNEXATION TABLE

ANNEXATION #1

TOTAL BOUNDARY: 1,917.45 L.F.
CONTIGUOUS BOUNDARY: 337.93 L.F.
1/6 OF TOTAL BOUNDARY 319.58 L.F.
RATIO 1: 5.68

ANNEXATION #2

TOTAL BOUNDARY: 8,963.69 L.F.
CONTIGUOUS BOUNDARY: 1,558.44 L.F.
1/6 OF TOTAL BOUNDARY 1,493.95 L.F.
RATIO 1: 5.75

ANNEXATION #3

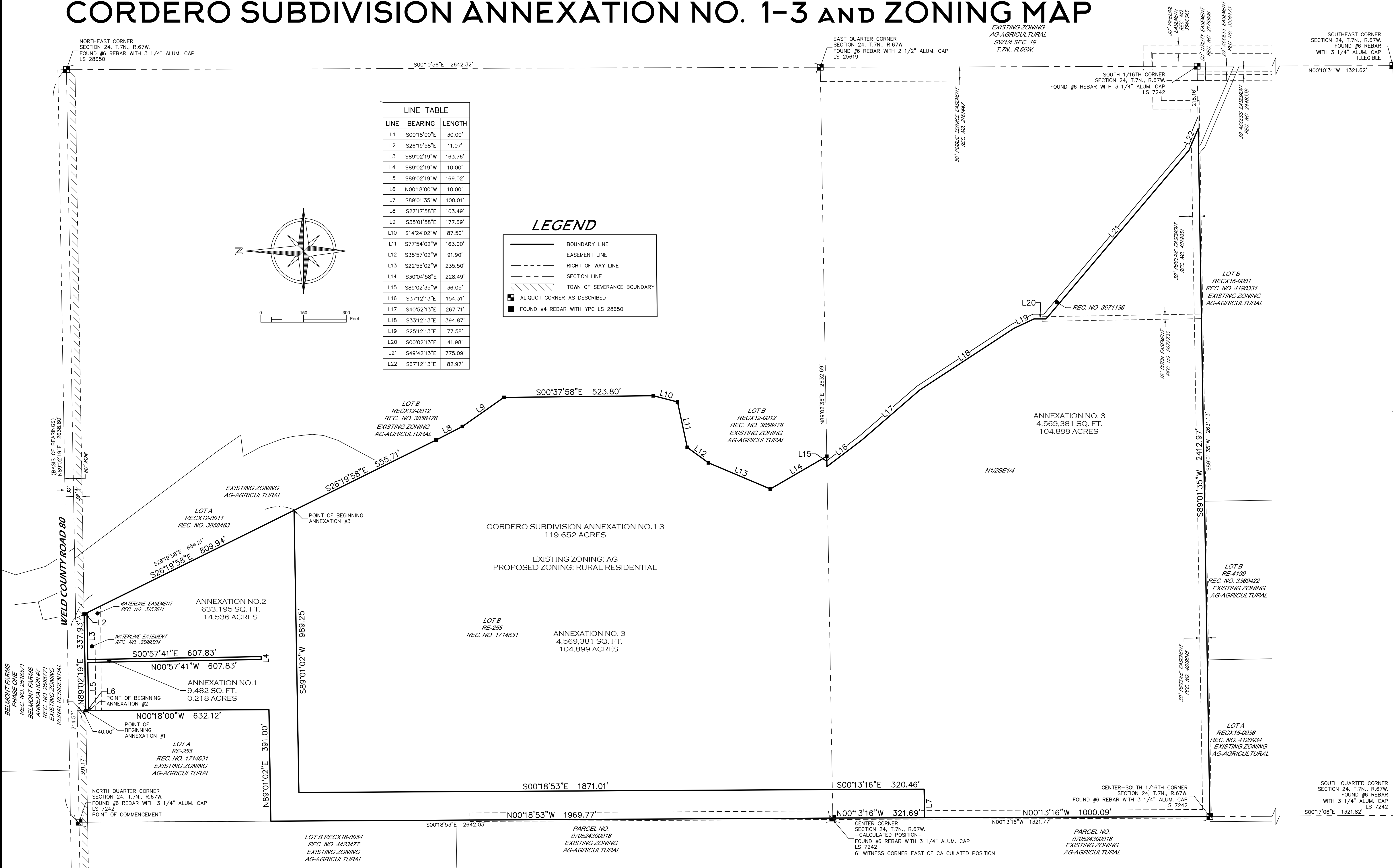
TOTAL BOUNDARY: 10,691.44 L.F.
CONTIGUOUS BOUNDARY: 3,280.73 L.F.
1/6 OF TOTAL BOUNDARY 1,781.91 L.F.
RATIO 1: 3.26

Owner: Lot O, LLC
C/O Ryan Woodland
1813 61st Ave Suite 200
Greely, CO
(970) 800-1299
Ryan@WoodlandHomeCompany.com

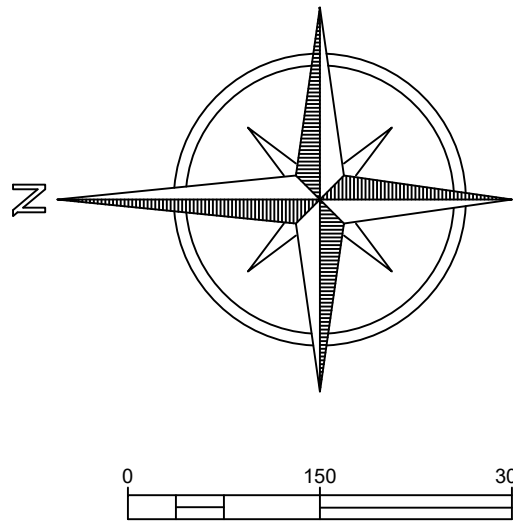
Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698
stevenp@majesticsurveying.com

	PROJECT NO: 2020144	PROJECT NAME: MULLIN ESTATES	REVISIONS:	DATE:	1 SHEET 1 OF 2
	DATE: 7-8-2020	CLIENT: WOODLAND	REVISE #3	9-9-21	
	DRAWN BY: SIP	FILE NAME: 2020144	REVERT #3	11-30-21	
	CHECKED BY: SIP	SCALE: 1" = 50'	RENAMED	10-2-24	
			REVISE #3	1-15-25	
			REDLINES	7-9-25	

CORDERO SUBDIVISION ANNEXATION NO. 1-3 AND ZONING MAP



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°18'00"E	30.00'
L2	S26°19'58"E	11.07'
L3	S89°02'19"W	163.76'
L4	S89°02'19"W	10.00'
L5	S89°02'19"W	169.02'
L6	N00°18'00"W	10.00'
L7	S89°01'35"W	100.01'
L8	S27°17'58"E	103.49'
L9	S35°01'58"E	177.69'
L10	S14°24'02"W	87.50'
L11	S77°54'02"W	163.00'
L12	S35°57'02"W	91.90'
L13	S22°55'02"W	235.50'
L14	S30°04'58"E	228.49'
L15	S89°02'35"W	36.05'
L16	S37°12'13"E	154.31'
L17	S40°52'13"E	267.71'
L18	S33°12'13"E	394.87'
L19	S25°12'13"E	77.58'
L20	S00°02'13"E	41.98'
L21	S49°42'13"E	775.09'
L22	S67°12'13"E	82.97'



LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- TOWN OF SEVERANCE BOUNDARY
- ALIQUOT CORNER AS DESCRIBED
- FOUND #4 REBAR WITH YPC LS 28650

PRELIMINARY
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2020144	PROJECT NAME: MULLIN ESTATES	REVISIONS:	DATE:
DATE: 7-10-2020	CLIENT: WOODLAND	REVISE #3	9-9-21
DRAWN BY: SIP	FILE NAME: 2020144ANNEX	REVERT #3	11-30-21
CHECKED BY: SIP	SCALE: 1" = 150'	RENAMED	10-2-24
		REVISE #3	1-15-25
		REDLINES	7-9-25
			SHEET 2 OF 2

CERTIFICATE OF MAILING

I, Shani Porter, Planning Director, certify that on June, 13 2025, I sent the following documents related to the Cordero Estates Annexation Proceeding: Notice of Public Hearing with Legal Description and Resolution No. 2025- 18R, Petition for Annexation, Cordero Annexation Maps, and Cordero Annexation Vicinity Map. These materials were sent via certified mail with return receipt requested to the following:

Weld County Commissioners
P.O. Box 758
Greeley, CO 80631

Weld County Attorney
P.O. Box 758
Greeley, CO 80631

Weld County School District RE-4
1020 Main Street
Windsor, CO 80550

Northern Colorado Water Conservancy District
220 Water Avenue
Berthoud, CO 80513

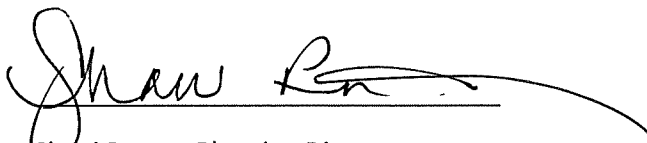
North Weld County Water District
P.O. Box 56
Lucerne, CO 80646

Windsor-Severance Fire Rescue
100 7th Street
Windsor, CO 80550

Aims Community College
5401 West 20th Street
Greeley, CO 80634

Clearview Library District
720 3rd Street
Windsor, CO 80550

West Greeley Conservation
4302 9th St Rd
Greeley, CO 80634


Shani Porter, Planning Director



June 13, 2025

RE: Cordero Estates Annexation

To Whom It May Concern:

Per C.R.S. 31-12-108(2), the purpose of this letter is to provide a copy of the published notice, together with a copy of the resolution, and petition for annexation, as filed, to the Board of County Commissioners, the County Attorney, and any Special Districts within the proposed area to be annexed.

Within this packet, you will find the following items:

- Petition for Annexation
- Resolution Finding Petition for Annexation to be in Substantial Compliance
- Public Notice Published in the Greeley Tribune
- Annexation Maps
- Vicinity Maps
- Impact Report

If you have any questions, you may contact Shani Porter, sporter@townofseverance.org or by phone at 970-686-1218.

Cordially,
TOWN OF SEVERANCE

A handwritten signature in blue ink, appearing to read "Shani Porter", is written over a horizontal line.

Shani Porter
Planning Director

PETITION FOR ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. Seq., Colorado Revised Statutes, hereby petition the Mayor and Trustees of the Town of Severance, Colorado, for annexation to the Town of Severance the unincorporated territory described herein and described and shown on the map designated as "Cordero Subdivision Annexation". Copies of said map are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation into the Town is set forth in Exhibit "A" attached hereto and incorporated herein by reference.

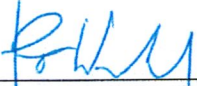
In support of this petition, the petitioner(s) allege(s) that:

- 1) It is desirable and necessary that the above-described territory be annexed to the Town of Severance, Colorado.
- 2) The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - a) FOR ANNEXATION OF THE CORDERO SUBDIVISION, THREE ANNEXATION PLATS WERE PREPARED, ALL MEETING THE 1/6TH CONTIGUITY AS REQUIRED;
 - b) A community of interest exists between the territory proposed to be annexed and the Town of Severance;
 - c) The territory proposed to be annexed is urban or will be urbanized in the near future;
 - d) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Severance, Colorado.
- 3) The signatures of the Petition comprise more than fifty percent (50%) of the landowners in the area and own more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality.
- 4) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate:
 - (a) Is divided into separate parts or parcel without the written consent of the landowner or landowners thereof, except and unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - (b) Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes for the year preceding the annexation, is included within the territory proposed to be annexed without the written consent of the landowner or landowners.
- 5) Except as otherwise provided, no part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
- 6) The territory proposed to be annexed does not include any area included in another annexation proceeding involving a town other than the Town of Severance.

- 7) The territory to be annexed is not presently a part of any incorporated municipality, town and county, or town.
- 8) Petitioner represents that no part of the property to be annexed is included within any site-specific development plan approved by Weld County, Colorado.
- 9) The territory proposed to be annexed does not include any area that is the same or substantially the same area in which an election for an annexation to the Town of Severance was held within the twelve months preceding the filing of this petition.
- 10) The area proposed to be annexed comprises more than ten acres and an impact report as provided for in Section 31.12.10s.s, CRS will be required.
- 11) The area to be annexed is located within Weld County and the following districts:
 - Aims Junior College
 - Clearview Library
 - North Weld County Water (NWC)
 - Northern Colorado Water (NCW)
 - School District RE4- Windsor
 - Weld County
 - West Greeley Conservation
 - Windsor-Severance Fire
 - Windsor-Severance Fire (Bond 2023)
- 12) The mailing address of each signer, the legal description of the land owned by each signer and the date of each signature are all shown on this Petition.
- 13) Accompanying this Petition are the original and all required copies of the annexation map containing the information required under the Annexation Map Checklist within the Town of Severance Annexation Petition submittal requirements.
- 14) A Concept Master Plan and supporting documents as required under the Concept Master Plan Checklist within the Town of Severance Annexation Petition submittal requirements.

THEREFORE, the undersigned respectfully petition the Board of Trustees of the Town of Severance to annex the territory described and referenced in Exhibit "A" to the Town of Severance in accordance with and pursuant to the statutes of the State of Colorado.

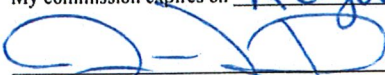
Land Owners' Names and Signatures

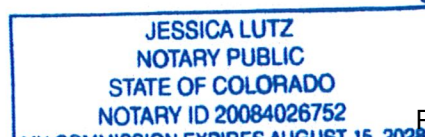

 Lot O, LLC, By: Ryan Woodland, President
 1813 61st Avenue, Suite 200, Greeley, Colorado 80634


 Lot O, LLC, By: Sarah Woodland, Secretary
 1813 61st Avenue, Suite 200, Greeley, Colorado 80634

The Foregoing signatures were subscribed and sworn to before me this 19th day of February, 2024, by Ryan Woodland and Sarah Woodland, managing member of Lot O LLC.

Witness my had official seal
 My commission expires on August 15, 2028





LOT O, LLC.
CORDERO SUBDIVISION

ANNEXATION NO. 1
LEGAL DESCRIPTION

A TRACT OF LAND, BEING PART OF LOT B, RECORDED EXEMPTION NO. 0705-24-1-RE-255, AS RECORDED MARCH 25, 1977 AS RECEPTION NO. 1714631 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, SITUATE IN THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN NORTH (T.7N), RANGE SIXTY-SEVEN WEST (R.67W) OF THE SIXTH PRINCIPLE MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AND ASSUMING THE NORTH LINE OF SAID NORTHEAST QUARTER (NE ¼) AS BEARING NORTH 89°02'19" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2,638.80 FEET MONUMENTED BY A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 7242 AT THE NORTH QUARTER CORNER AND A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 28650 AT THE NORTHEAST CORNER OF SECTION 24 AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 89°02'19" EAST ALONG SAID NORTH LINE A DISTANCE OF 391.17 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT B;
THENCE SOUTH 00°18'00" EAST ALONG THE WEST LINE OF LOT B A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY (ROW) OF WELD COUNTY ROAD 80 AND TO THE POINT OF BEGINNING;

THENCE NORTH 89°02'19" EAST ALONG SAID SOUTH LINE A DISTANCE OF 337.93 FEET TO THE EASTERLY LINE OF LOT B;
THENCE SOUTH 26°19'58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 11.07 FEET;
THENCE SOUTH 89°02'19" WEST A DISTANCE OF 163.76 FEET;
THENCE SOUTH 00°57'41" EAST A DISTANCE OF 607.83 FEET;
THENCE SOUTH 89°02'19" WEST A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°57'41" WEST A DISTANCE OF 607.83 FEET;
THENCE SOUTH 89°02'19" WEST A DISTANCE OF 169.02 FEET TO THE MOST NORTHERLY WEST LINE OF LOT B;
THENCE NORTH 00°18'00" WEST ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 9,482 SQUARE FEET OR 0.218 ACRES, MORE OR LESS (+/-).

TOTAL BOUNDARY= 1,917.45 LF
CONTIGUITY= 337.93 LF
1/6 OF TOTAL BOUNDARY= 319.58 LF
RATIO 1:5.68

BASIS OF BEARINGS

ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., AS BEARING NORTH 89°02'19" EAST, A DISTANCE OF 2,638.80 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

LOT O, LLC.
CORDERO SUBDIVISION

ANNEXATION NO. 2
LEGAL DESCRIPTION

A TRACT OF LAND, BEING PART OF LOT B, RECORDED EXEMPTION NO. 0705-24-1-RE-255, AS RECORDED MARCH 25, 1977 AS RECEPTION NO. 1714631 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN NORTH (T.7N), RANGE SIXTY-SEVEN WEST (R.67W) OF THE SIXTH PRINCIPLE MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE ¼) OF SAID SECTION 24 AS BEARING AS BEARING NORTH 89°02'19" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2,638.80 FEET MONUMENTED BY A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 7242 AT THE NORTH QUARTER CORNER AND A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 28650 AT THE NORTHEAST CORNER OF SECTION 24 AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE NORTH 89°02'19" EAST ALONG SAID NORTH LINE A DISTANCE OF 391.17 FEET TO THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT B;
THENCE SOUTH 00°18'00" EAST ALONG THE WEST LINE OF LOT B A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89°02'19" EAST ALONG SAID SOUTH LINE A DISTANCE OF 169.02 FEET;
THENCE SOUTH 00°57'41" EAST A DISTANCE OF 607.83 FEET;
THENCE NORTH 89°02'19" EAST A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°57'41" WEST A DISTANCE OF 607.83 FEET;
THENCE NORTH 89°02'19" EAST A DISTANCE OF 163.76 FEET TO THE EASTERLY LINE OF LOT B;
THENCE SOUTH 26°19'58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 809.94 FEET;
THENCE SOUTH 89°01'02" WEST A DISTANCE OF 989.25 FEET;
THENCE SOUTH 00°18'53" EAST A DISTANCE OF 1871.01 FEET;
THENCE SOUTH 00°13'16" EAST A DISTANCE OF 320.46 FEET;
THENCE SOUTH 89°01'35" WEST A DISTANCE OF 100.01 FEET TO THE WEST LINE OF SAID N1/2SE1/4;
THENCE NORTH 00°13'16" WEST ALONG SAID WEST LINE A DISTANCE OF 321.69 FEET TO THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE WESTERLY LINES OF LOT B THE FOLLOWING THREE COURSES:
THENCE NORTH 00°18'00" WEST A DISTANCE OF 1969.77 FEET;
THENCE NORTH 89°01'02" EAST A DISTANCE OF 391.00 FEET;
THENCE NORTH 00°18'00" WEST A DISTANCE OF 632.12 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 633,195 SQUARE FEET OR 14.536 ACRES, MORE OR LESS (+/-).

TOTAL BOUNDARY= 8,963.69 LF
CONTIGUITY= 1,558.44 LF
1/6 OF TOTAL BOUNDARY= 1,493.95 LF
RATIO 1:5.75

BASIS OF BEARINGS

ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., AS BEARING NORTH 89°02'19" EAST, A DISTANCE OF 2,638.80 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

LOT O, LLC.
CORDERO SUBDIVISION

ANNEXATION NO. 3
LEGAL DESCRIPTION

A TRACT OF LAND, BEING PART OF LOT B, RECORDED EXEMPTION NO. 0705-24-1-RE-225 AS RECORDED MARCH 25, 1977 AS RECEPTION NO. 1714631 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER (WCCR), AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AND ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 24 AS BEARING NORTH 89°02'19" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2638.80 FEET MONUMENTED BY A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 7242 AT THE NORTH QUARTER CORNER AND A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 28650 AT THE NORTHEAST CORNER OF SECTION 24 AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 89°02'19" EAST ALONG SAID NORTH LINE A DISTANCE OF 714.53 FEET TO THE NORTHEAST CORNER OF SAID LOT B;
THENCE ALONG THE EASTERLY LINES OF LOT B THE FOLLOWING TEN COURSES:
THENCE SOUTH 26°19'58" EAST A DISTANCE OF 854.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 26°19'58" EAST A DISTANCE OF 555.71 FEET;
THENCE SOUTH 27°17'58" EAST A DISTANCE OF 103.49 FEET;
THENCE SOUTH 35°01'58" EAST A DISTANCE OF 177.69 FEET;
THENCE SOUTH 00°37'58" EAST A DISTANCE OF 523.80 FEET;
THENCE SOUTH 14°24'02" WEST A DISTANCE OF 87.50 FEET;
THENCE SOUTH 77°54'02" WEST A DISTANCE OF 163.00 FEET;
THENCE SOUTH 35°57'02" WEST A DISTANCE OF 91.90 FEET;
THENCE SOUTH 22°55'02" WEST A DISTANCE OF 235.50 FEET;
THENCE SOUTH 30°04'58" EAST A DISTANCE OF 228.49 FEET TO THE NORTH LINE OF THE N1/2SE1/4;

THENCE SOUTH 89°02'35" WEST ALONG SAID NORTH LINE A DISTANCE OF 36.05 FEET TO THE WEST LINE OF THAT STRIP PARCEL AS DESCRIBED IN THE WARRANTY DEED AS RECORDED JANUARY 20, 2010 AS RECEPTION NO. 3671136 OF THE WCCR;

THENCE ALONG SAID WEST LINE THE FOLLOWING SEVEN COURSES:

THENCE SOUTH 37°12'13" EAST A DISTANCE OF 154.31 FEET;
THENCE SOUTH 40°52'13" EAST A DISTANCE OF 267.71 FEET;
THENCE SOUTH 33°12'13" EAST A DISTANCE OF 394.87 FEET;
THENCE SOUTH 25°12'13" EAST A DISTANCE OF 77.58 FEET;
THENCE SOUTH 00°02'13" EAST A DISTANCE OF 41.98 FEET;
THENCE SOUTH 49°42'13" EAST A DISTANCE OF 775.09 FEET;
THENCE SOUTH 67°12'13" EAST A DISTANCE OF 82.97 FEET TO THE SOUTH LINE OF THE N1/2SE1/4;

THENCE SOUTH 89°01'35" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2412.97 FEET TO THE CENTER-SOUTH 1/16TH CORNER OF SECTION 24;

THENCE NORTH 00°13'16" WEST ALONG THE WEST LINE OF THE N1/2SE1/4 A DISTANCE OF 1000.09 FEET;

THENCE NORTH 89°01'35" EAST A DISTANCE OF 100.01 FEET;

THENCE NORTH 00°13'16" WEST A DISTANCE OF 320.46 FEET;

THENCE NORTH 00°18'53" WEST A DISTANCE OF 1871.01 FEET;

THENCE NORTH 89°01'02" EAST A DISTANCE OF 989.25 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 4,569,381 SQUARE FEET OR 104.899 ACRES, MORE OR LESS (±).

TOTAL BOUNDARY= 11,764.25 LF
CONTIGUOUS BOUNDARY= 3,280.73 LF
1/6 OF TOTAL BOUNDARY= 1,960.71 LF
RATIO 1:3.59

BASIS OF BEARINGS

ASSUMING THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 7 NORTH, RANGE 67 WEST OF THE 6TH P.M., AS BEARING NORTH 89°02'19" EAST, A DISTANCE OF 2,638.80 FEET AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-18R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, FINDING SUBSTANTIAL COMPLIANCE OF AN ANNEXATION
PETITION, INITIATING ANNEXATION PROCEEDINGS, AND SETTING A
PUBLIC HEARING ON THE PETITION IN ACCORDANCE WITH THE
MUNICIPAL ANNEXATION ACT OF 1965 FOR PROPERTY KNOWN AS THE
CORDERO SUBDIVISION ANNEXATION NO. 1-3**

WHEREAS, a written Petition for Annexation to the Town of Severance, Colorado ("Petition"), has been filed with the Town Clerk requesting the annexation of a certain unincorporated tract of land comprised of approximately 119.653 acres located in the County of Weld, State of Colorado (the "Property"), and being more particularly described on Exhibit A, attached hereto and incorporated herein by this reference; and

WHEREAS, the Town of Severance has or will have in place a plan meeting the requirements of Section 31-12-105(e), C.R.S.; and

WHEREAS, no election for annexation of the area proposed to be annexed to the Town of Severance has been held in the preceding twelve (12) months; and

WHEREAS, the annexation to the Town of Severance, Colorado of the area proposed to be annexed will not result in a change of county boundaries; and

WHEREAS, the names and mailing addresses of the signers of the Petition and date of signing are included in the Petition, and the legal descriptions of the land owned by Petitioner is attached to the Petition. No signature on the Petition is dated more than 180 days prior to the date of filing of the Petition for annexation with the Town Clerk; and

WHEREAS, the Petition has been referred to the Town Council for the Town of Severance, for a determination of substantial compliance with the requirements of the Colorado Municipal Annexation Act of 1965, Section 31-12-107(1), C.R.S.; and

WHEREAS, none of the area proposed to be annexed to the Town of Severance, Colorado, is presently a part of any incorporated city, city and county, or town, and is not contiguous to any other incorporated city, city and county, or town; and

WHEREAS, the Town Council has been advised by the staff, and has taken official notice of all maps, records, and other information and materials on file with the Town of Severance, Colorado, regarding the Petition.

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

Section 1. The Town Council hereby finds and determines:

- a. That a Petition for Annexation to the Town of Severance, Colorado, has been

filed with the Town Clerk by Lot O, LLC – Ryan Woodland (“Petitioner”);

- b. That Petitioner is the owner of one hundred percent (100%) of the Property proposed to be annexed, described in Exhibit A, exclusive of public streets and alleys; and
- c. That said Petition substantially complies with Section 31-12-107(1), C.R.S.

Section 2. The Town Council of the Town of Severance, Colorado, will hold a hearing upon the Petition for the purpose of determining and finding whether the area proposed to be annexed meets the applicable requirements of Sections 31-12-104 and 31-12-105, C.R.S., and the Severance Municipal Code, all as amended, and is considered eligible for annexation. The hearing will be held on **June 10th, 2025**, commencing at the hour of 6:00 P.M., or as soon as possible thereafter, at Severance Town Hall in the Town Council Chambers, 3 S. Timber Ridge Parkway, Severance, Colorado 80550. Any person may appear at such hearing and present evidence upon any matter to be determined by the Town Council of the Town of Severance, Colorado.

Section 3. The Town Clerk shall publish a Notice of Public Hearing, in substantially the form attached as Exhibit B, once a week for four successive weeks in a newspaper of general circulation in the area proposed to be annexed, with the first publication of such notice to be at least thirty days prior to the date of the hearing. The Town Clerk shall further provide notice to the Clerk of the Board of County Commissioners of Weld County, the Weld County Attorney, and to any special district or school district having territory within the area proposed to be annexed, in the manner and within the time provided in Section 31-12-108(2), C.R.S.

RESOLVED AND APPROVED this 10th day of June, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor



ATTEST:

Sarah Jacobsen, Town Clerk

Exhibit A

CORDERO SUBDIVISION ANNEXATION NO. 1-3 LEGAL DESCRIPTION

Annexation No. 1

A TRACT OF LAND, BEING PART OF LOT B, RECORDED EXEMPTION NO. 0705-24-1-RE-255, AS RECORDED MARCH 25, 1977 AS RECEPTION NO. 1714631 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, SITUATE IN THE NORTHEAST QUARTER (NE ¼) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN NORTH (T.7N), RANGE SIXTY-SEVEN WEST (R.67W) OF THE SIXTH PRINCIPLE MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 24 AND ASSUMING THE NORTH LINE OF SAID NORTHEAST QUARTER (NE ¼) AS BEARING NORTH 89°02'19" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2,638.80 FEET MONUMENTED BY A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 7242 AT THE NORTH QUARTER CORNER AND A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 28650 AT THE NORTHEAST CORNER OF SECTION 24 AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO:

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THENCE SOUTH 00°18'00" EAST ALONG THE WEST LINE OF LOT B A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY (ROW) OF WELD COUNTY ROAD 80 AND TO THE POINT OF BEGINNING;

THENCE NORTH 89°02'19" EAST ALONG SAID SOUTH LINE A DISTANCE OF 337.93 FEET TO THE EASTERLY LINE OF LOT B;
THENCE SOUTH 26°19'58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 11.07 FEET;
THENCE SOUTH 89°02'19" WEST A DISTANCE OF 163.76 FEET;
THENCE SOUTH 00°57'41" EAST A DISTANCE OF 607.83 FEET;
THENCE SOUTH 89°02'19" WEST A DISTANCE OF 10.00 FEET;
THENCE NORTH 00°57'41" WEST A DISTANCE OF 607.83 FEET;
THENCE SOUTH 89°02'19" WEST A DISTANCE OF 169.02 FEET TO THE MOST NORTHERLY WEST LINE OF LOT B;
THENCE NORTH 00°18'00" WEST ALONG SAID WEST LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 9,482 SQUARE FEET OR 0.218 ACRES, MORE OR LESS (+/-).

Annexation No. 2

A TRACT OF LAND, BEING PART OF LOT B, RECORDED EXEMPTION NO. 0705-24-1-RE-255, AS RECORDED MARCH 25, 1977 AS RECEPTION NO. 1714631 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN NORTH (T.7N), RANGE SIXTY-SEVEN WEST (R.67W) OF THE SIXTH PRINCIPLE MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE SOUTH 00°57'41" EAST A DISTANCE OF 607.83 FEET;
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THENCE NORTH 00°57'41" WEST A DISTANCE OF 607.83 FEET;
THENCE NORTH 89°02'19" EAST A DISTANCE OF 163.76 FEET TO THE EASTERLY LINE OF LOT B;
THENCE SOUTH 26°19'58" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 809.94 FEET;
THENCE SOUTH 89°01'02" WEST A DISTANCE OF 989.25 FEET;
THENCE SOUTH 00°18'53" EAST A DISTANCE OF 1871.01 FEET;
THENCE SOUTH 00°13'16" EAST A DISTANCE OF 320.46 FEET;
THENCE SOUTH 89°01'35" WEST A DISTANCE OF 100.01 FEET TO THE WEST LINE OF SAID N1/2SE1/4;
THENCE NORTH 00°13'16" WEST ALONG SAID WEST LINE A DISTANCE OF 321.69 FEET TO THE SOUTHWEST CORNER OF LOT B;
THENCE ALONG THE WESTERLY LINES OF LOT B THE FOLLOWING THREE COURSES:
THENCE NORTH 00°18'53" WEST A DISTANCE OF 1969.77 FEET;
THENCE NORTH 89°01'02" EAST A DISTANCE OF 391.00 FEET;
THENCE NORTH 00°18'00" WEST A DISTANCE OF 632.12 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 633,195 SQUARE FEET OR 14.536 ACRES, MORE OR LESS (+/-).

Annexation No. 3

A TRACT OF LAND, BEING PART OF LOT B, RECORDED EXEMPTION NO. 0705-24-1-RE-225 AS RECORDED MARCH 25, 1977 AS RECEPTION NO. 1714631 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER (WCCR), AND THE NORTH HALF OF THE SOUTHEAST QUARTER (N1/2SE1/4) OF SECTION TWENTY-FOUR (24), TOWNSHIP SEVEN NORTH (T.7N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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THENCE NORTH 89°02'19" EAST ALONG SAID NORTH LINE A DISTANCE OF 714.53 FEET TO THE NORTHEAST CORNER OF SAID LOT B;

THENCE ALONG THE EASTERLY LINES OF LOT B THE FOLLOWING TEN COURSES:

THENCE SOUTH 26°19'58" EAST A DISTANCE OF 854.21 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 26°19'58" EAST A DISTANCE OF 555.71 FEET;

THENCE SOUTH 27°17'58" EAST A DISTANCE OF 103.49 FEET;

THENCE SOUTH 35°01'58" EAST A DISTANCE OF 177.69 FEET;

THENCE SOUTH 00°37'58" EAST A DISTANCE OF 523.80 FEET;

THENCE SOUTH 14°24'02" WEST A DISTANCE OF 87.50 FEET;

THENCE SOUTH 77°54'02" WEST A DISTANCE OF 163.00 FEET;

THENCE SOUTH 35°57'02" WEST A DISTANCE OF 91.90 FEET;

THENCE SOUTH 22°55'02" WEST A DISTANCE OF 235.50 FEET;

THENCE SOUTH 30°04'58" EAST A DISTANCE OF 228.49 FEET TO THE NORTH LINE OF THE N1/2SE1/4;

THENCE SOUTH 89°02'35" WEST ALONG SAID NORTH LINE A DISTANCE OF 36.05 FEET TO THE WEST LINE OF THAT STRIP PARCEL AS DESCRIBED IN THE WARRANTY DEED AS RECORDED JANUARY 20, 2010 AS RECEPTION NO. 3671136 OF THE WCCR;

THENCE ALONG SAID WEST LINE THE FOLLOWING SEVEN COURSES:

THENCE SOUTH 37°12'13" EAST A DISTANCE OF 154.31 FEET;

THENCE SOUTH 40°52'13" EAST A DISTANCE OF 267.71 FEET;

THENCE SOUTH 33°12'13" EAST A DISTANCE OF 394.87 FEET;

THENCE SOUTH 25°12'13" EAST A DISTANCE OF 77.58 FEET;

THENCE SOUTH 00°02'13" EAST A DISTANCE OF 41.98 FEET;

THENCE SOUTH 49°42'13" EAST A DISTANCE OF 775.09 FEET;

THENCE SOUTH 67°12'13" EAST A DISTANCE OF 82.97 FEET TO THE SOUTH LINE OF THE N1/2SE1/4;

THENCE SOUTH 89°01'35" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 2412.97 FEET TO THE CENTER-SOUTH 1/16TH CORNER OF SECTION 24;

THENCE NORTH 00°13'16" WEST ALONG THE WEST LINE OF THE N1/2SE1/4 A DISTANCE OF 1000.09 FEET;

THENCE NORTH 89°01'35" EAST A DISTANCE OF 100.01 FEET;

THENCE NORTH 00°13'16" WEST A DISTANCE OF 320.46 FEET;

THENCE NORTH 00°18'53" WEST A DISTANCE OF 1871.01 FEET;

THENCE NORTH 89°01'02" EAST A DISTANCE OF 989.25 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 4,569,381 SQUARE FEET OR 104.899 ACRES, MORE OR LESS (±).

EXHIBIT B

TOWN OF SEVERANCE, COLORADO NOTICE OF PUBLIC HEARING

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the Town Council of the Town of Severance has adopted Resolution No. 2025-18R initiating annexation proceedings for Cordero Subdivision Annexation No. 1-3, consisting of approximately 119.653 acres and generally located south of Weld County Road 80 and ¼ miles east of County Road 23, in the East 1/4 of Section 24, Township 7 North, Range 67 West of the 6th Principal Meridian; County of Weld, State of Colorado, said Annexation being more particularly described in Resolution No. 2025-18R.

That, on August 26th, 2025, at the hour of 6:00 P.M., or as soon thereafter as the matter may be called, at the Council Chambers in Severance Town Hall, 3 S. Timber Ridge Parkway, Severance, Colorado 80550, the Severance Town Council will hold a Public Hearing upon the annexation petition for the purpose of finding and determining whether the real property for which a petition for annexation to the Town of Severance has been filed with the Town, to be known as the Cordero Subdivision Annexation No. 1-3, meets the applicable requirements of Sections 31-12-104 and 31-12-105 of the statutes of the State of Colorado, and the Severance Municipal Code, and is eligible for annexation to the Town.

The Public Hearing shall be conducted in-person. All submitted materials and instructions for participation will be posted at <https://www.townofseverance.org>, and available upon appointment at Severance Town Hall, 3 S. Timber Ridge Parkway, Severance, Colorado 80550 or by calling 970-686-1218 no later than three days prior to the meeting. Submittal of any materials to the Town Council for review are due no later than five (5) days before the meeting and written comments must be submitted no later than 5:00 P.M. on the day of the meeting. All submittals of materials and written comments must be sent to planning@townofseverance.org.

Any person may appear at the Public Hearing and be heard regarding the matters under consideration. The Petition for Annexation is on file with the Town of Severance. For questions or comments contact: Shani Porter, Director of Planning, 970-686-1218, planning@townofseverance.org.

TOWN OF SEVERANCE, COLORADO
Sarah Jacobsen
Town Clerk

Please publish in the Greeley Tribune once a week for four consecutive weeks on:
June 28, 2025; July 5, 2025; July 12, 2025; and July 19, 2025.

Please send the affidavit of publication and billing to:

Town Clerk
Town of Severance
3 S. Timber Ridge Parkway
Severance, CO 80550

**TOWN OF SEVERANCE, COLORADO
NOTICE OF PUBLIC HEARING**

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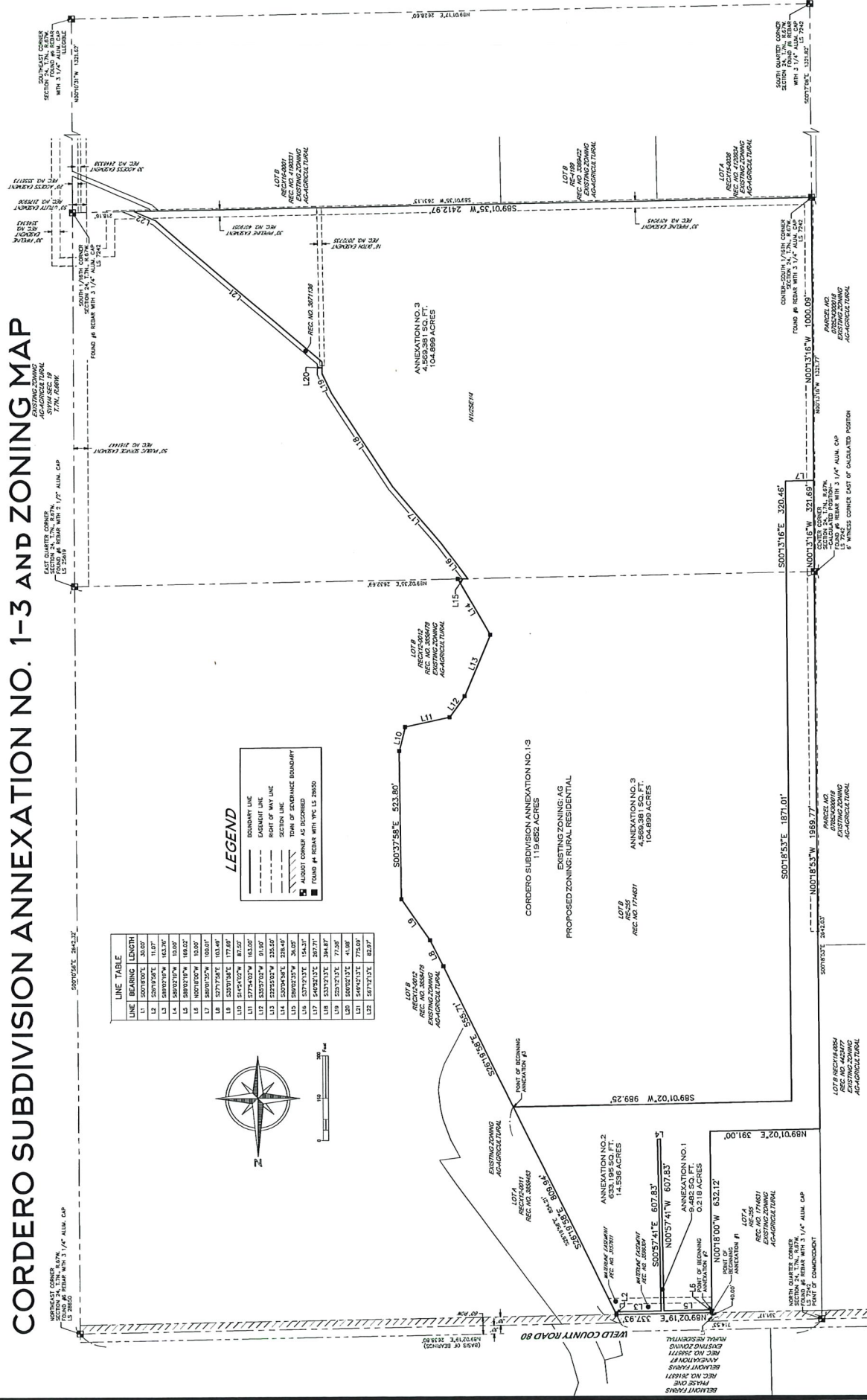
TOWN OF SEVERANCE, COLORADO
Sarah Jacobsen
Town Clerk

Please publish in the Greeley Tribune once a week for four consecutive weeks on:
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Town Clerk
Town of Severance
3 S. Timber Ridge Parkway
Severance, CO 80550

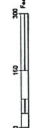
CORDERO SUBDIVISION ANNEXATION NO. 1-3 AND ZONING MAP



LINE TABLE	
LINE	BEARING LENGTH
L1	S00°19'05"E 26.02'
L2	S25°19'52"E 11.07'
L3	S00°19'05"E 11.07'
L4	S00°19'05"E 11.07'
L5	S00°19'05"E 11.07'
L6	S00°19'05"E 11.07'
L7	S00°19'05"E 11.07'
L8	S00°19'05"E 11.07'
L9	S00°19'05"E 11.07'
L10	S00°19'05"E 11.07'
L11	S00°19'05"E 11.07'
L12	S00°19'05"E 11.07'
L13	S00°19'05"E 11.07'
L14	S00°19'05"E 11.07'
L15	S00°19'05"E 11.07'
L16	S00°19'05"E 11.07'
L17	S00°19'05"E 11.07'
L18	S00°19'05"E 11.07'
L19	S00°19'05"E 11.07'
L20	S00°19'05"E 11.07'
L21	S00°19'05"E 11.07'
L22	S00°19'05"E 11.07'

LEGEND

- BOUNDARY LINE
- EXISTING ZONING
- PROPOSED ZONING
- RIGHT OF WAY LINE
- SECTION CORNER
- SECTION CORNER AS DISCLOSED
- ALIGNED CORNER AS DISCLOSED
- FOUND #1 REAR WITH 1/4" ALUM. CAP



2

DATE: 10-20-2020
REVISION: 10-20-2020
REVISION: 10-20-2020
REVISION: 10-20-2020

PROJECT NAME: HULLIN ESTATES

CLIENT: WOODLAND

FILE NAME: 2020044.ANNEX

SCALE: 1" = 100'

PROJECT NO: 2020044

DATE: 10-20-2020

DRAWN BY: SP

CHECKED BY: SP

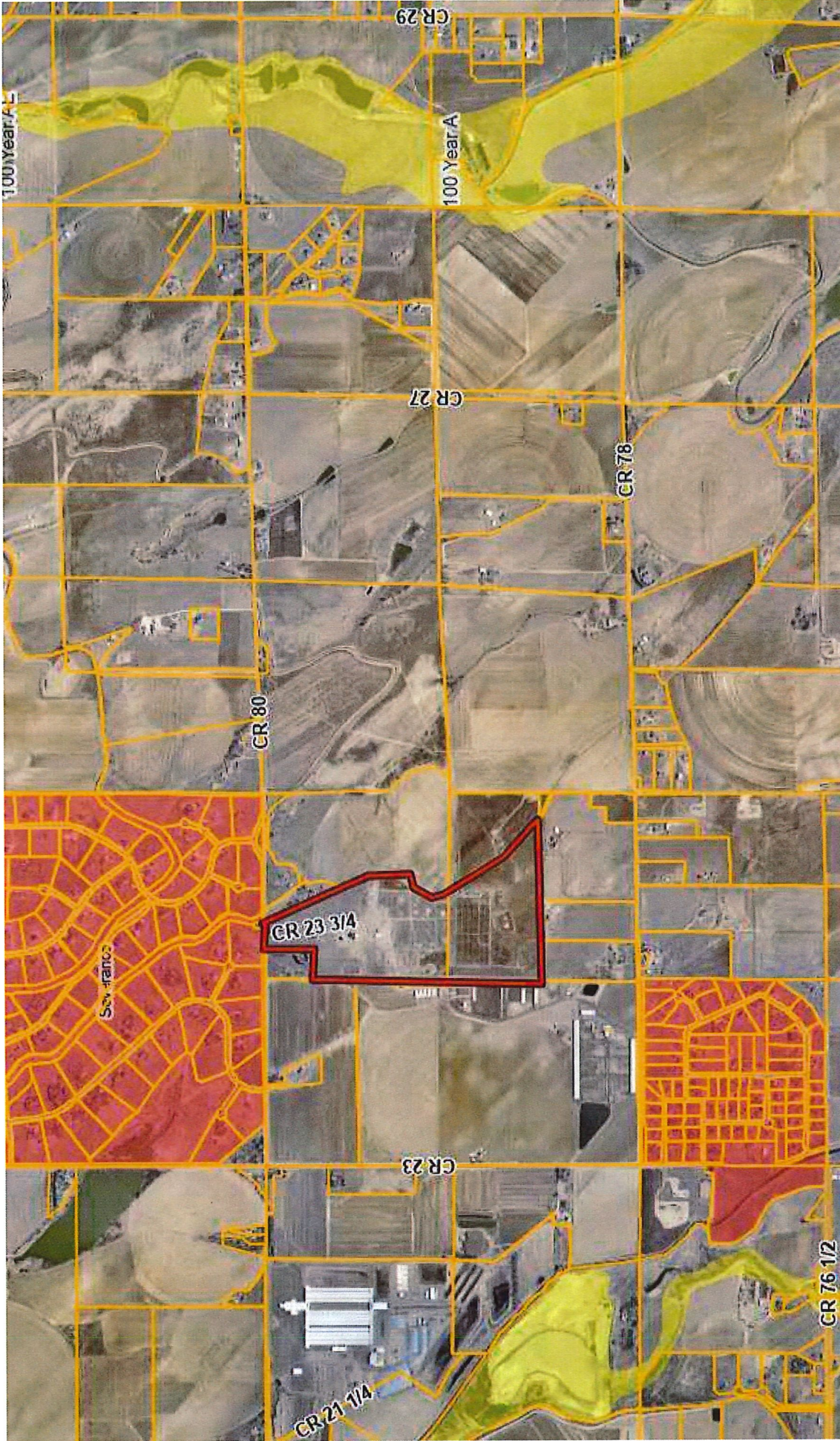
MAJESTIC SURVEYING
PLANNING, CONSTRUCTION, AND LAND SURVEYING, LLC

NOTICE
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event shall this limitation period be extended by the discovery of the defect more than years from the date of the registration shown hereon. (13-60105 C.R.S. 2012)

PRELIMINARY
Steven Piller - Civil Engineer
Colombia Licensed Professional Land Surveyor #2648



Cordero Subdivision Vicinity Map

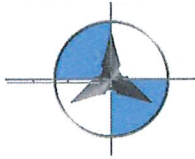


Scale: 1:23174

Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes:

DISCLAIMER: This product has been developed solely for internal use only by Weld County. The GIS database, applications, and data in the product is subject to constant change and the accuracy and completeness cannot be and is not guaranteed. The designation of lots or parcels or land uses in the database does not imply that the lots or parcels were legally created or that the land uses comply with applicable State or Local law. UNDER NO CIRCUMSTANCE SHALL ANY PART THE PRODUCT BE USED FOR FINAL DESIGN PURPOSES. WELD COUNTY MAKES NO WARRANTIES OR GUARANTEES, EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS, ACCURACY, OR CORRECTNESS OF SUCH PRODUCT, NOR ACCEPTS ANY LIABILITY, ARISING FROM ANY INCORRECT, INCOMPLETE OR MISLEADING INFORMATION CONTAINED THEREIN.



Wohnrade Civil Engineers, Inc.

January 24, 2025

Town of Severance
3 South Timber Ridge Parkway
Severance, CO 80546

Subject: ***Cordero Subdivision – Annexation Impact Report***

Dear Staff:

The owners of the proposed Cordero Subdivision land development project (Project) are requesting annexation into the Town of Severance corporate limits. The proposed Project would be a low-density, single-family rural residential subdivision near the Town's outer fringe. The proposed Project conforms to the goals, policies, and strategies of the Town of Severance 2011 Comprehensive Plan, and land use depicted on the Future Land Use Map (See Exhibit A).

The Project is located approximately 2.7 miles northeast of the town core, as referenced from the intersection of 4th Avenue and 1st Street in Severance, Colorado. The Project is bounded by Weld CR 80 on the north, Weld CR 78 on the south, and Weld CR 23 on the west (See Vicinity Map). The property is approximately 119.65 acres in size and is currently zoned Agricultural (Ag) in Weld County, Colorado. The property was formerly a sheep feedlot, which was owned by Mountain View Lamb Feeders, Inc.

This report serves to summarize the impact that the proposed development would have on services provided by the Town of Severance and other jurisdictions.

Sincerely,
WOHNRADE CIVIL ENGINEERS, INC.

Mary B. Wohnrade, P.E. – Principal

Professional Engineer: CO



Wohnrade Civil Engineers, Inc.
11578 Colony Row, Broomfield, Colorado 80021
Phone: 720-259-0965
Fax: 720-259-1519

Cordero Subdivision Annexation Development Impact Assessment

1. Project Description

The proposed Cordero Subdivision (Project) is located in the East Half of Section 24, Township 7 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado. More specifically, the property is identified as 11586 County Road 80, Eaton, Colorado.

Adjacent properties include the Belmont Farms rural single-family development located to the north of Weld County Road 80 (CR 80), agricultural properties to the east and west, and single-family residential estate properties to the south.

The property was formerly owned by Mountain View Land Feeders, Inc. and was a sheep feedlot, which contained multiple farm-ranch support buildings, access roads, two single-family manufactured homes, oil and gas facilities, and three feedlot waste lagoons.

The proposed Project will include 34 single-family lots that range from 1.398 to 7.164 acres in size, and all lots will be served by a potable water system, and an Onsite Wastewater Treatment System (OWTS). The Project will also be required to dedicate an additional 30-feet of right-of-way along County Road 80. The project will also include a Community Center and playground.

The Project will be constructed in three phases, beginning at the north end of the Project, and extending roughly 0.77-mile south to a cul-de-sac with a 50-foot radius, which will be located in the southeast corner of the Project. Phase 1 will include 10 estate lots for a total area of 24.95 acres, Phase 2 will include 9 estate lots for a total of 20.78 acres, and Phase 3 will include 15 estate lots for a total of 41.59 acres.

The proposed Project is compatible with the surrounding existing and adjacent land uses and will not require mitigation measures to ensure harmonious integration.

2. Site Access – Impact to Existing Transportation System

The property currently contains a single driveway access off Weld County Road 80 at the north end of the property.

The primary access for the proposed Cordero Subdivision would be from Weld County Road 80 at the north end of the property, in nearly the same location as the existing access drive.

Cordero Subdivision will include 34 single family homes and is not anticipated to have a significant impact on the surrounding transportation system. The proposed access is onto a paved county road (WCR 80) and is located approximately 3,000-feet from the nearest major intersection, which would be WCR 80 / WCR 23, located to the west. The project is projected to generate approximately 375

daily trips, 28 combined entering/exiting trips during the morning peak hour, and 36 entering/exiting trips during the afternoon peak hour.

A traffic narrative will be prepared by Mr. Lou Davenport of Iron Stride Solutions as part of the Preliminary/Final Plat phase of the Project. The traffic narrative will be prepared in accordance with Town of Severance standards and will evaluate the impact to Weld County Road 80 as a result of the proposed Project.

Due to the single point of access, all dwelling units will be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 NFPA 13 Sprinkler Systems, which has been approved by Windsor Severance Fire Rescue.

Staff at the Windsor-Severance Fire Rescue have reviewed the Project Conceptual Plan, and have provided preliminary comments, as described in Section 10 of this report.

3. Potable Water

The North Weld County Water District (NWCWD) will provide potable water to the proposed Project. A proposed 6-inch diameter water main and fire hydrants every 600' will serve the proposed residential subdivision. A ¾" diameter service line and water meter will also be installed to serve each individual lot.

A Water Tap Request was submitted to NWCWD on April 2, 2020, and included a request for a Commitment Letter (Letter), which was received on June 2, 2020. The Letter confirms the ability to provide water service to the development, a copy of which is attached to this report. However, due to a lapse in the development of this property, a revised Letter of Intent from NWCWD was required. The property owner received verbal confirmation that a revised Letter of Intent is forthcoming.

We anticipate two points of connection to the existing NWCWD water main at the north end of the property, adjacent to WCR 80. Preliminary water modeling prepared by Keefe Civil has confirmed that adequate fire flows will be provided by looping a proposed 6-inch diameter PVC water main down the center of the proposed local street and providing two connections at the new 8" diameter water main in WCR 80. The Windsor-Severance Fire Rescue District has specified a minimum flow of 500 gpm at a 20-psi residual pressure, and fire hydrant spacing every 600-feet.

There are two ¾" diameter water service lines that serve the existing property. Both service lines are located at the north end of the Project and connect to an existing NWCWD main located adjacent to WCR 80.

All water system design and construction will adhere to the current NWCWD Design Criteria and Standards. The impact on the current NWCWD water system is minimal. The NWCWD has performed hydraulic modeling of their current system capacity and has confirmed their ability to provide service.

4. Individual Sewage Disposal System

The Project does not have access to a sanitary sewer system; therefore, Onsite Wastewater Treatment Systems (OWTS) will serve each individual single-family lot. Each individual property owner will retain a licensed engineer to design the OWTS based on the Colorado Department of Public Health and

Environment (CDPHE) standards, and Weld County OWTS regulations. Each system will also be designed to meet the minimum requirements contained in the Town of Severance Environmental Management Handbook.

5. Storm Drainage

The existing property sits on a ridge and generally drains in three separate directions to the east, south, and west. There are three areas within the Project site that retain stormwater runoff from much of the property. These retention ponds are former feedlot waste lagoons and were designed to retain stormwater runoff from the former feedlot. These lagoons may be repurposed to serve as stormwater detention facilities.

Onsite stormwater retention and detention/water quality facilities will be provided to manage the increase in stormwater runoff due to the proposed development. A total of four stormwater facilities will be required. Two of the three existing feedlot waste lagoons will be utilized for stormwater retention, and two proposed detention/water quality facilities will be constructed in southern portion of the property.

Best management practices for stormwater quality, and Low Impact Development (LID) will also be incorporated into the Project design.

A drainage report and plan will be prepared by a licensed engineer using the Town of Severance and Mile High Flood District drainage design criteria. A stormwater management plan (SWMP) and report will also be prepared, and a General Permit will be obtained from the CDPHE for earthmoving activities.

Stormwater runoff from the developed site will be detained and released at historic discharge locations at less than historic rates.

6. Dry Utilities

Local utility providers will extend service to the Project including natural gas, electric, and communications. The Project design team will work with local utility providers during the final design phase to extend primary lines and appurtenant equipment to meet the demands of the Project.

We have confirmed that Poudre Valley REA will provide power and natural gas, and either Comcast or Century Link will provide communications.

7. Parks and Recreation

Rural residential developments with sizable lots inherently provide ample space on each lot to meet the open space and recreational needs of residents. Therefore, common areas and parks will be limited to a single Community Center and playground, located in approximately 1,600 lineal feet south of WCR 80, on the west side of the proposed main road (Street A) of the Project, between Lot 5 of Block 1 and Lots 8 and 9 of Block 2.

The Project will include 24.47 acres of open space, a Community Center with playground, and several 6-foot-wide all-weather trails for recreational use by residents. A Landscape Plan will be prepared by Centennial Design, which will include the landscape design for stormwater detention ponds, street trees, and subdivision entrance. All landscaping will be designed as per the Town of Severance standards.

8. Streets

The proposed street cross section will be a Rural Local Road with Borrow Ditch with right-of-way width of 60-feet. This typical section will be a primary component of low impact development (LID) and stormwater quality practices. See Exhibit C.

A single 2-lane street (Street A) approximately 0.77-miles in length, running generally north to south, will serve the rural residential neighborhood. The street will terminate at a cul-de-sac with a minimum pavement radius of 50-feet, which will be located in the southeast corner of the Project.

All proposed streets will be paved with asphalt and will include roadside ditches to promote water quality. A 2-foot-wide gravel shoulder will also be installed on both sides of the road. No offsite improvements to County Road 80 are anticipated.

Decorative street lighting will be provided at the appropriate interval along the road alignment.

9. Schools

The Project is located within the Windsor RE-4 School District and Aims Junior College District. The Project design team will address referral comments from these Districts as part of the Town of Severance design review process. It is anticipated that school impact fees will be imposed as part of this Project.

The estimated number of K-12 students to be generated by the Project is forty-six and is based on adjacent existing residential communities.

10. Police and Fire Protection

The Town of Severance and Weld County Sheriff's Department will provide Law enforcement for the Cordero Subdivision Project. Additional security measures are not anticipated.

The Windsor-Severance Fire Rescue District will provide fire protection for the proposed Project. It is not anticipated that the Cordero Subdivision project would pose any significant fire hazards. Fire prevention requirements such as household fire sprinkler systems and hydrant spacing, will be provided as required by code.

The Windsor-Severance Fire Rescue District is requiring a fire flow of 500 gpm at 20 psi residual pressure, as well as, fire hydrants spaced every 600'. The Fire District has also stated that secondary access **would not be required** if all homes were equipped with a fire sprinkler system. All dwelling units will be equipped with an automatic sprinkler system in accordance with Section 903.3.1.1 NFPA 13 Sprinkler Systems.

11. Oil and Gas Operations

There are no active oil and gas production activities within the Project boundary. The existing oil-gas

facility located on the adjacent property to the west has been removed and the wells have been capped and abandoned. The existing oil-gas facility located in the southeast corner of the Project has also been removed from service. The two existing onsite oil-gas wells located in the southeast and southwest corners of the property, have been capped and abandoned by the oil and gas companies. The proposed site design adheres to the Town of Severance setback requirements pertaining to plugged and abandoned wells, as per the Town of Severance Ordinance No. 2019-02.

The property owner, Lot O, LLC is working with the oil and gas companies to remove all existing flowlines prior to the sale of the proposed estate lots.

12. Library

The Project is located within the Clearview Library District. The Project design team will address referral comments from the Library District as part of the Town of Severance design review process. We anticipate that the impact on the Library District as a result of the proposed Project will be minimal.

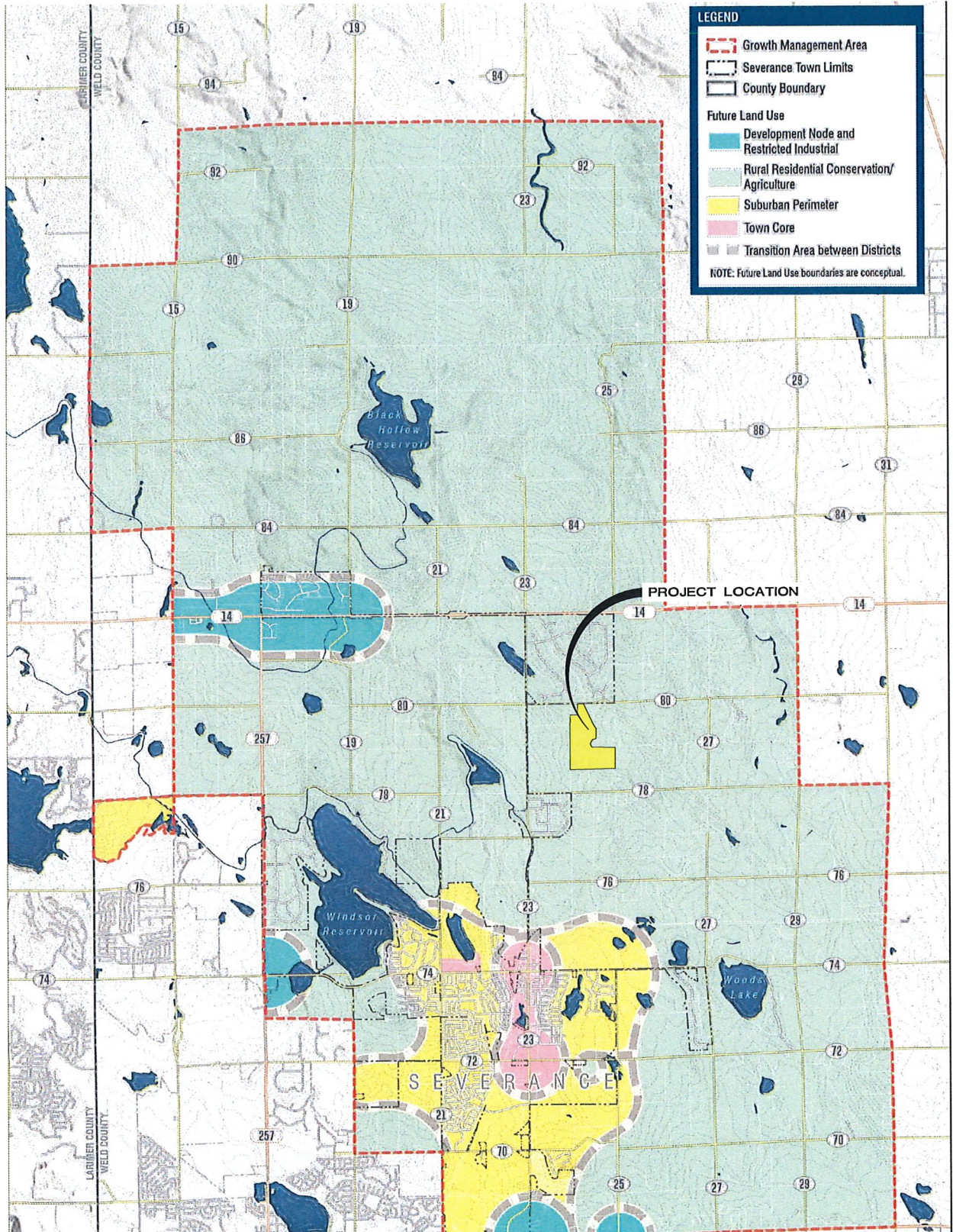
13. Irrigation Ditches

An existing concrete lined irrigation ditch, and underground pipeline is located in the southeast corner of the property and is owned by Bears Investments. The ditch is currently active and the property owner, Lot O, LLC, has been in discussions with Bruce Johnson, the owner of the ditch. A new 30'W easement will be dedicated on the Preliminary Plat and the ditch-pipeline will remain in place and undisturbed as part of the proposed Project. Crossing of the existing ditch-pipeline will not occur as part of this Project.

14. Environmental Assessment

A Phase 1 Environmental Assessment was prepared for the proposed Project by Quantum Water and Environment and is dated December 4, 2019. The Phase 1 Environmental Site Assessment (ESA) revealed no Recognized Environmental Conditions (REC) in connection with the property. A Limited Phase II study was prepared by Quantum Water & Environment and is dated January 5, 2021. The Limited Phase II study analyzed the three existing waste lagoons, which are remnants of the old sheep farm operation.

The Phase 1 Environmental Assessment will be updated at the time of the Preliminary Plat to include the removal of existing oil-gas wells and the removal of the gas facility in the southeast corner of the property.



REF: SEVERANCE HOMETOWN VISION
COMPREHENSIVE PLAN 2020

Project:
MUL: 2008.00

Date:
1/24/2025

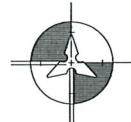
Scale:
N.A.

Designed By:
MBW

CORDERO SUBDIVISION
TOWN OF SEVERANCE
FUTURE LAND USE MAP
EXHIBIT A

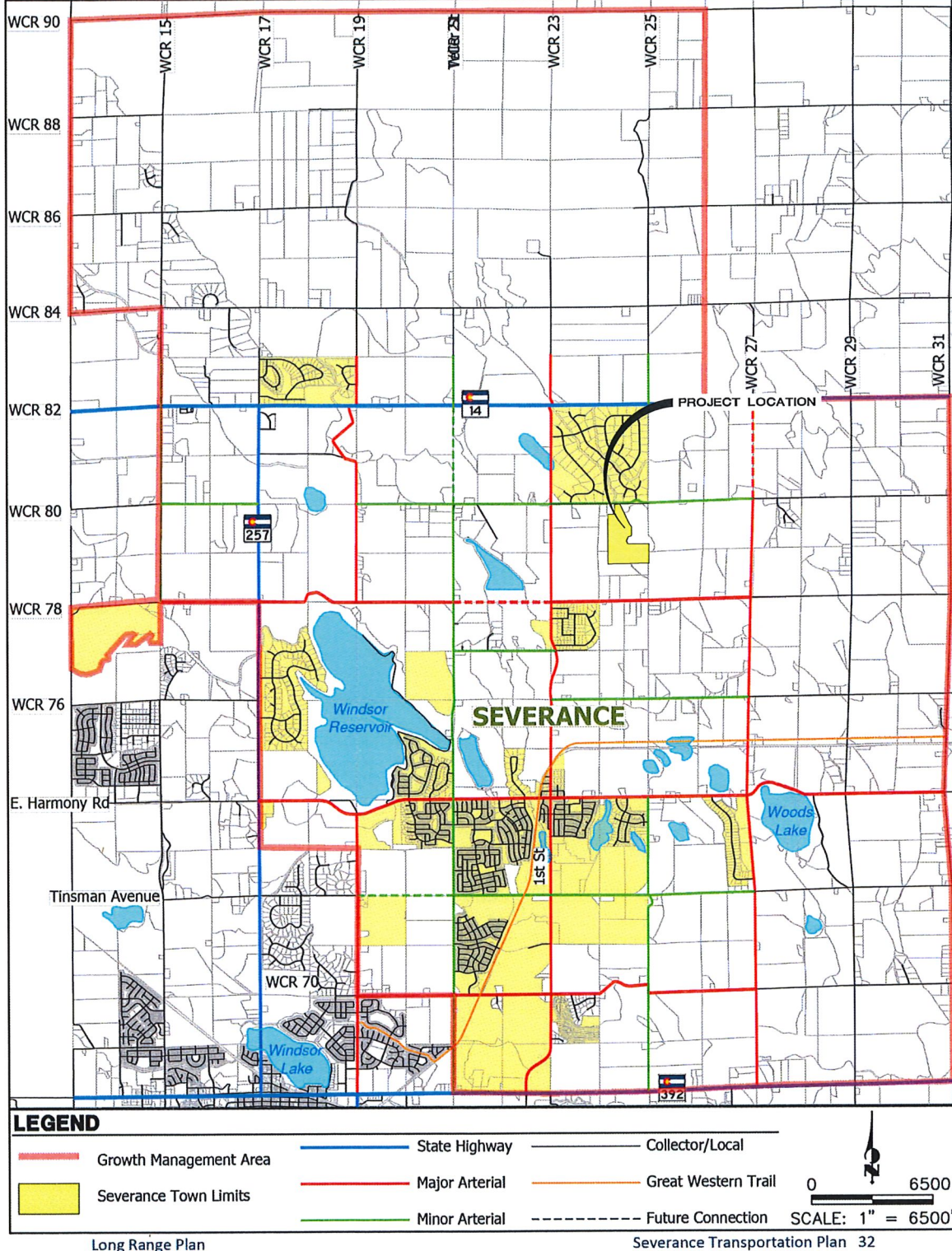
WOHNRADE CIVIL ENGINEERS, INC.

11578 Colony Row
Broomfield, Colorado, 80021
Phone: (720)259-0965, Fax: (720)259-1519



1
Sheet

3
Sheets



REF: TOWN OF SEVERANCE TRANSPORTATION MASTER PLAN
DATED 07.20.2021

Project:
MUL: 2008.00

Date:
1/24/2025

Scale:
N.A.

Designed By:
MBW

CORDERO SUBDIVISION
TOWN OF SEVERANCE
TRANSPORTATION PLAN
EXHIBIT B

WOHNRADE CIVIL ENGINEERS, INC.

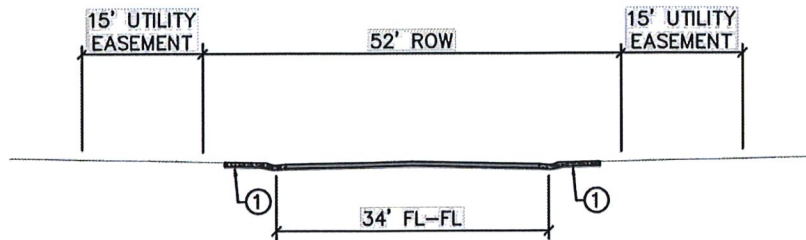
11578 Colony Row
Broomfield, Colorado, 80021
Phone: (720)259-0965, Fax: (720)259-1519



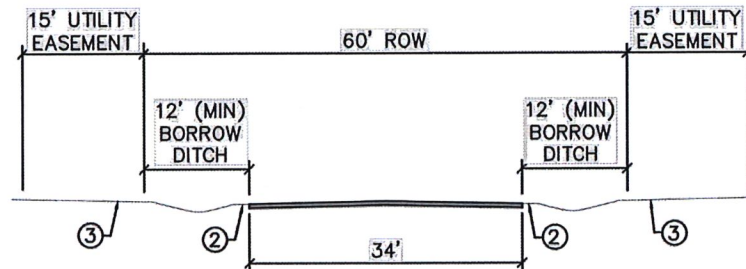
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Sheets

**LOCAL STREET
SUBURBAN CORRIDOR STREET SECTION (ATTACHED SIDEWALK)**



**LOCAL STREET
RURAL CORRIDOR STREET SECTION (WITH BORROW DITCH)**



NOTES:

- ① DRIVE OVER CURB AND GUTTER WITH 5' ATTACHED SIDEWALK (TYP)
- ② 2' SHOULDER (TYP)
- ③ NATIVE DROUGHT TOLERANT SEED

REF: SEVERANCE TRANSPORTATION PLAN
ADOPTED JULY 20, 2021

Project:
MUL: 2008.00

Date:
1/24/2025

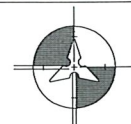
Scale:
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Designed By:
MBW

**CORDERO SUBDIVISION
TOWN OF SEVERANCE
STREET CROSS-SECTIONS
EXHIBIT C**

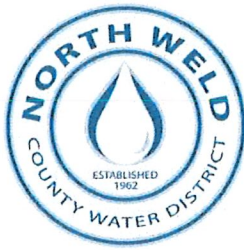
WOHNRADE CIVIL ENGINEERS, INC.

11578 Colony Row
Broomfield, Colorado, 80021
Phone: (720)259-0965, Fax: (720)259-1519



3
Sheet

3
Sheets



NORTH WELD COUNTY WATER DISTRICT

32825 CR 39 • LUCERNE, CO 80646

P.O. BOX 56 • BUS: 970-356-3020 • FAX: 970-395-0997

WWW.NWCWD.ORG • EMAIL: WATER@NWCWD.ORG

June 2, 2020

Ryan Woodland
1813 61st Avenue, Ste 200
Greeley, CO 80634

Mary Wohnrade
11582 Colony Row
Broomfield, CO 80021

Subject: Request for Water Service
Mullin Estates Subdivision 32-Lot Residential Planned Unit Development

Dear Mr. Woodland:

North Weld County Water District (District) is able to provide water service to thirty-two (32) single-family dwelling lots located within the following described property ("Property"):

Part of the NE1/4 and SE1/4 in Section 24, Township 7 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

contingent upon all requirements of the District being satisfied. If all District requirements, including all agreements, have not been satisfied and completed with the District within one year (12 months) of the date of this letter, the District may decline to supply water to the above described property. After one year, it should be understood that the District reserves the right to decline water service to the above-described property if:

1. Raw water has not been dedicated as required by the District and/or the District is unable to obtain and/or provide sufficient raw water for the cash in lieu price component of the raw water requirement for the Property and/or
2. Pipeline or water treatment capacity is not capable of providing water service

The District has received information regarding the proposed project, including, but not limited to, the following:

1. The exact number of single-family equivalent taps has been confirmed at thirty-two (32).
2. No commercial, multifamily or landscape irrigation taps are required for the development.
3. The Fire Flow requirement of 500 gpm with 20 psi residual has been presumed by the applicant from the jurisdictional fire department, Windsor Severance Fire Protection. Written verification is required.
4. The Property is already included into the boundaries of the District.
5. A total of 31 Water Allocations and 20 Plant Investment Allocations from Meter Numbers 1960 and 1224 will be used to partially satisfy the Water and Plant Investment of the development.

In addition, the District's commitment to provide water service to the Property is contingent upon satisfaction of all the District's requirements in accordance with its then applicable rules, regulations and policies, including, but not limited to, the following water service requirements:



NORTH WELD COUNTY WATER DISTRICT

32825 CR 39 • LUCERNE, CO 80646

P.O. BOX 56 • BUS: 970-356-3020 • FAX: 970-395-0997

WWW.NWCWD.ORG • EMAIL: WATER@NWCWD.ORG

Water Service Requirements

1. The Fire Flow in writing as required by the jurisdictional fire department.
2. Submission and approval of a Utility Report, Hydraulic Modeling, Engineering, and Construction plans for water infrastructure to serve the Property. The Design Criteria and Standards required by the District present the minimum design and technical criteria for the analysis and design of potable water distribution systems within the District. (The criteria can be found on the District's website or by contacting the District).
 - a. The HGL for modeling purposes is 5310.
3. Anticipated timeline for submittals to jurisdictional authority and the District.
4. The satisfaction of raw water requirements.
5. The satisfaction of plant investment and distance fees.
6. The construction of any required infrastructure from existing District facilities to the proposed project. The District has identified two (2) line extension required to provide service in addition to the waterlines within the Development:
 - a. One 8-inch line extension will be required to connect to the 12-inch waterline on the north side of WCR 80 (North of existing Pump station) to the property.
 - b. One 8-Inch line extension will be required to connect to the 8-inch waterline in Rangeview Drive and connect to the onsite waterline via Tract A and Lot 2, as identified on the sketch plan provided with the Water Tap Request.
7. The provision of a final site plan.
8. The provision of detailed utility report and plans.
9. The satisfaction of the requirement to secure adequate easements acceptable to the District which are necessary for the installation of all on-site and off-site infrastructure improvements required to serve the Property.
10. The execution of a Water Service Agreement in a form satisfactory to the District.
11. The payment of all fees, charges and expenses to the District. See Table No. 1 below for Tap Options and Requirements. See Table Nos. 2-5 below for current District Fees and Rates.
12. The satisfaction of all other District requirements.

The District is currently in the early phases of a master planning effort with a 30-year planning period. The results of the master plan will impact the extent of off-site improvements needed for the District to adequately serve Mullin Estates. Developer participation in those offsite water system improvements will be required. However, the extent and timing of those offsite improvements have not been identified at this time and are subject to change. The extent of improvements needed will become more defined as the master planning process moves forward and as this project moves into final plat phases when service tap requirements and other submittal requirements are finalized.

If all of the District's requirements, including the Water Service Requirements set forth above, have not been satisfied and completed within one year (i.e., 365 days) following the date of this letter, the District may revoke this letter regarding the intent to provide water service to the Property. Following the expiration of said one-year period, if the District's requirements have not been satisfied, the District shall have the right to utilize such available capacity for the benefit of other projects.



NORTH WELD COUNTY WATER DISTRICT

32825 CR 39 • LUCERNE, CO 80646

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If you have any questions or need information, please feel free to contact me directly.

Sincerely,

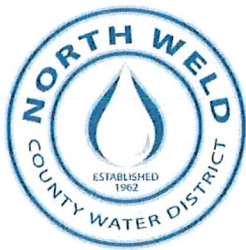
Leann Koons

Leann Koons

North Weld County Water District

Table No. 1 – Tap Options and Requirements

	Raw Water	Plant Investment	Distance Fee	Meter Set Fee		Water Allocation (Annually)	Plant Investment Allocation (Annually)
Full Standard Tap	100%	100%	100%	100%		228,000 Gallons	228,000 Gallons
		Lot Size greater than 0.33 Acres (14,375 sq. ft)					
75% Tap	75%	75%	75%	100%		171,000 Gallons	171,000 Gallons
Restrictions		Lot sizes greater than 0.20 acres (8,712 sq. ft) but less than 0.33 Acres (14,375 sq. ft) OR landowners with verifiable irrigation rights or well permits for outside water use					
50% Tap	50%	50%	50%	100%		114,000 Gallons	114,000 Gallons
Restrictions		Lot size less than 0.20 acres (8,712 sq. ft) OR with a Board Approved Irrigation System OR a Board Approved Commercial Enterprise					
Conservation Blue Tap	100%	\$0 Initially – Plant Investment Surcharge will apply	\$0 Initially – Plant Investment Surcharge will apply	100%		228,000 Gallons*	0 Gallons
Payment of Plant Investment Fee and Distance Fee for Conservation Blue Tap is deferred and will be paid by imposition of surcharge in amount determined by the Board of Directors.							
Restrictions		Only applicable to: 3/4-inch meters; property must have conditional or final approval from legislative body on or before 08/13/2018 and the final plat must be recorded on or before 08/13/2019. If final plat is recorded on or before 08/13/2019, payment of all tap fees must occur on or before 08/13/2023.					
		If Qualified, taps may be used in combination with Conservation Tap (i.e. 50% Water with a Conservation 0 Plant Investment) *Gallons may vary depending on qualifying combination					
A tap may be allotted more than 1 unit of Water and/or Plant Investment. In this case the allotment is the unit/class X 228,000 gallons = Annual Allocation. (i.e. Water Allocation 5 x 228,000 = 1,140,000 gallons Annual Allocation) Surcharge will be assessed when an account’s year to date usage exceeds the Water and/or Plant Investment Allotment. See Table 4 for Rates.							



NORTH WELD COUNTY WATER DISTRICT

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Table No. 2 – District Tap Fees

TAP FEES (Assumed for Full Standard Tap)		INSTALLATION COST	
Raw Water for One Acre-Foot Unit (AFU) Effective 06/11/2019, Fee will be established based on current market contracts. Fee may change at Board Meeting each month. See nwcwd.org for current fee.	\$58,000	Meter Set Fee	\$1,500
Base Portion of Plant Investment Fee	\$9,500		
Distance Portion of Plant Investment Fee (4 miles) *Minimum Fee Applicable*	\$1,500		
TOTAL Up-Front COSTS PER TAP	\$70,500.00 Full Standard Tap		
See Table 1 for Options and/or Restrictions			
Price is estimated and can change at any time. Visit nwcwd.org for the latest rates and fees.			
Minimum Pressure	35 psi		
Normal Pressure Range	90 psi to 120 psi (Subject to Internal Infrastructure Development Design)		
Maximum Pressure	125 psi (Subject to Internal Infrastructure Development Design)		

Table No. 3 - Usage Rates and Fees

Usage Amount	Charge or Rate Per Month
0 to 6,000 gallons	\$22.38 Minimum
6,000 gallons and up	\$3.73 per 1,000 gallons (Kgal)

Table No. 4 – Plant Investment Surcharge Rates

0 to 456,000 gallons above the Plant Investment Allotment	\$3.95 per 1,000 gallons
More than 456,000 gallons above the Plant Investment Allotment	\$1.95 per 1,000 gallons

Table No. 5 – Water Surcharge Rates

Usage above the Water Class Allotment	\$2.00 per 1,000 gallons
---------------------------------------	--------------------------

**TOWN OF SEVERANCE, COLORADO
NOTICE OF PUBLIC HEARING**

TO ALL PERSONS INTERESTED:

PLEASE TAKE NOTICE that the Town Council of the Town of Severance has adopted Resolution No. 2025-18R initiating annexation proceedings for Cordero Subdivision Annexation No. 1-3, consisting of approximately 119.653 acres and generally located south of Weld County Road 80 and 1/4 miles east of County Road 23, in the East 1/4 of Section 24, Township 7 North, Range 67 West of the 6th Principal Meridian; County of Weld, State of Colorado, said Annexation being more particularly described in Resolution No. 2025-18R.

That, on August 26th, 2025, at the hour of 6:00 P.M., or as soon thereafter as the matter may be called, at the Council Chambers in Severance Town Hall, 3 S. Timber Ridge Parkway, Severance, Colorado 80550, the Severance Town Council will hold a Public Hearing upon the annexation petition for the purpose of finding and determining whether the real property for which a petition for annexation to the Town of Severance has been filed with the Town, to be known as the Cordero Subdivision Annexation No. 1-3, meets the applicable requirements of Sections 31-12-104 and 31-12-105 of the statutes of the State of Colorado, and the Severance Municipal Code, and is eligible for annexation to the Town.

The Public Hearing shall be conducted in-person. All submitted materials and instructions for participation will be posted at www.townofseverance.org, and available upon appointment at Severance Town Hall, 3 S. Timber Ridge Parkway, Severance, Colorado 80550 or by calling 970-686-1218 no later than three days prior to the meeting. Submittal of any materials to the Town Council for review are due no later than five (5) days before the meeting and written comments must be submitted no later than 5:00 P.M. on the day of the meeting. All submittals of materials and written comments must be sent to planning@townofseverance.org.

Any person may appear at the Public Hearing and be heard regarding the matters under consideration. The Petition for Annexation is on file with the Town of Severance. For questions or comments contact: Shani Porter, Director of Planning, 970-686-1218, planning@townofseverance.org.

TOWN OF SEVERANCE, COLORADO
Sarah Jacobsen
Town Clerk

Published: Greeley Tribune June 28, July 5, 12, 19, 2025-2119370

Prairie Mountain Media, LLC

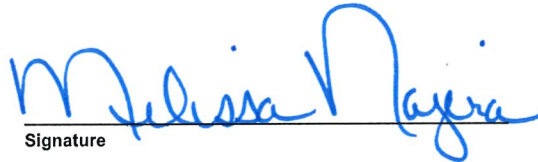
PUBLISHER'S AFFIDAVIT

**County of Weld
State of Colorado**

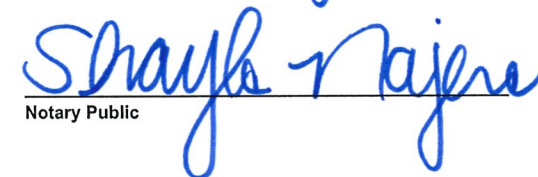
The undersigned, Agent, being first duly sworn under oath, states and affirms as follows:

1. He/she is the legal Advertising Reviewer of Prairie Mountain Media LLC, publisher of the *Greeley Tribune*.
2. The *Greeley Tribune* is a newspaper of general circulation that has been published continuously and without interruption for at least fifty-two weeks in Weld County and meets the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in the *Greeley Tribune* in Weld County on the following date(s):

Jun 28 and Jul 5, 12, 19, 2025


Signature

Subscribed and sworn to me before me this
21st day of July, 2025.


Notary Public

(SEAL)

SHAYLA NAJERA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174031965
MY COMMISSION EXPIRES July 31, 2025

Account: 1098103
Ad Number: 2119370
Fee: \$179.52

PETITION FOR ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO

The undersigned, in accordance with Title 31, Article 12, Chapters 101 et. Seq., Colorado Revised Statutes, hereby petition the Mayor and Town Council of the Town of Severance, Colorado, for annexation to the Town of Severance the unincorporated territory described herein and described and shown on the map designated as "Cordero Subdivision Annexation No. 1-3". Copies of said map are submitted herewith and by this reference are incorporated herein. The description of the territory hereby petitioned for annexation into the Town is set forth in Exhibit "A" attached hereto and incorporated herein by reference.

In support of this petition, the petitioner(s) allege(s) that:

- 1) It is desirable and necessary that the above-described territory be annexed to the Town of Severance, Colorado.
- 2) The requirements of Section 31-12-104 and 31-12-105 of the Colorado Revised Statutes exist or have been met in that:
 - a) FOR ANNEXATION OF THE CORDERO SUBDIVISION, THREE ANNEXATION PLATS WERE PREPARED, ALL MEETING THE 1/6TH CONTIGUITY AS REQUIRED;
 - b) A community of interest exists between the territory proposed to be annexed and the Town of Severance;
 - c) The territory proposed to be annexed is urban or will be urbanized in the near future;
 - d) The territory proposed to be annexed is integrated or is capable of being integrated with the Town of Severance, Colorado.
- 3) The signatures of the Petition comprise more than fifty percent (50%) of the landowners in the area and own more than fifty percent (50%) of the area proposed to be annexed, excluding public streets and alleys and any land owned by the annexing municipality.
- 4) No land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels or real estate:
 - (a) Is divided into separate parts or parcel without the written consent of the landowner or landowners thereof, except and unless such tracts or parcels are separated by a dedicated street, road or other public way;
 - (b) Comprising twenty (20) acres or more and which, together with the buildings and improvements situated thereon has an assessed value in excess of Two Hundred Thousand Dollars (\$200,000.00) for ad valorem tax purposes for the year preceding the annexation, is included within the territory proposed to be annexed without the written consent of the landowner or landowners.
- 5) No part of the area proposed to be annexed is more than three miles from a point on the municipal boundary, as such was established more than one year before this annexation will become effective.
- 6) The territory proposed to be annexed does not include any area included in another annexation proceeding involving a town other than the Town of Severance.

- 7) The territory to be annexed is not presently a part of any incorporated municipality, town and county, or town.
- 8) Petitioner represents that no part of the property to be annexed is included within any site-specific development plan approved by Weld County, Colorado.
- 9) The territory proposed to be annexed does not include any area that is the same or substantially the same area in which an election for an annexation to the Town of Severance was held within the twelve months preceding the filing of this petition.
- 10) The area proposed to be annexed comprises more than ten acres and an impact report as provided for in Section 31.12.10s.s, CRS will be required.
- 11) The area to be annexed is located within Weld County and the following districts:
 - Aims Junior College
 - Clearview Library
 - North Weld County Water (NWC)
 - Northern Colorado Water (NCW)
 - School District RE4-Windsor
 - Weld County
 - West Greeley Conservation
 - Windsor-Severance Fire
 - Windsor-Severance Fire (Bond 2023)
- 12) The mailing address of each signer, the legal description of the land owned by each signer and the date of each signature are all shown on this Petition.
- 13) Accompanying this Petition are the original and all required copies of the annexation map containing the information required under the Annexation Map Checklist within the Town of Severance Annexation Petition submittal requirements.
- 14) A Concept Master Plan and supporting documents as required under the Concept Master Plan Checklist within the Town of Severance Annexation Petition submittal requirements.

THEREFORE, the undersigned respectfully petition the Board of Trustees of the Town of Severance to annex the territory described and referenced in Exhibit "A" to the Town of Severance in accordance with and pursuant to the statutes of the State of Colorado.

Land Owners' Names and Signatures



Lot O, LLC, By: Ryan Woodland, President
1813 61st Avenue, Suite 200, Greeley, Colorado 80634



Lot O, LLC, By: Sarah Woodland, Secretary
1813 61st Avenue, Suite 200, Greeley, Colorado 80634

The Foregoing signatures were subscribed and sworn to before me this 19th day of February, 2024, by Ryan Woodland and Sarah Woodland, managing members of Lot O LLC.

Witness my had official seal
My commission expires on August 15, 2028



Notary Public

JESSICA LUTZ
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084026752
MY COMMISSION EXPIRES AUGUST 15, 2028

Exhibit A

Cordero Subdivision Annexation No. 1

A tract of land, being part of Lot B, Recorded Exemption No. 0705-24-1-RE-225 as recorded March 25, 1977 as Reception No. 1714631 of the Records of the Weld County Clerk and Recorder, situate in the Northeast Quarter (NE1/4) of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 and assuming the North line of said NE1/4 as bearing North 89°02'19" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2638.80 feet monumented by a #6 rebar with 3.25" aluminum cap stamped LS 7242 at the North Quarter corner and a #6 rebar with 3.25" aluminum cap stamped LS 28650 at the Northeast corner of Section 24 and with all other bearings contained herein relative thereto;

THENCE North 89°02'19" East along said North line a distance of 391.17 feet to the most Northerly Northwest corner of said Lot B;
THENCE South 00°18'00" East along the West line of Lot B a distance of 30.00 feet to the South Right of Way (ROW) of Weld County Road 80 and to the POINT OF BEGINNING;

THENCE North 89°02'19" East along said South line a distance of 337.93 feet to the Easterly line of Lot B;
THENCE South 26°19'58" East along said Easterly line a distance of 11.07 feet;
THENCE South 89°02'19" West a distance of 163.76 feet;
THENCE South 00°57'41" East a distance of 607.83 feet;
THENCE South 89°02'19" West a distance of 10.00 feet;
THENCE North 00°57'41" West a distance of 607.83 feet;
THENCE South 89°02'19" West a distance of 169.02 feet to the most Northerly West line of Lot B;
THENCE North 00°18'00" West along said West line a distance of 10.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 9,482 Square Feet or 0.218 Acres, more or less (±).

Cordero Subdivision Annexation No. 2

A tract of land, being part of Lot B, Recorded Exemption No. 0705-24-1-RE-225 as recorded March 25, 1977 as Reception No. 1714631 of the Records of the Weld County Clerk and Recorder, and the North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 24 as bearing North 89°02'19" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2638.80 feet monumented by a #6 rebar with 3.25" aluminum cap stamped LS 7242 at the North Quarter corner and a #6 rebar with 3.25" aluminum cap stamped LS 28650 at the Northeast corner of Section 24 and with all other bearings contained herein relative thereto;

THENCE North 89°02'19" East along said North line a distance of 391.17 feet to the most Northerly Northwest corner of said Lot B;
THENCE South 00°18'00" East along the West line of Lot B a distance of 40.00 feet to the POINT OF BEGINNING;

THENCE North 89°02'19" East along said South line a distance of 169.02 feet;
THENCE South 00°57'41" East a distance of 607.83 feet;
THENCE North 89°02'19" East a distance of 10.00 feet;
THENCE North 00°57'41" West a distance of 607.83 feet;
THENCE North 89°02'19" East a distance of 163.76 feet to the Easterly line of Lot B;
THENCE South 26°19'58" East along said Easterly line a distance of 809.94 feet;
THENCE South 89°01'02" West a distance of 989.25 feet;
THENCE South 00°18'53" East a distance of 1871.01 feet;
THENCE South 00°13'16" East a distance of 320.46 feet;
THENCE South 89°01'35" West a distance of 100.01 feet to the West line of said N1/2SE1/4;
THENCE North 00°13'16" West along said West line a distance of 321.69 feet to the Southwest corner of Lot B;
Thence along the Westerly lines of Lot B the following three courses:
THENCE North 00°18'53" West a distance of 1969.77 feet;
THENCE North 89°01'02" East a distance of 391.00 feet;
THENCE North 00°18'00" West a distance of 632.12 feet to the POINT OF BEGINNING.

Said described parcel of land contains 633,195 Square Feet or 14.536 Acres, more or less (±).

Cordero Subdivision Annexation No. 3

A tract of land, being part of Lot B, Recorded Exemption No. 0705-24-1-RE-225 as recorded March 25, 1977 as Reception No. 1714631 of the Records of the Weld County Clerk and Recorder (WCCR), and the North Half of the Southeast Quarter (N1/2SE1/4) of Section Twenty-four (24), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado and being more particularly described as follows:

COMMENCING at the North Quarter corner of said Section 24 and assuming the North line of the Northeast Quarter (NE1/4) of said Section 24 as bearing North 89°02'19" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2638.80 feet monumented by a #6 rebar with 3.25" aluminum cap stamped LS 7242 at the North Quarter corner and a #6 rebar with 3.25" aluminum cap stamped LS 28650 at the Northeast corner of Section 24 and with all other bearings contained herein relative thereto;

THENCE North 89°02'19" East along said North line a distance of 714.53 feet to the Northeast corner of said Lot B;

Thence along the Easterly lines of Lot B the following ten courses:

THENCE South 26°19'58" East a distance of 854.21 feet to the POINT OF BEGINNING;

THENCE South 26°19'58" East a distance of 555.71 feet;

THENCE South 27°17'58" East a distance of 103.49 feet;

THENCE South 35°01'58" East a distance of 177.69 feet;

THENCE South 00°37'58" East a distance of 523.80 feet;

THENCE South 14°24'02" West a distance of 87.50 feet;

THENCE South 77°54'02" West a distance of 163.00 feet;

THENCE South 35°57'02" West a distance of 91.90 feet;

THENCE South 22°55'02" West a distance of 235.50 feet;

THENCE South 30°04'58" East a distance of 228.49 feet to the North line of the N1/2SE1/4;

THENCE South 89°02'35" West along said North line a distance of 36.05 feet to the West line of that strip parcel as described in the Warranty Deed as recorded January 20, 2010 as Reception No. 3671136 of the WCCR;

Thence along said West line the following seven courses:

THENCE South 37°12'13" East a distance of 154.31 feet;

THENCE South 40°52'13" East a distance of 267.71 feet;

THENCE South 33°12'13" East a distance of 394.87 feet;

THENCE South 25°12'13" East a distance of 77.58 feet;

THENCE South 00°02'13" East a distance of 41.98 feet;

THENCE South 49°42'13" East a distance of 775.09 feet;

THENCE South 67°12'13" East a distance of 82.97 feet to the South line of the N1/2SE1/4;

THENCE South 89°01'35" West along said South line, a distance of 2412.97 feet to the Center-South 1/16th corner of Section 24;

THENCE North 00°13'16" West along the West line of the N1/2SE1/4 a distance of 1000.09 feet;

THENCE North 89°01'35" East a distance of 100.01 feet;

THENCE North 00°13'16" West a distance of 320.46 feet;

THENCE North 00°18'53" West a distance of 1871.01 feet;

THENCE North 89°01'02" East a distance of 989.25 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,569,381 Square Feet or 104.899 Acres, more or less (±).

Affidavit of Circulator

The undersigned, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for Annexation of lands to the Town of Severance, Colorado, consisting of 6 pages, excluding the page(s) of this affidavit, and that the signatures of the petitioners thereon were witnessed by the circulator and are the true and original signatures of the persons whose names they purport to be, and that the dates of such signatures are correct.

M. Wohnrade

Circulator: MARY WOHNRADE

STATE OF COLORADO)

) SS.

COUNTY OF Douglas)

The forgoing AFFIDAVIT OF CIRCULATOR was subscribed and sworn to before me this 9th day of, April 2025, by Mary B Wohnrade.

Witness my hand and official seal:

MYRANDA MOSLEY
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244043960
MY COMMISSION EXPIRES DEC. 02, 2028

Notary Public Commission

Expires: 12/02/2028