



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

AGENDA
TOWN COUNCIL WORK SESSION & MEETING
Tuesday, September 23, 2025, at 6:00 PM

A. 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. 4 - Meeting Minutes 8.26.25**
 - b. Pg. 9 - Meeting Minutes 9.9.25**
 - c. Pg. 15 - August Financials**
 - d. Pg. 61 - August Payables**
 - e. Pg. 65 - Resolution 2025-38R: A Resolution of the Town Council of the Town of Severance, Colorado, approving Northern Colorado Water Preservation principles**
 - f. Pg. 67 - Resolution 2025-39R: A Resolution for the Town Council of the Town of Severance, Colorado, to reappropriate funds from the fund balance**
- 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

B. TOWN COUNCIL

1. **Pg. 78 - Resolution 2025-40R: A Resolution of the Town of Severance Town Council approving, with conditions, an amendment to an existing Use by Special Review to operate an outdoor storage and enclosed mini-storage facilities business to allow for an indoor bathing facility on real property located within the Town of Severance, commonly known as 10845 CR 74**
 - Legislative, Public Comment
 - Staff Presentation: Shani Porter, Planning Director
2. **PUBLIC HEARING**
Pg. 90 - Ordinance 2025-24: An Ordinance of the Town Council of the Town of Severance, Colorado, approving the consolidated service plan for Buffalo Creek Metropolitan District nos. 1, 2, 3, 4, and 5
 - Legislative, Public Comment
 - Staff Presentation: Nicholas Wharton, Town Manager
3. **Pg. 183 - Ordinance 2025-25: An Ordinance of the Town Council of the Town of Severance, Colorado, reenacting section 10-10-20(b) of the Severance Municipal Code regarding hunting permits**
 - Legislative, Public Comment
 - Staff Presentation: Nicholas Wharton, Town Manager
4. **Pg. 187 - Resolution 2025-41R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a memorandum of understanding between the Towns of Severance, Nunn, Ault, Eaton, Johnstown and Windsor and North Range Behavioral Health pertaining a co-responder program**
 - Legislative
 - Staff Presentation: Kenneth Chavez, Chief of Police
5. **Pg. 200 - Resolution 2025-42R: A Resolution of the Town of Severance, Colorado, authorizing the acquisition of certain interests in real property through eminent domain proceedings and delegating authority to the town manager to accept deeds, easements or license agreements for such property interests on behalf of the town**
 - Legislative
 - Staff Presentation: Nicholas Wharton, Town Manager

C. COUNCIL MEMBER PETITIONS

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

D. ADJOURN

Town Council MEETING

Tuesday, September 23, 2025, 6:00 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.



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 26, 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:
Staff: Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Sarah Jacobsen, Town Clerk
Walter Arvisais, Police Sergeant
Geoff Wilson, Town Attorney
Russ Weber, Building Official

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
Building Official Russ Weber gave a presentation on the code updates.

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

1. Roll Call

Present:
Mayor Matthew Fries, Mayor Pro Tem Brittany Vandermark, Council Member Dave Bruen, Council Member Craig Joseph, Council Member Tad Borrett, Council Member Karen Hessler
Absent:
Council Member Stephen Gagliardi

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 Borrett to Approve the Consent Calendar. All Council Members present voting Yes.

MOTION PASSED

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

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

MOTION PASSED

6. Public Comment

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

No public comment.

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

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-tem Vandermark 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. All Council Members present voting Yes.

MOTION PASSED

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
Public comment opened at 6:19 p.m., and no one present wished to speak.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Hessler to Adopt 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. All Council Members present voting Yes.

MOTION PASSED

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

MOTION WAS MADE BY Council Member Bruen, seconded by Council Member Borrett to Approve 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. All Council Members present voting Yes.

MOTION PASSED

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

Public comment opened at 6:27 p.m., and no one present wished to speak.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett to Adopt 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 amending to add they must be a register elector. All Council Members present voting Yes.

MOTION PASSED

**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

The public hearing opened at 6:29 p.m., and no one present wished to speak during public comment. The public hearing closed at 6:34 p.m.

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

MOTION PASSED

D. COUNCIL MEMBER PETITIONS

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

E. 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 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. **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.**

MOTION WAS MADE BY Council Member Bruen, seconded by Council Member Borrett to ADJOURN INTO executive session 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. All Council Members present voting Yes.

MOTION PASSED

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.**

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-tem Vandermark to ADJOURN INTO executive session 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. All Council Members present voting Yes.

MOTION PASSED

F. ADJOURN

The meeting adjourned at 6:39 p.m.

TOWN OF SEVERANCE

Matthew Fries, Mayor

ATTEST

Sarah Jacobsen, Town Clerk



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

WORK SESSION & MEETING MINUTES
Tuesday, September 9, 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: Mary Zenzen
Staff: Nicholas Wharton, Town Manager
Lindsay Radcliff-Coombes, Deputy Town Manager
Sarah Jacobsen, Town Clerk
Shani Porter, Planning Director
Ken Chavez, Police Chief
Geoff Wilson, Town Attorney

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 - Water Alliance Resolution

- Discussion
- Staff Presentation: Shani Porter, Planning Director
Planning Director Shani Porter presented on the item and answered questions.

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

1. Roll Call

Present: Mayor Matthew Fries, Mayor Pro-Tem Brittany Vandermark, Council Member David Bruen, Council Member Craig Joseph, Council Member Tad Borrett, Council Member Karen Hessler
Absent: Council Member Stephen Gagliardi

2. Pledge of Allegiance

3. Proclamation

a. Pg. 8 - Constitution Week Proclamation

Mary Zenzen with Blessings of Liberty Program, was present to accept the proclamation.

b. Pg. 9 - Suicide Awareness Month Proclamation

4. Agenda Review by Town Manager

5. 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.

MOTION PASSED

a. Pg. 10 - Severance High School Grant Request

6. Approval of Agenda

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Bruen to Approve the Agenda as is. All Council Members present voting Yes.

MOTION PASSED

7. Public Comment

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

No public comment.

8. Council Member Comments

9. 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. 49 - Resolution 2025-34R: A Resolution of the Town of Severance approving the first amendment to the Cobb Lake Regional Water Treatment Authority agreement

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Borrett to Approve Resolution 2025-34R: A Resolution of the Town of Severance approving the first amendment to the Cobb Lake Regional Water Treatment Authority agreement. All Council Members present voting Yes.

MOTION PASSED

2. Pg. 59 - Ordinance 2025-20: An Ordinance of the Town Council of the Town of Severance, Colorado, amending various provisions within Chapter 8 of the Severance Municipal Code

- Legislative, Public Comment
- Staff Presentation: Nicholas Wharton, Town Manager
No public comment.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Hessler to Adopt Ordinance 2025-20: An Ordinance of the Town Council of the Town of Severance, Colorado, amending various provisions within Chapter 8 of the Severance Municipal Code. All Council Members present voting Yes, _

MOTION PASSED

3. Pg. 66 - Resolution 2025-35R: A Resolution of the Town of Severance approving the first amendment to the consolidated service plan of Severance Shores Metropolitan District no. 1, no. 2, no. 3 and no. 4 and authorizing the execution of an updated intergovernmental Agreement between the Town and the Districts

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-tem Vandermark to Approve Resolution 2025-35R: A Resolution of the Town of Severance approving the first amendment to the consolidated service plan of Severance Shores Metropolitan District no. 1, no. 2, no. 3 and no. 4 and authorizing the execution of an updated intergovernmental Agreement between the Town and the Districts. All Council

Members present voting Yes.

MOTION PASSED

4. **Pg. 105 - Ordinance 2025-21: An emergency Ordinance of the Severance Town Council extending the temporary moratorium on the submission, acceptance, processing, and approval of applications for and/or the establishment of natural medicine healing centers and businesses within Town limits**

- Legislative, Public Comment
 - Staff Presentation: Betsy Stewart
- No public comment.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Bruen to Adopt Ordinance 2025-21: An emergency Ordinance of the Severance Town Council extending the temporary moratorium on the submission, acceptance, processing, and approval of applications for and/or the establishment of natural medicine healing centers and businesses within Town limits. All Council Members present voting Yes.

MOTION PASSED

5. **Pg. 111 - PUBLIC HEARING**
Ordinance 2025-22: An Ordinance of the Severance Town Council adopting a new article 21 in chapter 16 regarding local regulation of natural medicine and amending section 16.6.40.3 regarding development nodes uses

- Legislative, Public Comment
- Staff Presentation: Betsy Stewart

The public hearing opened at 6:33 p.m., no members of the public were present for public comment. The public hearing closed at 6:36 p.m.

MOTION WAS MADE BY Council Member Bruen, seconded by Council Member Borrett to Adopt Ordinance 2025-22: An Ordinance of the Severance Town Council adopting a new article 21 in chapter 16 regarding local regulation of natural medicine and amending section 16.6.40.3 regarding development nodes uses. All Council Members present voting Yes.

MOTION PASSED

6. **Pg. 124 - Ordinance 2025-23: An Ordinance of the Town Council of the town of Severance, Colorado, adding Article 7, Youth Council, to Chapter 2 of the Severance Municipal Code**

- Legislative, Public Comment
 - Staff Presentation: Nicholas Wharton, Town Manager
- No public comment.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Hessler to Adopt Pg. 124 - Ordinance 2025-23: An Ordinance of the Town Council of the town of Severance, Colorado, adding Article 7, Youth Council, to Chapter 2 of the Severance Municipal Code. All Council Members present voting Yes.

MOTION PASSED

7. **Pg. 128 - Resolution 2025-36R: A Resolution of the Town Council of the Town of Severance, Colorado, authorizing the Town Manager to enter into an agreement with the Colorado Department of Local Affairs concerning a housing planning grant**

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Hessler to Approve Resolution 2025-36R: A Resolution of the Town Council of the Town of Severance, Colorado, authorizing the Town Manager to enter into an agreement with the Colorado Department of Local Affairs concerning a housing planning grant. All Council Members present voting Yes.

MOTION PASSED

8. Pg. 133 - Resolution 2025-37R: A Resolution of the Town Council of the Town of Severance, Colorado, approving an Intergovernmental Agreement between the Town of Severance and the City of Longmont concerning training facility use

- Legislative
- Staff Presentation: Kenneth Chavez, Chief of Police

MOTION WAS MADE BY Council Member Bruen, seconded by Council Member Borrett to Approve Resolution 2025-37R: A Resolution of the Town Council of the Town of Severance, Colorado, approving an Intergovernmental Agreement between the Town of Severance and the City of Longmont concerning training facility use. All Council Members present voting Yes.

MOTION PASSED

D. COUNCIL MEMBER PETITIONS

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

E. EXECUTIVE SESSION

1. 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 North Weld County Water District Water Service Agreement.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Bruen to ADJOURN INTO the executive session to determine 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 North Weld County Water District Water Service Agreement. All Council Members present voting Yes.

MOTION PASSED

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), and concerning the purchase, acquisition, lease, transfer or sale of a property interest, pursuant to C.R.S. 24-6-402(4)(a), concerning Tract A, Tailholt Subdivision Third Filling

MOTION WAS MADE BY Council Member Bruen, seconded by Council Member Borrett to ADJOURN INTO executive session to determine 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 concerning the purchase, acquisition, lease, transfer or sale of a property interest, pursuant to C.R.S. 24-6-402(4)(a), concerning Tract A, Tailholt Subdivision Third Filling. All Council

Members present voting Yes.

MOTION PASSED

F. ADJOURN

The meeting adjourned at 7:01 p.m.

TOWN OF SEVERANCE

Matthew Fries, Mayor

ATTEST

Sarah Jacobsen, Town Clerk



Mon Sep 15th, 2025

Attn: Town Council and Stakeholders

Re: Financial Statement Review

The Interim Financial Statements for **August 2025** for the Town of Severance have been reviewed and can be published as part of the **September 23rd, 2025**, Town Council Consent Agenda.

All the best,

A handwritten signature in black ink, appearing to read "E. Lemus".

Efrain Lemus, MBA, CPA
Finance Director

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
AUGUST 31, 2025

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	405
01-101000	BANK OF CO- CHECKING ***1469	122,466
01-101500	BANK OF CO CREDIT CARD ***1481	145,527
01-101600	BANK OF CO CASH OUTLAY ***8205	(51,817)
01-102100	COLOTRUST - 8001	19,120,543
01-102110	COLOTRUST - 4001	1,067
01-102180	UMB SAFEKEEPING	48,100,170
01-106000	XPRESS DEPOSIT ACCOUNT	28,932
01-107700	CASH CLEARING - WSFR	(3,465)
01-107800	CASH CLEARING - SD RE-4	(5,832)
	TOTAL COMBINED CASH	67,457,996
01-100000	CASH ALLOCATED TO OTHER FUNDS	(67,457,996)

TOTAL UNALLOCATED CASH

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	28,071,028
11	ALLOCATION TO CONSERVATION TRUST FUND	399,649
12	ALLOCATION TO TRANSPORTATION FUND	4,110,830
13	ALLOCATION TO PARKS FUND	566,083
14	ALLOCATION TO PUBLIC FACILITIES FUND	617,637
15	ALLOCATION TO PUBLIC SAFETY FUND	395,185
41	ALLOCATION TO FLEET FUND	628,436
51	ALLOCATION TO WATER FUND	18,716,934
52	ALLOCATION TO WASTEWATER FUND	15,437,962
53	ALLOCATION TO STORMWATER FUND	1,879,655
75	ALLOCATION TO CAPITAL PROJECTS	(3,365,402)
	TOTAL ALLOCATIONS TO OTHER FUNDS	67,457,996
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(67,457,996)

ZERO PROOF IF ALLOCATIONS BALANCE

TOWN OF SEVERANCE

BALANCE SHEET

AUGUST 31, 2025

GENERAL FUND

ASSETS

10-100000	CASH - COMBINED FUND	28,071,028	
10-105000	TAXES RECEIVABLE	10,096	
10-105300	CASH W/ WELD COUNTY TREASURER	32,179	
10-115000	ACCOUNTS RECEIVABLE	20,852	
10-115010	FUEL INVENTORY	5,666	
10-115011	DIESEL INVENTORY	3,825	
10-120000	DEVELOPER RECEIVABLES	46,538	
10-131000	DUE FROM OTHER GOVERNMENTS	208,117	
	TOTAL ASSETS		28,398,301

LIABILITIES AND EQUITYLIABILITIES

10-202000	ACCOUNTS PAYABLE	87,192	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS	66,763	
10-203500	CUSTOMER DEPOSITS-RENTALS	1,900	
10-204000	OTHER ACCRUED EXPENSES	10,890	
10-211400	COLORADO UNEMPLOYMENT PAYABLE	3,327	
10-211650	AFLAC PAYABLE	1,029	
10-211700	HEALTH INSURANCE PAYABLE	(47,691)	
10-211710	DISABILITY INSURANCE PAYABLE	(4,562)	
10-211800	DEFERRED PROPERTY TAXES	10,096	
	TOTAL LIABILITIES		128,944

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
10-290000	FUND BALANCE	24,024,491	
	REVENUE OVER EXPENDITURES - YTD	4,244,867	
	BALANCE - CURRENT DATE	28,269,358	
	TOTAL FUND EQUITY		28,269,358
	TOTAL LIABILITIES AND EQUITY		28,398,301

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>TAXES</u>						
10-31-1000	PROPERTY TAX	7,776	2,067,853	2,076,298	8,445	99.6
10-31-3000	SALES TAX	208,167	1,385,609	2,050,000	664,391	67.6
10-31-4000	USE TAX	39,997	2,327,385	2,600,000	272,615	89.5
10-31-8100	SEVERANCE TAX (OIL & GAS)			100,000	100,000	.0
10-31-8200	FRANCHISE	9,479	140,447	200,000	59,553	70.2
10-31-9000	INTEREST / DELINQUENT TAX	325	1,131	623	(508)	181.5
	TOTAL TAXES	265,744	5,922,425	7,026,921	1,104,496	84.3
<u>LICENSES & PERMITS</u>						
10-32-1000	BUSINESS LICENSE	175	2,725		(2,725)	.0
10-32-1100	LIQUOR LICENSE		1,400	500	(900)	280.0
10-32-2000	HOME BASED BUSINESS FEES		1,850	250	(1,600)	740.0
10-32-2100	BUILDING PERMIT & LICENSE	24,720	246,926	657,500	410,574	37.6
10-32-2600	ANIMAL LICENSES	130	826	540	(286)	153.0
10-32-3100	PLANNING ADMINISTRATION FEE	2,109	22,383	30,000	7,617	74.6
10-32-3400	OFFICE ADMINISTRATION FEE	7,299	72,268	200,000	127,732	36.1
10-32-4100	ROW/HUNT/SIGN/DEVELOP. PERMITS	7,050	44,550	18,000	(26,550)	247.5
10-32-4150	SOLICITOR LICENSES	575	2,975	2,000	(975)	148.8
	TOTAL LICENSES & PERMITS	42,057	395,904	908,790	512,886	43.6
<u>INTERGOVERNMENTAL</u>						
10-33-4000	STATE GRANTS	134	2,416		(2,416)	.0
10-33-4500	OTHER GRANT REVENUE		50,000		(50,000)	.0
10-33-5000	HIGHWAY USERS	29,061	224,772	216,634	(8,138)	103.8
10-33-5050	MINERAL LEASE			50,000	50,000	.0
10-33-5100	MOTOR VEHICLE FEES	10,500	64,857	60,213	(4,644)	107.7
10-33-5200	COUNTY ROAD & BRIDGE	5,344	42,752	91,357	48,605	46.8
10-33-5300	SPECIFIC OWNERSHIP TAX	8,347	60,849	91,357	30,508	66.6
10-33-5600	CIGARETTE TAX	321	2,012	3,000	988	67.1
10-33-6000	SHARED REVENUE WINDSOR	82,691	154,219	200,000	45,781	77.1
	TOTAL INTERGOVERNMENTAL	136,398	601,878	712,561	110,683	84.5
<u>CHARGES FOR SERVICES</u>						
10-34-1100	COURT COSTS	330	1,980	2,880	900	68.8
10-34-1200	POLICE REVENUE		35,203	62,431	27,228	56.4
10-34-1400	COPIES & REPORTS	244	1,295	2,000	705	64.7
	TOTAL CHARGES FOR SERVICES	574	38,478	67,311	28,833	57.2

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES & FORFEITS</u>					
10-35-1000 MUNICIPAL COURT FINES	9,101	54,171	45,000	(9,171)	120.4
10-35-1100 SURCHARGE	650	3,033	1,920	(1,113)	157.9
10-35-1300 RESTITUTION - TOWN		3,204		(3,204)	.0
TOTAL FINES & FORFEITS	9,751	60,407	46,920	(13,487)	128.7
<u>MISCELLANEOUS</u>					
10-36-1000 RETURN CHECK CHARGES	480	2,210	2,500	290	88.4
10-36-2000 OTHER MISCELLANEOUS REVENUE		7,629	3,000	(4,629)	254.3
10-36-3000 RENT	22,264	68,150	75,270	7,120	90.5
10-36-3500 INTEREST AND DIVIDENDS	55,197	483,253	517,170	33,917	93.4
10-36-3550 CHANGE IN MARKET VALUE	377,362	625,395		(625,395)	.0
10-36-4500 MATERIALS AND LABOR	6,508	10,806	2,000	(8,806)	540.3
10-36-5000 SPECIAL EVENT REVENUE	3,941	55,521	70,000	14,480	79.3
10-36-8050 OIL AND GAS ROYALTIES	1,405	12,148		(12,148)	.0
10-36-9900 OTHER REVENUES	581,851	916,064		(916,064)	.0
TOTAL MISCELLANEOUS	1,049,008	2,181,176	669,940	(1,511,236)	325.6
TOTAL FUND REVENUE	1,503,532	9,200,266	9,432,443	232,177	97.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
<u>LEGISLATIVE</u>						
10-41-1100	REGULAR STAFF WAGES	11,782	64,578	109,605	45,027	58.9
10-41-1102	OVERTIME			100	100	.0
10-41-1104	RETIREMENT 457	341	1,912	3,420	1,508	55.9
10-41-1105	BOARD OF TRUSTEE FEES	1,300	12,800	36,000	23,200	35.6
10-41-1130	FICA/MEDICARE	1,001	5,920	11,139	5,219	53.1
10-41-1140	WORKERS COMPENSATION		1,434	1,930	496	74.3
10-41-1150	UNEMPLOYMENT	23	128	272	144	46.9
10-41-1160	HEALTH INSURANCE	874	6,990	10,488	3,498	66.7
10-41-1161	DISABILITY INSURANCE	142	954	2,184	1,230	43.7
10-41-2100	LEGAL FEES	14,544	124,936	83,000	(41,936)	150.5
10-41-3150	TELEPHONE	49	380	1,219	839	31.1
10-41-3180	MILEAGE			50	50	.0
10-41-3210	INSURANCE AND BONDS		4,041	4,753	712	85.0
10-41-3320	PRINTING	7,236	10,658	25,200	14,542	42.3
10-41-3330	PUBLISHING/RECORDING		419	3,000	2,581	14.0
10-41-3350	ORDINANCE CODIFICATION			12,000	12,000	.0
10-41-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	3,693	9,461	11,500	2,039	82.3
10-41-3820	CONTINUING EDUCATION		9,645	24,000	14,355	40.2
10-41-3825	MEETING/MEALS	736	8,631	12,100	3,469	71.3
10-41-3990	MISCELLANEOUS	171	445	525	80	84.8
10-41-3992	COUNCIL SPECIAL EVENTS	571	629	5,000	4,371	12.6
10-41-4010	CORA REQUESTS			1,260	1,260	.0
10-41-4320	COMPUTER REPLACE./AUDIO VISUAL		1,776	7,400	5,624	24.0
10-41-4330	COMPUTER SUPPORT AND MAINT	(372)	22,761	53,178	30,417	42.8
10-41-4350	SAFETY			10,000	10,000	.0
10-41-4530	VEHICLE & EQUIP AMORTIZATION	165	1,320	1,980	660	66.7
10-41-4810	UNIFORMS			4,000	4,000	.0
10-41-4990	SUPPLIES		467	1,680	1,213	27.8
10-41-5500	TOWN COUNCIL DISCRETIONARY	1,011	22,139	200,000	177,861	11.1
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		43,267	313,250	640,983	327,733	48.9
<u>ELECTIONS</u>						
10-42-3310	WELD CO COORDINATED ELECTION			15,200	15,200	.0
10-42-3320	PRINTING	201	201		(201)	.0
TOTAL ELECTIONS		201	201	15,200	14,999	1.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>JUDICIAL</u>					
10-43-1100 REGULAR STAFF WAGES	3,218	6,222	40,560	34,338	15.3
10-43-1102 OVERTIME			100	100	.0
10-43-1104 RETIREMENT 457	97	187	1,265	1,078	14.8
10-43-1130 FICA/MEDICARE	246	476	3,103	2,627	15.3
10-43-1140 WORKERS COMPENSATION		717	965	248	74.3
10-43-1150 UNEMPLOYMENT	6	12	81	69	15.4
10-43-1160 HEALTH INSURANCE	437	874	5,244	4,370	16.7
10-43-1161 DISABILITY INSURANCE			608	608	.0
10-43-2100 LEGAL FEES		6,800	13,663	6,863	49.8
10-43-2110 MUNICIPAL JUDGE	800	5,600	9,600	4,000	58.3
10-43-3150 TELEPHONE	16	127	407	280	31.1
10-43-3210 INSURANCE AND BONDS		2,021	2,377	356	85.0
10-43-3820 EDUCATION	1	481	1,000	519	48.1
10-43-3830 TRANSLATOR/JUROR FEES		162	630	468	25.7
10-43-4310 COURT SUPPLIES		63	525	462	12.0
10-43-4810 UNIFORMS			200	200	.0
TOTAL JUDICIAL	4,822	23,742	80,328	56,586	29.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-44-1100 REGULAR STAFF WAGES	52,125	222,192	367,701	145,509	60.4
10-44-1102 OVERTIME			400	400	.0
10-44-1104 RETIREMENT	2,436	8,737	11,217	2,480	77.9
10-44-1130 FICA/MEDICARE	4,009	17,195	26,178	8,983	65.7
10-44-1140 WORKERS COMPENSATION		4,733	6,369	1,636	74.3
10-44-1150 UNEMPLOYMENT	106	457	684	227	66.8
10-44-1160 HEALTH & LIFE INSURANCE	2,738	16,794	24,267	7,473	69.2
10-44-1161 DISABILITY INSURANCE	380	2,194	5,133	2,939	42.8
10-44-2150 HR SERVICES	29	11,537	75,000	63,463	15.4
10-44-2990 OTHER PROFESSIONAL FEES	(250)	493	15,000	14,507	3.3
10-44-3110 UTILITIES	2,181	12,012	15,289	3,277	78.6
10-44-3150 TELEPHONE	488	5,500	5,755	255	95.6
10-44-3175 BUILDING REPAIRS & MAINTENANCE	(5,620)	9,939	15,000	5,061	66.3
10-44-3177 VEHICLE REPAIRS & MAINTENANCE			3,163	3,163	.0
10-44-3210 INSURANCE AND BONDS	360	14,046	15,683	1,637	89.6
10-44-3220 CIRSA DEDUCTIBLES			1,575	1,575	.0
10-44-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,876	3,898	3,400	(498)	114.7
10-44-3820 CONTINUING EDUCATION	1,006	10,417	11,000	583	94.7
10-44-3825 MEALS/MISCELLANEOUS	898	3,208	10,000	6,792	32.1
10-44-3990 MISCELLANEOUS SERVICES/COPIER	657	3,791	6,615	2,824	57.3
10-44-3992 SPECIAL EVENT EXPENDITURE	11,757	112,599	200,000	87,401	56.3
10-44-4000 ADVERTISING		1,580	10,000	8,420	15.8
10-44-4310 OFFICE SUPPLIES	521	2,835	7,770	4,935	36.5
10-44-4320 COMPUTER REPLACE./AUDIO VISUAL	2,883	12,035	16,300	4,265	73.8
10-44-4330 COMPUTER SUPPORT AND MAINT	(1,446)	18,363	34,647	16,284	53.0
10-44-4340 POSTAGE		2,008	3,465	1,457	58.0
10-44-4350 SAFETY		254	10,000	9,746	2.5
10-44-4360 WELLNESS	850	4,046	25,000	20,954	16.2
10-44-4390 OTHER OFFICE EXPENSE	474	1,637	3,000	1,363	54.6
10-44-4520 VEHICLE FUEL	70	548	1,110	562	49.3
10-44-4530 VEHICLE & EQUIP AMORTIZATION	295	2,360	3,540	1,180	66.7
10-44-4810 UNIFORMS	123	505	2,000	1,495	25.3
10-44-4850 UNANTICIPATED EXP/CONTINGENCY	2,524	24,585	50,000	25,415	49.2
10-44-4990 MISCELLANEOUS SUPPLIES		22	1,470	1,448	1.5
10-44-8000 LEASE PAYMENT		477		(477)	.0
TOTAL ADMINISTRATION	81,469	530,995	987,731	456,736	53.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
10-45-1100 REGULAR STAFF WAGES	28,375	138,341	278,601	140,260	49.7
10-45-1102 OVERTIME			100	100	.0
10-45-1104 RETIREMENT 457	851	4,146	7,791	3,645	53.2
10-45-1130 FICA/MEDICARE	2,105	10,029	18,315	8,286	54.8
10-45-1140 WORKERS COMPENSATION		5,020	6,755	1,735	74.3
10-45-1150 UNEMPLOYMENT	57	277	557	280	49.7
10-45-1160 HEALTH & LIFE INSURANCE	3,172	24,560	44,596	20,036	55.1
10-45-1161 DISABILITY INSURANCE	269	2,131	3,591	1,460	59.4
10-45-2200 AUDIT & ACCOUNTING FEES		26,795	35,500	8,705	75.5
10-45-3150 TELEPHONE	243	1,622	1,753	131	92.5
10-45-3210 INSURANCE AND BONDS		14,455	16,633	2,178	86.9
10-45-3315 WELD COUNTY TREASURER FEE	49	20,729	20,800	71	99.7
10-45-3340 BANK CHARGES	20	1,255	1,050	(205)	119.6
10-45-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	1	206	210	4	98.1
10-45-3820 CONTINUING EDUCATION	350	1,290	13,000	11,710	9.9
10-45-3825 MEALS/MISCELLANEOUS	223	564	1,000	436	56.4
10-45-4310 OFFICE SUPPLIES	66	1,224	1,575	351	77.7
10-45-4320 COMPUTER REPLACE./AUDIO VISUAL	1,803	2,303	13,300	10,997	17.3
10-45-4330 COMPUTER SUPPORT AND MAINT	(1,414)	2,907	7,259	4,352	40.1
10-45-4350 SAFETY			10,000	10,000	.0
10-45-4810 UNIFORMS	3	341	2,300	1,960	14.8
TOTAL FINANCE	36,174	258,195	484,686	226,491	53.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-51-1100 REGULAR STAFF WAGES	165,010	869,357	1,424,493	555,136	61.0
10-51-1102 OVERTIME	9,178	91,254	60,000 (	31,254)	152.1
10-51-1104 RETIREMENT	632	3,540	8,976	5,436	39.4
10-51-1107 CONTRACTED SECURITY SERVICES	1,574	4,231	15,000	10,769	28.2
10-51-1130 FICA/MEDICARE	3,801	20,741	31,969	11,228	64.9
10-51-1140 WORKERS COMPENSATION		22,922	30,879	7,957	74.2
10-51-1150 UNEMPLOYMENT	352	1,932	2,849	917	67.8
10-51-1155 POLICE PENSION	14,108	70,901	177,607	106,706	39.9
10-51-1160 HEALTH INSURANCE	15,967	118,319	212,046	93,727	55.8
10-51-1161 DISABILITY INSURANCE	6,681	34,281	21,367 (	12,914)	160.4
10-51-2300 MEDICAL	1,245	2,060	2,730	671	75.4
10-51-2310 PSYCHOLOGICAL		2,400	1,680 (	720)	142.9
10-51-2900 CONTRACT POLICE SERVICES	11,305	30,358	52,500	22,142	57.8
10-51-2990 OTHER PROFESSIONAL FEES		17,090	28,350	11,260	60.3
10-51-3110 UTILITIES	1,690	13,093	5,796 (	7,297)	225.9
10-51-3150 TELEPHONE/PAGERS	1,771	14,146	21,081	6,935	67.1
10-51-3173 REPAIRS & MAINTENANCE - EQUIPM		285	(	285)	.0
10-51-3175 BUILDING REPAIRS & MAINTENANCE	210	11,021	5,000 (	6,021)	220.4
10-51-3177 VEHICLE REPAIRS & MAINTENANCE	5,803	67,872	34,686 (	33,186)	195.7
10-51-3180 MILEAGE			50	50	.0
10-51-3210 INSURANCE AND BONDS		64,658	76,037	11,379	85.0
10-51-3320 PRINTING/FORMS	1,001	2,085	3,000	916	69.5
10-51-3610 DISPATCH COMMUNICATIONS		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	675	7,959	22,000	14,041	36.2
10-51-3825 MEALS/MISCELLANEOUS	181	1,157	2,000	843	57.9
10-51-3850 LAB TESTING FEES		595	210 (	385)	283.4
10-51-3950 TOWING		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	449	2,046	2,625	579	77.9
10-51-4320 COMPUTER REPLACE./AUDIO VISUAL	1,477	8,446	7,500 (	946)	112.6
10-51-4330 COMPUTER SUPPORT AND MAINT	4,720	56,002	65,634	9,632	85.3
10-51-4340 POSTAGE		11	(	11)	.0
10-51-4350 SAFETY			10,000	10,000	.0
10-51-4520 VEHICLE FUEL	3,009	17,352	29,350	11,998	59.1
10-51-4530 VEHICLE & EQUIP AMORTIZATION	4,221	33,767	27,900 (	5,867)	121.0
10-51-4720 EQUIPMENT FOR PATROL		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	210	16,038	25,000	8,962	64.2
10-51-4990 MISCELLANEOUS SUPPLIES		396	3,465	3,069	11.4
TOTAL PUBLIC SAFETY	255,268	1,704,821	2,515,580	810,759	67.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS / MAINTENANCE</u>					
10-61-1100 REGULAR STAFF WAGES	25,326	135,636	260,980	125,344	52.0
10-61-1102 OVERTIME	1,934	5,359	2,700	(2,659)	198.5
10-61-1104 RETIREMENT	760	3,910	9,270	5,360	42.2
10-61-1130 FICA/MEDICARE	1,997	10,267	19,492	9,225	52.7
10-61-1140 WORKERS COMPENSATION		6,167	8,299	2,132	74.3
10-61-1150 UNEMPLOYMENT	55	283	522	239	54.2
10-61-1160 HEALTH & LIFE INSURANCE	3,992	27,834	74,224	46,390	37.5
10-61-1161 DISABILITY INSURANCE	325	1,665	2,248	583	74.1
10-61-2990 OTHER PROFESSIONAL FEES	188	1,997	1,155	(842)	172.9
10-61-3110 UTILITIES	(2,731)	218	744	526	29.3
10-61-3150 TELEPHONE	(1,657)	1,068	1,794	726	59.5
10-61-3161 STREET LIGHTING	4,530	81,840	78,750	(3,090)	103.9
10-61-3162 TRAFFIC LIGHTS			2,000	2,000	.0
10-61-3172 REPAIRS & MAINTENANCE - STREET	7,075	76,531	179,000	102,469	42.8
10-61-3173 REPAIRS & MAINTENANCE - EQUIPM	333	10,146	12,500	2,354	81.2
10-61-3175 BUILDING REPAIRS & MAINTENANCE	287	1,343	1,800	457	74.6
10-61-3177 VEHICLE REPAIRS & MAINTENANCE	5,502	7,961	11,712	3,751	68.0
10-61-3210 INSURANCE AND BONDS		17,377	20,435	3,058	85.0
10-61-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			500	500	.0
10-61-3820 CONTINUING EDUCATION	600	1,367	3,800	2,433	36.0
10-61-3825 MEAL, MEETING, TRAVEL EXPENSE		165	1,000	835	16.5
10-61-3990 MISCELLANEOUS SERVICES	299	299		(299)	.0
10-61-4310 OFFICE SUPPLIES		59	500	441	11.8
10-61-4311 STREET SUPPLIES	1,198	3,875	3,885	10	99.7
10-61-4330 COMPUTER SUPPORT & MAINTENANCE	1,689	25,206	29,791	4,585	84.6
10-61-4350 SAFETY		1,782	10,000	8,218	17.8
10-61-4520 VEHICLE FUEL	1,930	10,936	11,160	224	98.0
10-61-4530 VEHICLE & EQUIP AMORTIZATION	1,285	10,279	15,419	5,140	66.7
10-61-4810 UNIFORMS	175	1,326	2,200	874	60.3
10-61-4990 MISCELLANEOUS SUPPLIES	76	481	2,310	1,829	20.8
10-61-5000 STREET SIGNS	69	12,265	14,910	2,645	82.3
TOTAL STREETS / MAINTENANCE	55,236	457,644	783,100	325,456	58.4

SNOW

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	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	16,667	25,000	8,333	66.7
TOTAL SNOW		2,083	91,197	104,800	13,603	87.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 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)	.0
10-64-3110 UTILITIES	2,572	16,237	26,049	9,812	62.3
10-64-3175 BUILDING REPAIRS & MAINTENANCE	119	13,148	20,000	6,852	65.7
10-64-3690 MOSQUITO CONTROL		31,700	40,000	8,300	79.3
10-64-3825 MEALS, MEETINGS AND TRAVEL	19	294	1,500	1,206	19.6
10-64-3990 MISCELLANEOUS SERVICES	151	1,628	1,890	262	86.1
10-64-4320 COMPUTER REPLACE./AUDIO VISUAL		5,584	10,600	5,016	52.7
10-64-4330 COMPUTER SUPPORT & MAINTENANCE	333	333		(333)	.0
10-64-4520 VEHICLE FUEL			590	590	.0
10-64-4990 MISC SUPPLIES	701	1,764	3,360	1,596	52.5
10-64-5001 TORNADO SIRENS			945	945	.0
TOTAL PUBLIC WORKS OVERHEAD	3,895	72,117	108,434	36,317	66.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PARKS / GREEN SPACE</u>					
10-65-1100 REGULAR STAFF WAGES	19,712	90,151	150,121	59,970	60.1
10-65-1101 PART-TIME STAFF WAGES	18,993	44,673	49,521	4,848	90.2
10-65-1102 OVERTIME	846	2,053	2,800	747	73.3
10-65-1104 RETIREMENT	589	3,650	4,322	672	84.5
10-65-1130 FICA/MEDICARE	2,945	12,308	14,385	2,077	85.6
10-65-1140 WORKERS COMPENSATION		3,161	6,176	3,015	51.2
10-65-1150 UNEMPLOYMENT	79	338	416	78	81.1
10-65-1160 HEALTH & LIFE INSURANCE	3,661	28,038	34,393	6,355	81.5
10-65-1161 DISABILITY INSURANCE	312	2,152	2,821	669	76.3
10-65-2990 OTHER PROFESSIONAL FEES		111		(111)	.0
10-65-3110 UTILITIES	2,113	12,576	20,370	7,794	61.7
10-65-3150 TELEPHONE/PAGERS	102	1,176	2,284	1,108	51.5
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	655	13,149	25,900	12,751	50.8
10-65-3175 BUILDING REPAIRS & MAINTENANCE	4,887	7,092	10,100	3,008	70.2
10-65-3176 GROUNDS MAINTENANCE	1,823	13,001	21,025	8,024	61.8
10-65-3177 VEHICLE REPAIRS & MAINTENANCE	1,831	4,384	10,283	5,899	42.6
10-65-3210 INSURANCE AND BONDS		12,499	15,208	2,709	82.2
10-65-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	(350)	294	350	56	84.0
10-65-3820 CONTINUING EDUCATION		720	2,900	2,180	24.8
10-65-3825 MEETING/MEALS/TRAVEL	442	442	1,000	558	44.2
10-65-3990 SERVICES	(1,153)	5,626	2,000	(3,626)	281.3
10-65-4310 OFFICE SUPPLIES		59		(59)	.0
10-65-4330 COMPUTER SUPPORT & MAINTENANCE	1,689	26,366	30,951	4,585	85.2
10-65-4350 SAFETY		2,110	10,000	7,890	21.1
10-65-4520 VEHICLE FUEL	914	5,650	10,960	5,310	51.6
10-65-4530 VEHICLE & EQUIP AMORTIZATION	243	1,946	2,919	973	66.7
10-65-4810 UNIFORMS	150	890	1,600	710	55.6
10-65-4990 SUPPLIES		4,876	9,870	4,994	49.4
10-65-6000 TREE CITY USA	924	6,153	37,300	31,147	16.5
10-65-7990 OTHER SMALL EQUIPMENT			3,045	3,045	.0
TOTAL PARKS / GREEN SPACE	61,407	309,308	490,540	181,232	63.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING</u>					
10-70-1100 REGULAR STAFF WAGES	19,556	104,961	170,202	65,241	61.7
10-70-1102 OVERTIME			100	100	.0
10-70-1104 RETIREMENT	587	3,149	2,028	(1,121)	155.3
10-70-1105 PLANNER FEES	5,722	5,722		(5,722)	.0
10-70-1130 FICA/MEDICARE	1,489	8,104	13,020	4,916	62.2
10-70-1140 WORKERS COMPENSATION		2,869	3,860	991	74.3
10-70-1150 UNEMPLOYMENT	39	213	340	127	62.7
10-70-1160 HEALTH & LIFE INSURANCE	1,775	14,201	21,144	6,943	67.2
10-70-1161 DISABILITY INSURANCE	247	1,644	2,553	909	64.4
10-70-2100 LEGAL FEES		630		(630)	.0
10-70-2400 ENGINEERING	2,408	47,491	60,000	12,509	79.2
10-70-2600 PLANNING SERVICES	1,478	17,912	45,000	27,088	39.8
10-70-2980 BUILDING INSPECTIONS & LICENSE	16,360	161,083	657,500	496,417	24.5
10-70-2990 OTHER PROFESSIONAL FEES			1,000	1,000	.0
10-70-3110 UTILITIES	71	522	787	265	66.3
10-70-3150 TELEPHONE	93	753	1,157	404	65.1
10-70-3210 INSURANCE AND BONDS		8,082	9,505	1,423	85.0
10-70-3810 DUES & MEMBERSHIPS			2,835	2,835	.0
10-70-3820 CONTINUING EDUCATION	311	2,672	3,000	328	89.1
10-70-3825 MEALS/MISCELLANEOUS/TRAVEL		24	1,000	976	2.4
10-70-4095 PENDING DEVELOPMENT PROJECTS	(1,135)	3,276		(3,276)	.0
10-70-4099 DEVELOPER EXP.TO BE REIMBURSED	15,925	46,738		(46,738)	.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	37	129	2,190	2,061	5.9
10-70-4530 VEHICLE & EQUIP AMORTIZATION	165	1,320	1,980	660	66.7
10-70-4810 UNIFORMS			1,200	1,200	.0
10-70-4987 ECONOMIC DEVELOPMENT	563	747,311	2,015,000	1,267,689	37.1
10-70-4989 TRAIL DEVELOPMENT		15,000	15,000		100.0
TOTAL PLANNING	65,689	1,193,929	3,043,431	1,849,502	39.2
TOTAL FUND EXPENDITURES	609,510	4,955,399	9,254,813	4,299,414	53.5
NET REVENUE OVER EXPENDITURES	894,022	4,244,867	177,630	(4,067,237)	2389.7

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

CONSERVATION TRUST FUND

<u>ASSETS</u>			
11-100000	CASH - COMBINED FUND	399,649	
	TOTAL ASSETS		399,649
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	324,784	
	REVENUE OVER EXPENDITURES - YTD	74,865	
	BALANCE - CURRENT DATE	399,649	
	TOTAL FUND EQUITY		399,649
	TOTAL LIABILITIES AND EQUITY		399,649

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 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	784	6,934	4,810	(2,124)	144.2
11-36-3550	CHANGE IN MARKET VALUE	(726)	2,838		(2,838)	.0
	TOTAL MISCELLANEOUS	59	9,772	4,810	(4,962)	203.2
	TOTAL FUND REVENUE	59	74,865	4,810	(70,055)	1556.4
	NET REVENUE OVER EXPENDITURES	59	74,865	4,810	(70,055)	1556.4

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

TRANSPORTATION FUND

ASSETS

12-100000	CASH - COMBINED FUND	4,110,830	
12-115000	ACCOUNTS RECEIVABLE	63,382	
12-115300	CONTRACT RECEIVABLE	18	
	TOTAL ASSETS		4,174,231

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
12-290000	FUND BALANCE	3,961,330	
	REVENUE OVER EXPENDITURES - YTD	212,901	
	BALANCE - CURRENT DATE	4,174,231	
	TOTAL FUND EQUITY		4,174,231
	TOTAL LIABILITIES AND EQUITY		4,174,231

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
12-34-1000	TRANSPORTATION UTILITY FEE	63,552	504,864		(504,864)	.0
12-34-3000	TRANSPORTATION IMPACT FEE	30,375	352,082	800,000	447,918	44.0
	TOTAL IMPACT FEES	93,927	856,947	800,000	(56,947)	107.1
	<u>MISCELLANEOUS</u>					
12-36-2000	MISCELLANEOUS REVENUE	156	156		(156)	.0
12-36-3500	INTEREST AND DIVIDENDS	7,821	80,603	87,990	7,387	91.6
12-36-3550	CHANGE IN MARKET VALUE	(8,804)	33,369		(33,369)	.0
	TOTAL MISCELLANEOUS	(827)	114,127	87,990	(26,137)	129.7
	TOTAL FUND REVENUE	93,100	971,074	887,990	(83,084)	109.4

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
<u>STREETS CAPITAL OUTLAY</u>						
12-61-7500	STREET IMPROVEMENTS		750,385	800,000	49,615	93.8
	TOTAL STREETS CAPITAL OUTLAY		750,385	800,000	49,615	93.8
<u>ADMINISTRATION</u>						
12-81-5000	UTILITY BILL ADJUSTMENTS	87	87		(87)	.0
	TOTAL ADMINISTRATION	87	87		(87)	.0
<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	87	758,173	800,000	41,827	94.8
	NET REVENUE OVER EXPENDITURES	93,013	212,901	87,990	(124,911)	242.0

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

PARKS FUND

<u>ASSETS</u>			
13-100000	CASH - COMBINED FUND	566,083	
	TOTAL ASSETS		566,083
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	498,998	
	REVENUE OVER EXPENDITURES - YTD	67,085	
	BALANCE - CURRENT DATE	566,083	
	TOTAL FUND EQUITY		566,083
	TOTAL LIABILITIES AND EQUITY		566,083

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

		PARKS FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>IMPACT FEES</u>						
13-34-7400	PARK IMPACT FEE	7,238	52,836		(52,836)	.0
	TOTAL IMPACT FEES	7,238	52,836		(52,836)	.0
<u>MISCELLANEOUS</u>						
13-36-3500	INTEREST AND DIVIDENDS	1,103	10,137	8,490	(1,647)	119.4
13-36-3550	CHANGE IN MARKET VALUE	(1,122)	4,112		(4,112)	.0
	TOTAL MISCELLANEOUS	(20)	14,249	8,490	(5,759)	167.8
	TOTAL FUND REVENUE	7,218	67,085	8,490	(58,595)	790.2
	NET REVENUE OVER EXPENDITURES	7,218	67,085	8,490	(58,595)	790.2

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

PUBLIC FACILITIES FUND

ASSETS

14-100000	CASH – COMBINED FUND	617,637	
	TOTAL ASSETS		617,637

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
14-290000	FUND BALANCE	397,808	
	REVENUE OVER EXPENDITURES - YTD	219,829	
	BALANCE - CURRENT DATE	617,637	
	TOTAL FUND EQUITY		617,637
	TOTAL LIABILITIES AND EQUITY		617,637

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
14-32-3000	GENERAL GOVERNMENT IMPACT FEE	13,055	204,653		(204,653)	.0
	TOTAL IMPACT FEES	13,055	204,653		(204,653)	.0
	<u>MISCELLANEOUS</u>					
14-36-3500	INTEREST AND DIVIDENDS	1,210	10,791	30,640	19,849	35.2
14-36-3550	CHANGE IN MARKET VALUE	(1,167)	4,385		(4,385)	.0
	TOTAL MISCELLANEOUS	44	15,176	30,640	15,464	49.5
	TOTAL FUND REVENUE	13,099	219,829	30,640	(189,189)	717.5
	NET REVENUE OVER EXPENDITURES	13,099	219,829	30,640	(189,189)	717.5

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

PUBLIC SAFETY FUND

<u>ASSETS</u>			
15-100000	CASH – COMBINED FUND	395,185	
	TOTAL ASSETS		395,185
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
15-290000	FUND BALANCE	260,622	
	REVENUE OVER EXPENDITURES - YTD	134,563	
	BALANCE - CURRENT DATE	395,185	
	TOTAL FUND EQUITY		395,185
	TOTAL LIABILITIES AND EQUITY		395,185

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
15-32-3000	POLICE IMPACT FEE	3,745	125,836		(125,836)	.0
	TOTAL IMPACT FEES	3,745	125,836		(125,836)	.0
	<u>MISCELLANEOUS</u>					
15-36-3500	INTEREST AND DIVIDENDS	794	6,164	7,660	1,496	80.5
15-36-3550	CHANGE IN MARKET VALUE	(549)	2,563		(2,563)	.0
	TOTAL MISCELLANEOUS	245	8,727	7,660	(1,067)	113.9
	TOTAL FUND REVENUE	3,990	134,563	7,660	(126,903)	1756.7
	NET REVENUE OVER EXPENDITURES	3,990	134,563	7,660	(126,903)	1756.7

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 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 8 MONTHS ENDING AUGUST 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
AUGUST 31, 2025

FLEET FUND

ASSETS

41-100000	CASH - COMBINED FUND		628,436	
	TOTAL ASSETS			628,436

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
41-290000	FUND BALANCE	542,728		
	REVENUE OVER EXPENDITURES - YTD	85,708		
	BALANCE - CURRENT DATE		628,436	
	TOTAL FUND EQUITY			628,436
	TOTAL LIABILITIES AND EQUITY			628,436

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 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	70,017	82,275	12,258	85.1
	TOTAL CHARGES FOR SERVICES	8,752	70,017	82,275	12,258	85.1
<u>MISCELLANEOUS</u>						
41-36-3500	INTEREST AND DIVIDENDS	1,227	11,159	10,510	(649)	106.2
41-36-3550	CHANGE IN MARKET VALUE	(1,224)	4,532		(4,532)	.0
	TOTAL MISCELLANEOUS	3	15,691	10,510	(5,181)	149.3
	TOTAL FUND REVENUE	8,755	85,708	92,785	7,077	92.4
	NET REVENUE OVER EXPENDITURES	8,755	85,708	92,785	7,077	92.4

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

WATER FUND

ASSETS

51-100000	CASH - COMBINED FUND	18,716,934	
51-115000	ACCOUNTS RECEIVABLE	340,925	
51-115002	MISCELLANEOUS WATER RECEIVABLE	982	
51-115005	PARTS INVENTORY	43,568	
51-115300	CONTRACT RECEIVABLE	332	
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			76,924,985

LIABILITIES AND EQUITY

LIABILITIES

51-202000	ACCOUNTS PAYABLE	231,792	
51-205000	RETAINAGE PAYABLE	259,668	
51-212000	ACCRUED COMPENSATED ABSENCES	16,089	
51-222000	HYDRANT METER DEPOSITS	17,500	
TOTAL LIABILITIES			525,049

FUND EQUITY

51-273000	CONTRIBUTED CAPITAL - DEVELOPM	6,848,000	
UNAPPROPRIATED FUND BALANCE:			
51-290000	RETAINED EARNINGS	68,212,663	
	REVENUE OVER EXPENDITURES - YTD	1,339,273	
BALANCE - CURRENT DATE		69,551,936	
TOTAL FUND EQUITY			76,399,936
TOTAL LIABILITIES AND EQUITY			76,924,985

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
51-34-1000	WATER UTILITY	342,130	2,000,106	2,783,921	783,815	71.8
	TOTAL CHARGES FOR SERVICES	342,130	2,000,106	2,783,921	783,815	71.8
<u>RESTRICTED</u>						
51-35-6500	RAW WATER ACQUISITION FEE	20,400	330,225		(330,225)	.0
51-35-7150	WATER UTILITY IMPACT FEE	33,950	560,175	1,800,000	1,239,825	31.1
	TOTAL RESTRICTED	54,350	890,400	1,800,000	909,600	49.5
<u>MISCELLANEOUS</u>						
51-36-2000	WATER PIT/METER SET FEE	778	12,834	10,000	(2,834)	128.3
51-36-3500	INTEREST AND DIVIDENDS	36,400	337,261	336,860	(401)	100.1
51-36-3550	CHANGE IN MARKET VALUE	(37,600)	136,731		(136,731)	.0
51-36-9900	OTHER REVENUES	1,789	1,789		(1,789)	.0
	TOTAL MISCELLANEOUS	1,366	488,615	346,860	(141,755)	140.9
	TOTAL FUND REVENUE	397,845	3,379,121	4,930,781	1,551,660	68.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION						
51-81-1100	REGULAR STAFF WAGES	2,691	22,571	47,570	24,999	47.5
51-81-1102	OVERTIME			100	100	.0
51-81-1104	RETIREMENT	81	676	2,154	1,478	31.4
51-81-1130	FICA/MEDICARE	206	1,727	3,706	1,979	46.6
51-81-1140	WORKERS COMPENSATION		574	772	198	74.3
51-81-1150	UNEMPLOYMENT	5	45	158	113	28.5
51-81-1160	HEALTH & LIFE INSURANCE	350	4,727	12,392	7,665	38.1
51-81-1161	DISABILITY INSURANCE	35	374	1,159	785	32.2
51-81-3162	CC FEES	3,033	25,902	21,000	(4,902)	123.3
51-81-3320	PRINTING		44	1,500	1,456	2.9
51-81-4345	MAILING SERVICE	4,907	12,131	11,600	(531)	104.6
51-81-5000	UTILITY BILL ADJUSTMENTS	506	506	10	(496)	5058.2
TOTAL ADMINISTRATION		11,814	69,276	102,121	32,845	67.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WATER OPERATIONS</u>					
51-82-1100 REGULAR STAFF WAGES	37,753	210,843	332,943	122,100	63.3
51-82-1102 OVERTIME	652	3,384	5,000	1,616	67.7
51-82-1104 RETIREMENT	1,784	7,123	13,443	6,320	53.0
51-82-1130 FICA/MEDICARE	2,877	14,434	26,583	12,149	54.3
51-82-1140 WORKERS COMPENSATION		5,379	7,238	1,859	74.3
51-82-1150 UNEMPLOYMENT	77	392	541	149	72.5
51-82-1160 HEALTH & LIFE INSURANCE	3,460	28,252	55,235	26,983	51.2
51-82-1161 DISABILITY INSURANCE	401	2,785	5,212	2,427	53.4
51-82-2100 LEGAL FEES		878	20,000	19,123	4.4
51-82-2400 ENGINEERING	2,922	19,798	10,000	(9,798)	198.0
51-82-2410 WATER SYSTEM IMPROVE. PERMIT			600	600	.0
51-82-2900 OTHER PROFESSIONAL FEES	1,075	13,711	10,000	(3,711)	137.1
51-82-3110 UTILITIES	2,708	14,634	15,897	1,263	92.1
51-82-3150 TELEPHONE	402	1,596	2,721	1,125	58.7
51-82-3173 REPAIRS & MAINTENANCE - EQUIPM	15	1,263	5,800	4,537	21.8
51-82-3175 BUILDING REPAIRS & MAINTENANCE		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	10,156	23,770	30,000	6,230	79.2
51-82-3200 SAMPLING/TESTING	609	2,370	1,100	(1,270)	215.4
51-82-3210 INSURANCE AND BONDS		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		1,082	3,300	2,218	32.8
51-82-3825 MEETING/MEALS/TRAVEL			250	250	.0
51-82-3990 OTHER SERVICES	238	4,413	5,900	1,487	74.8
51-82-4120 WATER SYSTEM SUPPLIES	183	1,953	2,100	147	93.0
51-82-4130 METER SET SUPPLIES	2,700	24,488	55,000	30,512	44.5
51-82-4310 OFFICE SUPPLIES		59	100	41	58.8
51-82-4320 COMPUTER REPLACE./AUDIO VISUAL	192	192	4,300	4,108	4.5
51-82-4330 COMPUTER SUPPORT & MAINTENANCE	2,184	30,158	31,621	1,463	95.4
51-82-4350 SAFETY		77		(77)	.0
51-82-4520 VEHICLE FUEL	488	2,984	11,020	8,036	27.1
51-82-4530 VEHICLE & EQUIP AMORTIZATION	147	1,179	1,769	590	66.7
51-82-4810 UNIFORMS		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	(2,094)	1,803	4,300	2,497	41.9
51-82-4995 WATER TREATMENT & DISTRIBUTION	97,685	562,423	1,155,000	592,577	48.7
51-82-4997 WATER SHARE ASSESSMENTS	74,818	91,268	114,900	23,632	79.4
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	241,434	1,111,441	2,025,128	913,687	54.9
<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	52,899	335,982	884,000	548,018	38.0
TOTAL WATER CAPITAL	52,899	335,982	1,179,170	843,188	28.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LOCAL PLANT INVESTMENT EXPENSE</u>					
51-84-7530 PROFESSIONAL SERVICES	1,001	104,765	125,000	20,235	83.8
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	1,001	523,148	1,925,000	1,401,852	27.2
TOTAL FUND EXPENDITURES	307,148	2,039,848	5,231,419	3,191,571	39.0
NET REVENUE OVER EXPENDITURES	90,698	1,339,273	(300,638)	(1,639,911)	445.5

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

WASTEWATER FUND

ASSETS

52-100000	CASH - COMBINED FUND	15,437,962	
52-115000	ACCOUNTS RECEIVABLE	132,281	
52-115002	MISCELLANEOUS RECEIVABLE	111,517	
52-115300	CONTRACT RECEIVABLE	25	
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			31,945,068

LIABILITIES AND EQUITY

LIABILITIES

52-202000	ACCOUNTS PAYABLE	10,733	
52-212000	ACCRUED COMPENSATED ABSENCES	13,904	
TOTAL LIABILITIES			24,637

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-290000	RETAINED EARNINGS	30,650,248	
	REVENUE OVER EXPENDITURES - YTD	1,270,182	
BALANCE - CURRENT DATE		31,920,430	
TOTAL FUND EQUITY			31,920,430
TOTAL LIABILITIES AND EQUITY			31,945,068

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

		WASTEWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
52-34-1000	WASTEWATER UTILITY	139,559	1,104,880	1,535,341	430,461	72.0
	TOTAL CHARGES FOR SERVICES	139,559	1,104,880	1,535,341	430,461	72.0
<u>RESTRICTED</u>						
52-35-7100	WASTEWATER UTILITY IMPACT FEE	73,980	586,976	1,750,000	1,163,024	33.5
	TOTAL RESTRICTED	73,980	586,976	1,750,000	1,163,024	33.5
<u>MISCELLANEOUS</u>						
52-36-3500	INTEREST AND DIVIDENDS	29,941	281,243	303,560	22,317	92.7
52-36-3550	CHANGE IN MARKET VALUE	(31,692)	113,922		(113,922)	.0
52-36-9900	OTHER REVENUES	1,163	1,163		(1,163)	.0
	TOTAL MISCELLANEOUS	(588)	396,327	303,560	(92,767)	130.6
	TOTAL FUND REVENUE	212,951	2,088,184	3,588,901	1,500,717	58.2

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
WASTEWATER ADMINISTRATION						
52-81-1100	REGULAR STAFF WAGES	1,682	14,107	13,946	(161)	101.2
52-81-1102	OVERTIME			100	100	.0
52-81-1104	RETIREMENT	50	423	1,346	923	31.4
52-81-1130	FICA/MEDICARE	129	1,079	2,316	1,237	46.6
52-81-1140	WORKERS COMPENSATION		359	483	124	74.2
52-81-1150	UNEMPLOYMENT	3	28	28		100.7
52-81-1160	HEALTH & LIFE INSURANCE	218	2,931	7,206	4,275	40.7
52-81-1161	DISABILITY INSURANCE	22	247	454	207	54.3
52-81-3162	CC FEES	3,033	25,902	21,000	(4,902)	123.3
52-81-3320	PRINTING		44	1,500	1,456	2.9
52-81-4345	MAILING SERVICE	2,050	9,274	8,400	(874)	110.4
52-81-5000	UTILITY BILL ADJUSTMENTS	197	197	10	(187)	1965.3
TOTAL WASTEWATER ADMINISTRATION		7,385	54,591	56,789	2,198	96.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

WASTEWATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>WASTEWATER OPERATIONS</u>					
52-82-1100 REGULAR STAFF WAGES	34,434	191,577	329,180	137,603	58.2
52-82-1102 OVERTIME	652	2,916	4,700	1,784	62.0
52-82-1104 RETIREMENT	1,685	6,547	12,537	5,990	52.2
52-82-1130 FICA/MEDICARE	2,632	13,004	24,363	11,359	53.4
52-82-1140 WORKERS COMPENSATION		4,948	6,659	1,711	74.3
52-82-1150 UNEMPLOYMENT	70	352	596	244	59.1
52-82-1160 HEALTH & LIFE INSURANCE	3,129	25,690	50,307	24,617	51.1
52-82-1161 DISABILITY INSURANCE	360	2,508	4,345	1,837	57.7
52-82-2100 LEGAL FEES			10,000	10,000	.0
52-82-2400 ENGINEERING		1,473	10,000	8,527	14.7
52-82-2410 DISCHARGE PERMIT FEES		410	500	90	82.0
52-82-2900 OTHER PROFESSIONAL FEES	1,834	9,609	12,000	2,391	80.1
52-82-3110 UTILITIES	5,299	34,312	41,365	7,053	83.0
52-82-3150 TELEPHONE	391	1,513	2,455	942	61.6
52-82-3173 REPAIRS & MAINTENANCE - EQUIPM	16	1,089	5,800	4,711	18.8
52-82-3177 VEHICLE REPAIRS & MAINTENANCE		2,536	4,612	2,076	55.0
52-82-3178 SYSTEM REPAIR & MAINTENANCE	861	10,218	8,000	(2,218)	127.7
52-82-3200 SAMPLING/TESTING	531	5,307	4,800	(507)	110.6
52-82-3210 INSURANCE AND BONDS		15,013	17,584	2,571	85.4
52-82-3290 OTHER TREATMENT COSTS	16,581	160,110	225,400	65,290	71.0
52-82-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS			1,600	1,600	.0
52-82-3820 CONTINUING EDUCATION	104	2,297	3,100	803	74.1
52-82-3825 MEALS/MISCELLANEOUS/TRAVEL			250	250	.0
52-82-3990 OTHER SERVICES	238	2,326	8,000	5,674	29.1
52-82-4120 SYSTEM SUPPLIES	2,331	14,657	20,000	5,343	73.3
52-82-4320 COMPUTER REPLACE./AUDIO VISUAL	2,174	2,174	4,300	2,126	50.6
52-82-4330 COMPUTER SUPPORT & MAINTENANCE	2,376	30,158	31,621	1,463	95.4
52-82-4350 SAFETY		70		(70)	.0
52-82-4520 VEHICLE FUEL	488	2,984	10,770	7,786	27.7
52-82-4530 VEHICLE & EQUIP AMORTIZATION	147	1,179	1,769	590	66.7
52-82-4810 UNIFORMS		270	1,700	1,430	15.9
52-82-4850 UNANTICIPATED EXP/CONTINGENCY	(191)	6,739	20,000	13,261	33.7
52-82-4990 MISCELLANEOUS SUPPLIES	(62)	3,127	3,000	(127)	104.2
52-82-7000 CAPITAL OUTLAY			20,625	20,625	.0
TOTAL WASTEWATER OPERATIONS	76,080	555,114	901,938	346,824	61.6
<u>WASTEWATER CAPITAL</u>					
52-83-7000 CAPITAL OUTLAY	81	2,064	36,000	33,936	5.7
52-83-7500 CONSTRUCTION		53,775	200,000	146,225	26.9
TOTAL WASTEWATER CAPITAL	81	55,839	236,000	180,161	23.7

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 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		83,546	818,002	3,318,727	2,500,726	24.7
NET REVENUE OVER EXPENDITURES		129,405	1,270,182	270,174	(1,000,008)	470.1

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

STORMWATER FUND

ASSETS

53-100000	CASH - COMBINED FUND	1,879,655	
53-115000	ACCOUNTS RECEIVABLE	25,243	
53-115300	CONTRACT RECEIVABLE	7	
53-162100	ACCUMULATED DEPRECIATION	(1,372,348)	
53-163000	STORM DRAINAGE SYSTEM	10,100,442	
53-164000	VEHICLES & EQUIPMENT	86,490	
	TOTAL ASSETS		10,719,488

LIABILITIES AND EQUITY

LIABILITIES

53-202000	ACCOUNTS PAYABLE	22	
53-212000	ACCRUED COMPENSATED ABSENCES	2,979	
	TOTAL LIABILITIES		3,002

FUND EQUITY

53-273000	CONTRIBUTED CAPITAL	4,113,680	
	UNAPPROPRIATED FUND BALANCE:		
53-290000	RETAINED EARNINGS	6,390,104	
	REVENUE OVER EXPENDITURES - YTD	212,703	
	BALANCE - CURRENT DATE	6,602,807	
	TOTAL FUND EQUITY		10,716,487
	TOTAL LIABILITIES AND EQUITY		10,719,488

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>CHARGES FOR SERVICES</u>					
53-34-1000	STORMWATER UTILITY FEE	25,724	203,347	254,575	51,228	79.9
	TOTAL CHARGES FOR SERVICES	25,724	203,347	254,575	51,228	79.9
	<u>MISCELLANEOUS</u>					
53-36-3500	INTEREST AND DIVIDENDS	3,656	33,855	37,670	3,815	89.9
53-36-3550	CHANGE IN MARKET VALUE	(3,769)	13,729		(13,729)	.0
53-36-9900	OTHER REVENUES	134	134		(134)	.0
	TOTAL MISCELLANEOUS	21	47,718	37,670	(10,048)	126.7
	TOTAL FUND REVENUE	25,745	251,065	292,245	41,180	85.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION						
53-81-1100	REGULAR STAFF WAGES	1,009	8,464	8,368	(96)	101.2
53-81-1102	OVERTIME			100	100	.0
53-81-1104	RETIREMENT	30	254	808	554	31.4
53-81-1130	FICA/MEDICARE	77	648	1,390	742	46.6
53-81-1140	WORKERS COMPENSATION		215	290	75	74.2
53-81-1150	UNEMPLOYMENT	2	17	17		99.5
53-81-1160	HEALTH & LIFE INSURANCE	131	1,704	4,324	2,620	39.4
53-81-1161	DISABILITY INSURANCE	13	127	272	145	46.8
53-81-5000	UTILITY BILL ADJUSTMENTS	34	34	10	(24)	339.1
TOTAL ADMINISTRATION		1,297	11,462	15,579	4,117	73.6
STORMWATER OPERATIONS						
53-82-1100	REGULAR STAFF WAGES	2,811	15,750	24,362	8,612	64.7
53-82-1102	OVERTIME			1,000	1,000	.0
53-82-1104	RETIREMENT	84	472	1,575	1,103	30.0
53-82-1130	FICA/MEDICARE	209	1,160	3,863	2,703	30.0
53-82-1140	WORKERS COMPENSATION		287	386	99	74.3
53-82-1150	UNEMPLOYMENT	6	31	49	18	64.1
53-82-1160	HEALTH & LIFE INSURANCE	240	2,686	9,511	6,825	28.2
53-82-1161	DISABILITY INSURANCE	35	230	757	527	30.4
53-82-2410	STORMWATER PERMITS			500	500	.0
53-82-3150	TELEPHONE	22	192	1,101	909	17.5
53-82-3173	REPAIRS & MAINTENANCE - EQUIPM	1,198	3,392	3,600	208	94.2
53-82-3210	INSURANCE AND BONDS		1,954	1,664	(290)	117.4
53-82-3820	CONTINUING EDUCATION		2	100	98	1.7
53-82-4520	VEHICLE FUEL	43	725	870	145	83.3
53-82-4810	UNIFORMS		18	100	82	18.0
TOTAL STORMWATER OPERATIONS		4,648	26,899	49,438	22,539	54.4
TOTAL FUND EXPENDITURES		5,944	38,362	65,017	26,655	59.0
NET REVENUE OVER EXPENDITURES		19,800	212,703	227,228	14,525	93.6

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

CAPITAL PROJECTS

ASSETS

75-100000	CASH – COMBINED FUND	(3,365,402)	
	TOTAL ASSETS		(3,365,402)

LIABILITIES AND EQUITY

LIABILITIES

75-202000	ACCOUNTS PAYABLE	144,754	
75-205000	RETAINAGE PAYABLE	14,050	
	TOTAL LIABILITIES		158,804

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
75-290000	FUND BALANCE	(1,015,206)	
	REVENUE OVER EXPENDITURES - YTD	(2,508,999)	
	BALANCE - CURRENT DATE	(3,524,206)	
	TOTAL FUND EQUITY		(3,524,206)
	TOTAL LIABILITIES AND EQUITY		(3,365,402)

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 8 MONTHS ENDING AUGUST 31, 2025

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
GENERAL FUND						
75-75-2400	ENGINEERING	70,777	242,931	255,000	12,069	95.3
75-75-5570	CONSERVATION			128,156	128,156	.0
75-75-7000	CAPITAL OUTLAY	168,050	1,585,587	3,633,774	2,048,187	43.6
75-75-7500	CONSTRUCTION		332,581	5,066,638	4,734,056	6.6
75-75-7750	ROW			50,000	50,000	.0
TOTAL GENERAL FUND		238,828	2,161,100	9,133,568	6,972,468	23.7
TRANSPORTATION FUND						
75-77-7500	CONSTRUCTION	307,383	347,900	1,663,605	1,315,705	20.9
TOTAL TRANSPORTATION FUND		307,383	347,900	1,663,605	1,315,705	20.9
TOTAL FUND EXPENDITURES		546,211	2,508,999	10,797,173	8,288,173	23.2
NET REVENUE OVER EXPENDITURES		(546,211)	(2,508,999)	(10,797,173)	(8,288,173)	(23.2)

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 31, 2025

GENERAL FIXED ASSET GROUP

ASSETS

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			46,671,016

LIABILITIES AND EQUITY

FUND EQUITY

80-280000	INVESTMENTS IN FIXED ASSETS	46,671,016	
TOTAL FUND EQUITY			46,671,016
TOTAL LIABILITIES AND EQUITY			46,671,016

TOWN OF SEVERANCE
BALANCE SHEET
AUGUST 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 8/1/25-8/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
Adam B Stephens	80725	August 2025 Compensation	\$ 800.00
Agfinity, Inc	H89229	Weed Spray	\$ 1,548.25
Allegra Marketing Print Mail	58282	Municipal Court Envelope	\$ 220.65
Allegra Marketing Print Mail	57442	Envelopes	\$ 288.83
Amazon Capital Services	14LH-YJWY-1QXN	Screen Protector	\$ 22.55
Amazon Capital Services	14LH-YJWY-1QXN	Phone case	\$ 13.42
Amazon Capital Services	14LH-YJWY-1QXN	Popcorn Maker	\$ 21.99
Amazon Capital Services	14LH-YJWY-1QXN	Picnic Blanket	\$ 24.99
Amazon Capital Services	14LH-YJWY-1QXN	Gift Basket	\$ 47.45
Amazon Capital Services	14LH-YJWY-1QXN	Inflatable Movie Screen	\$ 98.99
Amazon Capital Services	14LH-YJWY-1QXN	Shipping & disconuts	\$ (2.26)
Amazon Capital Services	1YN7-C4RG-C7CX	Picture Frame	\$ 27.71
Amazon Capital Services	1YN7-C4RG-C7CX	bubbles	\$ 42.39
Amazon Capital Services	1YN7-C4RG-C7CX	Pens	\$ 17.88
Amazon Capital Services	1YN7-C4RG-C7CX	Speakers for Events	\$ 273.99
Amazon Capital Services	1YN7-C4RG-C7CX	First Aid Kit	\$ 15.28
Amazon Capital Services	1YN7-C4RG-C7CX	Laminating Pouches	\$ 46.23
Amazon Capital Services	1YN7-C4RG-C7CX	k-cups	\$ 139.00
Amazon Capital Services	1YN7-C4RG-C7CX	Display power cords	\$ 19.99
Amazon Capital Services	1YN7-C4RG-C7CX	Stickers	\$ 20.98
Amazon Capital Services	1YN7-C4RG-C7CX	Pen Holder	\$ 5.99
Amazon Capital Services	1YN7-C4RG-C7CX	Emergency Weather Alert Radio	\$ 195.60
Amazon Capital Services	1YN7-C4RG-C7CX	Stereo Audio Adapter	\$ 19.99
Amazon Capital Services	1YN7-C4RG-C7CX	Steel Wire Trimmer	\$ 45.58
Amazon Capital Services	1YN7-C4RG-C7CX	Voltage Tester Pen,	\$ 9.11
Amazon Capital Services	1YN7-C4RG-C7CX	Insulated Screwdriver & Pliers Set	\$ 49.99
Amazon Capital Services	1YN7-C4RG-C7CX	Klein Tools Tool Pouch	\$ 18.98
Amazon Capital Services	1YN7-C4RG-C7CX	Multi-Nut Driver Tool	\$ 29.97
Amazon Capital Services	1YN7-C4RG-C7CX	Heavy Duty Cutter	\$ 24.74
Amazon Capital Services	1YN7-C4RG-C7CX	Wire Cutter and Stripper,	\$ 19.99
Amazon Capital Services	1YN7-C4RG-C7CX	Continuity and Current Tester,	\$ 174.99
Amazon Capital Services	1YN7-C4RG-C7CX	Carrying Case for Fluke	\$ 14.99
Amazon Capital Services	1YN7-C4RG-C7CX	Fire Extinguisher	\$ 42.97
Ascent Broadband, LLC	FF37CBD2-0013	PW Internet Service - SCADA	\$ 75.00
Ascent Broadband, LLC	FF37CBD2-0013	PW Internet Service - SCADA	\$ 75.00
Ayres Associates Inc.	224480	Planning Services	\$ 4,819.70
Ayres Associates Inc.	224480	307 Bower North	\$ 19.50
Ayres Associates Inc.	224480	233 Moody Project	\$ 1,209.00
Ayres Associates Inc.	224480	FP-2025-01 Northgate Lake	\$ 975.00
Ayres Associates Inc.	224480	SP-2025-01 Platte Valley Vet Clinic	\$ 1,179.20
Ayres Associates Inc.	224685	Planning Services	\$ 1,477.50
Ayres Associates Inc.	224685	307 Bower North	\$ 315.00
Ayres Associates Inc.	224685	Saddler Ridge	\$ 220.00
Ayres Associates Inc.	224685	MS-2025-01 - Shiagel Minor Subdivision	\$ 10.50
Ayres Associates Inc.	224691	Town of Severance - Park G-25-CP	\$ 32,120.70
Ayres Associates Inc.	224692	Severance CR80/23 Bridge Rehab CDOT SA#26220	\$ 25,029.00
Ayres Associates Inc.	224702	Town of Severance Timber Ridge to Fox	\$ 6,001.00
Ayres Associates Inc.	224703	Town of Severance - Traffic Signals Harmony/Ponderosa	\$ 13,627.71
Carson Repair LLC	1109	Unit#335 Service orange tractor	\$ 270.00
Caselle, Inc.	INV-09802	Caselle Software Support	\$ 2,779.00
CEBT	INV007133	Monthly Health Insurance	\$ 48,474.01
Christ Community Evangelical Free Church	4014	Rental of Gallery on 9/25/25 9am-4pm	\$ 78.75
CIRSA	INV1002291	Property/Casualty Coverage	\$ 360.11
Colorado Analytical Laboratory	250729079	Total Cu/Pb - CDH	\$ 352.00
Colorado Analytical Laboratory	250807144	Total Cu/Pb - CDH	\$ 32.00
Colorado Analytical Laboratory	250822031	Severance Lagoon - E-Coli	\$ 27.00
Colorado Civil Group Inc.	0042.0000.00-102	General Services	\$ 2,407.51
Colorado Civil Group Inc.	0042.0000.09-40	Water Fund	\$ 1,988.00
Colorado Civil Group Inc.	0042.0000.10-39	CIP	\$ 498.76
Colorado Civil Group Inc.	0042.0000.11-41	Pending Project - water locates	\$ 190.00
Colorado Civil Group Inc.	0042.0000.11-41	Pending Project	\$ 40.63
Colorado Civil Group Inc.	0042.0000.13-08	Utility Project	\$ 258.13
Colorado Civil Group Inc.	0042.0001.08-54	276Tailholt 4F Medody Homes	\$ 452.51
Colorado Civil Group Inc.	0042.0003.01-03	PP-2025-02 Buffalo Creek PP	\$ 840.63
Colorado Civil Group Inc.	0042.0009.03-56	193 - Severance South	\$ 1,816.90
Colorado Civil Group Inc.	0042.0009.05-04	PP-2025-01 WinDance F1-F3-PP	\$ 846.13
Colorado Civil Group Inc.	0042.0017.03-06	ANNEX-2025-01 Cordero Estates	\$ 770.01
Colorado Civil Group Inc.	0042.0024.01-12	#307 Bower North Annexation	\$ 2,365.66
Colorado Civil Group Inc.	0042.0027.00-02	SP-2025-01 Platt Valley Vet. SP	\$ 6,863.76
Colorado Civil Group Inc.	0042.0028.00-01	CR-2025-02 Dalton's Run - Concept Plan	\$ 688.75
Colorado Civil Group Inc.	0042.0500.04-16	P-2103 Great Western Trails	\$ 269.10
Colorado Civil Group Inc.	0042.0500.05-03	GW Trail - EHR to WCR 23	\$ 5,631.60
Colorado Civil Group Inc.	0042.0506.03-22	W-2801 Water Treatment Plant	\$ 243.76
Colorado Civil Group Inc.	0042.0506.12-12	NWCWD Coordination	\$ 934.38
Colorado Civil Group Inc.	0042.0507.00-69	WW-2004 Wastewater Master Plan	\$ 81.26
Colorado Civil Group Inc.	0042.0510.00-39	TR2201-TrafficSig 19&E.Harmony	\$ 13,304.24
Colorado Police Protective Association	8123	Membership & Defense Plan	\$ 150.00
Comcast	8052025	100 Waterfowl Way	\$ 256.68
Comcast	248124480	100 Waterfowl Way	\$ 256.48
Comcast	248124480	11538 County RD	\$ 256.32
Comcast	248124480	PW Internet	\$ 299.36
Comcast	248124480	PD Internet	\$ 449.21
Comcast	248124480	Town Hall Internet	\$ 449.21
Community Foundation of NorthernColorado	4315	NoCo Water Allicance 2025 Dues	\$ 1,750.00
Connecting Point Greeley	CW145708	Move network rack equipment in Town Hall basement (PROG-FAC-TH)	\$ 855.00
Connecting Point Greeley	CW145806	Monthly Billing	\$ 10,900.44
Connecting Point Greeley	CW145836	Sarah new computer prep and install	\$ 285.00
Connell Resources, Inc.	2251521-01	Patching at Town Hall	\$ 6,507.95
Core & Main LP	X198084	PRESSURE BACKFLOW-NO LEAD- Lakeview bathroom	\$ (1,105.68)
Core & Main LP	X198084	PRESSURE BACKFLOW-NO LEAD- Lakeview bathroom	\$ 1,105.68
Core & Main LP	X280704	AERVOE FLOUR BLUE PAINT	\$ 343.20
Core & Main LP	INV0020170	Reed Portable Electric Water Valve Actuator	\$ 3,498.33
Core & Main LP	INV0020379	Reed Water Valve Operating Kit	\$ 419.44
Coulson Excavating Company Inc	PROGRESS PAY ESTIMATE	East Harmony Road & WCR 19 Intersection Improvements	\$ 280,995.48
Coulson Excavating Company Inc	PROGRESS PAY ESTIMATE	East Harmony Road & WCR 19 Intersection Improvements	\$ (14,049.77)
D&D Concrete, LLC	1102	Scotch Pine Intersection	\$ 6,975.00
D&D Concrete, LLC	1106	Remove & Replace Sidewalk	\$ 2,875.00
DBC Irrigation Supply	S6041002.001	EXTERNAL BRACKET	\$ 89.02
DBC Irrigation Supply	S6054537.001	Irrigation	\$ 240.14
EAS Tire & Auto LLC	36410	Unit#415 Service	\$ 5,501.97
EAS Tire & Auto LLC	36658	Unit#210 Service	\$ 1,831.33
EAS Tire & Auto LLC	36643	Unit#009 Service	\$ 4,757.54
ELAN Corporate Payment Systems	8100 0825	OPENAI *CHATGPT SUBSCR ChatGPT	\$ 20.00
ELAN Corporate Payment Systems	8100 0825	WALGREENS #7417 Printed head shots of council	\$ 11.22
ELAN Corporate Payment Systems	8100 0825	XCEL EZ-PAY WEB Electrical Demo	\$ 550.95
ELAN Corporate Payment Systems	8100 0825	XCEL EZ-PAY FEE WEB Electrical Demo	\$ 12.12

TOWN OF SEVERANCE PAYABLES 8/1/25-8/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
ELAN Corporate Payment Systems	8100 0825	IIMC Membership dues	\$ 195.00
ELAN Corporate Payment Systems	8100 0825	SQ *SHEBREWS COFFEE & ICE Finance Weekly Summer Gameplan	\$ 28.18
ELAN Corporate Payment Systems	8100 0825	IN *TRUE SAFETY SERVICES CDL Training	\$ 275.00
ELAN Corporate Payment Systems	8100 0825	OPENAI *CHATGPT SUBSCR Monthly Subscription	\$ 20.00
ELAN Corporate Payment Systems	8100 0825	VISTAPRINT new business cards. Name change	\$ 80.52
ELAN Corporate Payment Systems	8100 0825	FREDDY'S 16-0008 Last Day Lunch	\$ 12.67
ELAN Corporate Payment Systems	8100 0825	PT HOSE AND BEARING - FOR new fire hydrant meter hose, one for backup u one for replacement of damaged	\$ 183.34
ELAN Corporate Payment Systems	8100 0825	FACEBK *BNT6ZTUF92 Facebook ads	\$ 118.10
ELAN Corporate Payment Systems	8100 0825	FACEBK *E6E4RUUG92 Facebook ads	\$ 4.69
ELAN Corporate Payment Systems	8100 0825	THE HOME DEPOT #1512	\$ 34.85
ELAN Corporate Payment Systems	8100 0825	SCHEELS JOHNSTOWN	\$ 174.99
ELAN Corporate Payment Systems	8100 0825	SP BRUNT WORKWEAR Work Boots	\$ 149.99
ELAN Corporate Payment Systems	8100 0825	SIGNS365.COM Banners for Sev Days	\$ 437.50
ELAN Corporate Payment Systems	8100 0825	SAMSClub.COM Sams Club Office Supplies Order	\$ 150.50
ELAN Corporate Payment Systems	8100 0825	PSI EXAM state test	\$ 104.00
ELAN Corporate Payment Systems	8100 0825	GEORGIA BOYS BBQ GRE End of Summer Seasonal Appreciation BBQ	\$ 429.55
ELAN Corporate Payment Systems	8100 0825	WWW.NOFOFOUNDATION.ORG	\$ 310.88
ELAN Corporate Payment Systems	8100 0825	SQ *SHEBREWS COFFEE & ICE Finance Weekly Gameplan meeting	\$ 29.70
ELAN Corporate Payment Systems	8100 0825	EZCATER*MAD GREENS CAB meeting dinner 8/6/25	\$ 179.50
ELAN Corporate Payment Systems	8100 0825	QT 4202 OUTSIDE Fuel for commuting to leadership class in Denver	\$ 25.01
ELAN Corporate Payment Systems	8100 0825	BATTERIES+BULBS #0086	\$ 104.85
ELAN Corporate Payment Systems	8100 0825	TST*BRUCES BAR Staff Lunch	\$ 195.89
ELAN Corporate Payment Systems	8100 0825	APA	\$ 808.15
ELAN Corporate Payment Systems	8100 0825	APPLE.COM/BILL iCloud monthly subscription	\$ 0.99
ELAN Corporate Payment Systems	8100 0825	SP PURPLEAIR Town Hall Air Monitor	\$ 349.00
ELAN Corporate Payment Systems	8100 0825	SOUTHERN TIRE MART #530 Truck #240 tire repair	\$ 212.50
ELAN Corporate Payment Systems	8100 0825	STATION ON THE RIVERWALK-	\$ 1.00
ELAN Corporate Payment Systems	8100 0825	VISTAPRINT Business Cards	\$ 200.96
ELAN Corporate Payment Systems	8100 0825	EATON GROVE NURSERY Trees	\$ 923.90
ELAN Corporate Payment Systems	8100 0825	CVENT* TXNDGTYTX	\$ 300.00
ELAN Corporate Payment Systems	8100 0825	CVENT* V5NKVGVDVWR	\$ 300.00
ELAN Corporate Payment Systems	8100 0825	SQ *SHEBREWS COFFEE & ICE Finance Weekly Gameplan meeting	\$ 28.96
ELAN Corporate Payment Systems	8100 0825	SQ *SHEBREWS COFFEE & ICE Finance Weekly Gameplan meeting	\$ 6.62
ELAN Corporate Payment Systems	8100 0825	DOMINO'S 6244 Kickball food	\$ 327.81
ELAN Corporate Payment Systems	8100 0825	DROPBOX FAX MONTHLY Monthly Subscription	\$ 29.97
ELAN Corporate Payment Systems	8100 0825	FSP*FIONA'S DELICATESSEN	\$ 120.00
ELAN Corporate Payment Systems	8100 0825	044 TORCHYS FT COLLINS Town management lunch meeting	\$ 28.50
ELAN Corporate Payment Systems	8100 0825	044 TORCHYS FT COLLINS Manager meeting off site	\$ 19.25
ELAN Corporate Payment Systems	8100 0825	044 TORCHYS FT COLLINS Management Team- Teambuilding Lunch	\$ 54.84
ELAN Corporate Payment Systems	8100 0825	044 TORCHYS FT COLLINS Directors lunch	\$ 73.26
ELAN Corporate Payment Systems	8100 0825	OPENAI *CHATGPT SUBSCR Monthly Subscription	\$ 20.00
ELAN Corporate Payment Systems	8100 0825	MOUNTAIN STATE EMPLOYE- HR Webinar	\$ 29.00
ELAN Corporate Payment Systems	8100 0825	CHAMPION XPRESS CARWASH Wash Unit 001 after being parked for several months.	\$ 20.00
ELAN Corporate Payment Systems	8100 0825	JIMMY JOHNS - 3722 - MOTO Meals for staff at sev days	\$ 167.78
ELAN Corporate Payment Systems	8100 0825	WYOMING BEARING AND SUPPL Radiator hose repair	\$ 104.90
ELAN Corporate Payment Systems	8100 0825	TST*AUSTINS AMERICAN GR Management/Communications Lunch	\$ 101.40
ELAN Corporate Payment Systems	8100 0825	LASTPASS.COM	\$ 24.13
ELAN Corporate Payment Systems	8100 0825	TST*THE TACO STOP Management Lunch	\$ 54.58
ELAN Corporate Payment Systems	8100 0825	ISSUU Newsletter platform	\$ 2,259.00
ELAN Corporate Payment Systems	8100 0825	SQ *SHEBREWS COFFEE & ICE Finance Weekly Gameplan meeting	\$ 21.49
ELAN Corporate Payment Systems	8100 0825	SQ *SHEBREWS COFFEE & ICE Finance Weekly Gameplan meeting	\$ 6.62
ELAN Corporate Payment Systems	8100 0825	EZCATER*NOODLES COMPA Planning Commission meal 8.20.2025	\$ 180.15
ELAN Corporate Payment Systems	8100 0825	COSTCO WHSE #1178 Candy for Severance Day Parade	\$ 570.71
ELAN Corporate Payment Systems	8100 0825	TST*BRUCES BAR	\$ 273.38
ELAN Corporate Payment Systems	8100 0825	SANTIAGOS MEXICAN RESTAUR	\$ 32.37
ELAN Corporate Payment Systems	8100 0825	COLORADO MUNICIPAL CLERKS - CMCA Conference in Oct.	\$ 1,005.80
ELAN Corporate Payment Systems	8100 0825	FSP*CGFOA CGFOA Annual Conference	\$ 350.00
ELAN Corporate Payment Systems	8100 0825	CKE*TAQUERIA MEXICANA MI Volunteer food	\$ 274.13
ELAN Corporate Payment Systems	8100 0825	MR. YO'S LLC Breakfast for volunteers sev days	\$ 43.78
ELAN Corporate Payment Systems	8100 0825	TECATE GRILL SEVERANCE	\$ 59.98
ELAN Corporate Payment Systems	8100 0825	SQ *YES CHEF! TRAILER Staff food at sev days	\$ 180.00
ELAN Corporate Payment Systems	8100 0825	CONTRAPTIONS ESCAPE RO Directors Teambuilding	\$ 71.02
ELAN Corporate Payment Systems	8100 0825	Town Council Meeting 8/12/25	\$ 265.25
ELAN Corporate Payment Systems	8100 0825	Directors Teambuilding	\$ 120.98
ELAN Corporate Payment Systems	8100 0825	refund for items not received 8/20/25	\$ (27.30)
Freedom Mailing Services Inc	50996	Postcard Billing Processing	\$ 1,009.52
Freedom Mailing Services Inc	50996	Postcard Bill Processing	\$ 1,009.51
Freedom Mailing Services Inc	51073	Severance Scoop	\$ 3,129.01
Front Range Compliance Services, LLC	12014	Consulting Services	\$ 750.00
Front Range Raynor	130631	Remove & Replace doors	\$ 6,587.00
Frontier Business Products	985912	PW - Copy Machine 94240	\$ 136.12
Frontier Business Products	985912	PW - Color Copies 94240	\$ 15.97
Frontier Business Products	985912	TH - Color Copies 94244	\$ 76.29
Frontier Business Products	985912	TH - Copy Machine 94244	\$ 136.12
Frontier Business Products	984219	PD - Copy Machine 96081	\$ 44.43
Frontier Business Products	984219	96081 Copy Machine	\$ 56.42
Frontier Business Products	989752	PD - 96081 Color Copies	\$ 81.91
Frontier Business Products	989752	PD - Copy Machine 96081	\$ 56.42
Grainger	9616268604	PUMP TUBE,1/4IN,100PSI,PE W/100FTCLR,NP	\$ 81.70
Hardline Equipment, LLC	42214586	Front & Side Broom/ split with 53-82-3173	\$ 1,197.50
Hardline Equipment, LLC	42214586	Front & Side Broom/ split with 53-82-3173	\$ 1,197.50
Hayden Coffman Music, LLC	FINAL	Severance Days Final Pmt	\$ 4,500.00
JR Engineering, LLC	87228	SP-2025-01 - Platte Valley Veterinary Clinic	\$ 300.00
JR Engineering, LLC	87227	618 Harmony Road Corridor Timing Plan	\$ 5,210.00
Kinsco	00111588-0	Uniforms	\$ 1,520.51
Kinsco	00111710-0	Uniforms	\$ 1,520.71
La Salle Oil Co.	200906	Fuel	\$ 2,018.49
La Salle Oil Co.	201165	Fuel	\$ 2,044.21
La Salle Oil Co.	201365	Diesel Fuel	\$ 1,982.50
La Salle Oil Co.	201447	Fuel - Gasoline	\$ 2,075.59
Lands End Business Outfitters	SIN13227581	Uniforms	\$ 65.31
Lands End Business Outfitters	SCR1590545	Uniforms	\$ (65.31)
Lands End Business Outfitters	SIN13268653	Finance uniforms	\$ 68.31
Language Line Services, Inc.	11666909	Interpretation	\$ 52.47
Level Up Concrete Raising LLC	8062025	Lifting retention pond walkway	\$ 4,200.00
Lexipol, LLC	INVPM11252738	Training Tracking, Performance Reporting, and Field Training	\$ 4,180.00
Life & Stories	11-994	LE-Fees Annual	\$ 750.00
LightGig Communications, LLC	E9C3EE84-0009	Internet/Backup Service	\$ 120.00
Li'l Flower Shop	18616	Fresh arrangement	\$ 116.95
Li'l Flower Shop	18620	Beverly Schnieder	\$ 170.95
MAIL'N COPY INC	705621	Parking Tickets	\$ 700.00
Martin Marietta Materials Inc.	46630456	2025 Roadway Rehab Project #27	\$ 636,147.90
Martin Marietta Materials Inc.	46630456	retainage	\$ (31,807.39)
Mountain High Disposal	122464	Recycling Services	\$ 15.00
Mountain High Disposal	122464	Trash Services	\$ 30.00
Next Step Communications, LLC	15517	100 Waterfowl Way - Remove all Equipment	\$ (250.00)

TOWN OF SEVERANCE PAYABLES 8/1/25-8/31/25			
Vendor Name	Invoice Number	Description	Amount Paid
Next Step Communications, LLC	15982	Starlink Monthly Rental for Lakeview City Park	\$ 250.00
Next Step Communications, LLC	15517	100 Waterfowl Way - Remove all Equipment	\$ 250.00
Next Step Communications, LLC	15517	100 Waterfowl Way - Remove all Equipment	\$ (250.00)
Next Step Communications, LLC	15517	100 Waterfowl Way - Remove all Equipment	\$ 250.00
North Weld County Water District	338600 0725	Water Utility	\$ 69,620.10
North Weld County Water District	3654000 0725	Water Utility	\$ 29.94
North Weld County Water District	6546000 0725	Water Utility	\$ 31,423.48
ODP Business Solutions	4.36385E+11	PAPER,X-9,8.5X11"	\$ 81.34
OpenGov Inc.	INV21311	Travel Expense OpenGov	\$ 316.57
Phoenix Dane Oliver Thomas	SEVERANCE DAYS	Opener	\$ 500.00
Phoenix Dane Oliver Thomas	SEVDAYS2025	Severance Days Performance	\$ 1,000.00
Pivot Structures, LLC	REFUND	Refund	\$ 1,396.42
Poudre Valley REA	29214	New 200A Ped for Signal	\$ 12,870.12
Poudre Valley REA	08 25	36252 Evans St - Power Source	\$ 43.75
Poudre Valley REA	08 25	CO RD 23 and Belmon Dr	\$ 29.79
Poudre Valley REA	08 25	CO RD 80 and Rangeview Drive	\$ 26.25
Poudre Valley REA	08 25	Streetlights, Casa Loma	\$ 139.84
Poudre Valley REA	08 25	Streetlights, Belmont Farms	\$ 231.42
Poudre Valley REA	08 25	Streetlights, Soaring Eagle	\$ 198.64
Poudre Valley REA	08 25	Steetlights, Summit View	\$ 429.36
Poudre Valley REA	08 25	Streetlights, Foxridge	\$ 108.63
Poudre Valley REA	08 25	CO RD 21 and 76 1/2-water tank	\$ 2,156.25
Poudre Valley REA	08 25	Streetlights, Sunset Ridge	\$ 258.97
Poudre Valley REA	08 25	629 Shoreview Pkwy-Lift Station	\$ 296.09
Poudre Valley REA	08 25	Streetlights, Severance Shores	\$ 230.72
Poudre Valley REA	08 25	75 Flat Iron Ln Power Source	\$ 65.18
Poudre Valley REA	08 25	Streetlights, Hidden Valley Farms	\$ 1,484.10
Poudre Valley REA	08 25	2880 Branding Iron Power	\$ 70.82
Poudre Valley REA	08 25	Streelights, CO RD 74 & 19	\$ 13.64
Poudre Valley REA	08 25	Bridle Ridge Cir - PS	\$ 31.88
Poudre Valley REA	08 25	Streetlights, Saddler Arena	\$ 179.41
PPCT Management Systems, Inc.	3751	TPR InstructorTrainer Recertification	\$ 675.00
Prairie Mountain Media	425530	Greeley Tribune Ad	\$ 179.52
Premier NDT Services, Inc.	66044	MFL Scan - Floor xrays for leak check	\$ 7,325.00
Quench USA, Inc.	INV09302392	Town Hall Water Service	\$ 2.62
Raftelis Financial Consultants, Inc.	41260	Severance - Utility Rate Study (G-25-MPS)	\$ 12,172.50
Ramey Environmental Compliance, Inc.,	30020	Read flow meter and change batteries- ground water meters	\$ 758.57
Raven Wick Candle Company LLC	REFUND	REFUND	\$ 100.00
Reedesign Concepts LLC	26535	Severance Days Shirts	\$ 484.16
Republic Services, Inc	0642-001457220	Trash Services - Wastewater Plant Acct	\$ 0.70
Republic Services, Inc	0642-001446067	Trash Services - Wastewater Plant Acct	\$ 180.85
SAFEbuilt Colorado, Inc.	2167336	Building Inspections	\$ 17,164.73
SBS Services Group LLC	7873459	PD - routine janitorial	\$ 640.00
Scott's Electric & Bucket Truck, Inc	8935	Install wiring for second fountain	\$ 1,835.00
Scott's Electric & Bucket Truck, Inc	8937	OVERLOAD TRIPPING ON AERATOR	\$ 150.00
Senergy Petroleum, LLC	415193086-8	PRO X PURE DEF (2 2.5-GAL CASE)	\$ 76.40
Sign Solutions USA	418499	Signs - Overlook	\$ 4,705.48
Sign Solutions USA	418500	Signs - Hidden Valley	\$ 4,035.05
Sign Solutions USA	418868	Lakeview Skate Park Regulations Sign	\$ 69.25
Spot On Sound Productions	2408	Half Day Stage Rental	\$ 625.00
Superior Towing, Inc.	322983	Towing	\$ 410.36
Timber Line Electric & Control Corp	9622	Severence-Fixing Call out system	\$ 2,174.01
Town of Windsor	015265-000 0725	Wastewater Treatment	\$ 16,581.04
Treatment Technology, LLC	195296	Sodium Hypochlorite	\$ 1,124.80
Treatment Technology, LLC	195462	Sodium Hypochlorite	\$ 1,124.80
UMB Bank, N.A.	1018846	Annual custodian fee	\$ 1,000.00
University Auto Parts, Inc.	450427	Bracket - Tk #240	\$ 9.49
University Auto Parts, Inc.	452854	ZX HD NIT FREE RED Tk #230	\$ 61.98
UNUM Life Insurance Co America	7.25	Monthly Disability Insurance	\$ 4,477.27
Upper Case Printing Ink	3418	Utility Postcards	\$ 399.00
Upper Case Printing Ink	3418	Utility Postcards	\$ 399.00
Upper Case Printing Ink	3433	Severance Scoop	\$ 4,107.00
Upper Case Printing Ink	3483	Utility Postcards	\$ 20.45
Upper Case Printing Ink	3483	Utility Postcards	\$ 20.45
Utility Notification Center	225071458	RTL Transmissions	\$ 237.39
Utility Notification Center	225071458	RTL Transmissions	\$ 237.39
Vector Disease Control International, LL	PI-A00017156	2025 Mosquito Control Services	\$ 6,340.08
Verizon Wireless	6118870940	Phones	\$ 483.14
Verizon Wireless	6118870940	Phones	\$ 45.41
Verizon Wireless	6118870940	Phones	\$ 15.14
Verizon Wireless	6118870940	Phones	\$ 251.48
Verizon Wireless	6118870940	Phones	\$ 117.88
Verizon Wireless	6118870940	Phones	\$ 1,754.14
Verizon Wireless	6118870940	Phones	\$ 96.25
Verizon Wireless	6118870940	Phones	\$ 91.94
Verizon Wireless	6118870940	Phones	\$ 148.43
Verizon Wireless	6118870940	Phones	\$ 138.36
Verizon Wireless	6118870940	Phones	\$ 21.60
Waste Management of Colorado, Inc	5426248-2534-6	PW/Roll Off Trash Service	\$ 214.42
Waste Management of Colorado, Inc	5426248-2534-6	PW/Roll Off Trash Service	\$ 214.42
Waste Management of Colorado, Inc	5426248-2534-6	PW/Roll Off Trash Service	\$ 214.42
Waste Management of Colorado, Inc	5426248-2534-6	PW/Roll Off Trash Service	\$ 214.42
Waste Management of Colorado, Inc	5426248-2534-6	PW/Roll Off Trash Service	\$ 214.42
Waste Management of Colorado, Inc	5426248-2534-6	PD Roll Off Trash Service	\$ 357.39
Waste Management of Colorado, Inc	5418353-2534-4	PW/Roll Off Trash Service	\$ 40.32
Waste Management of Colorado, Inc	5418353-2534-4	PW/Roll Off Trash Service	\$ 40.32
Waste Management of Colorado, Inc	5418353-2534-4	PW/Roll Off Trash Service	\$ 40.32
Waste Management of Colorado, Inc	5418353-2534-4	PW/Roll Off Trash Service	\$ 40.31
Water Technology Group	5628273.1	Labor booster station pump rebuild.	\$ 3,325.00
Weld County Health Department	E250321	Water testing	\$ 841.50
Weld County Information Technology	OLORADORANGERS4Q2023-RS	RSA Tokens	\$ 2,637.00
Weld RE 4 School District	8112025	Online Payments	\$ 17,496.00
WestWater Research LLC	2294	Water Supply Plan Task 1	\$ 12,433.65
WestWater Research LLC	2295	Water Supply Plan Task 2 (G-25-MPS)	\$ 25,291.25
Wilson Williams Fellman Dittman	1867	General Counsel	\$ 10,299.75
Wilson Williams Fellman Dittman	1868	193 Severance South	\$ 990.00
Wilson Williams Fellman Dittman	1868	307 Bowers North - Annexation and Zoning	\$ 950.50
Wilson Williams Fellman Dittman	1868	PP-2025-02 - Buffalo Creek Preliminary Plat	\$ 1,658.25
Windsor Ace Hardware	183222/4	Hoses for gardens	\$ 68.82
Windsor Ace Hardware	183237/4	Paint Supplies	\$ 46.74
Windsor Ace Hardware	183818	Supplies	\$ 12.74
Windsor-Severance Fire Dist.	8112025	Fire plan review	\$ 4,158.00
Xcel Energy	938062594	300942323 - 10822 County Road 74 Bldg Stoc	\$ 30.70
Xcel Energy	938062594	300954583 - 20/15 2-6-67 Sewage Plant	\$ 3,317.89
Xcel Energy	938062594	301274394 - 209 1st St Bldg Fire	\$ 957.83

TOWN OF SEVERANCE
PAYABLES
8/1/25-8/31/25

Vendor Name	Invoice Number	Description	Amount Paid
Xcel Energy	938062594	301443761 - 1020 Mahogany Dr Unit Pump	\$ 594.70
Xcel Energy	938062594	301456912 - 336 1st St	\$ 100.58
Xcel Energy	938062594	301597386 - 400 Timber Ridge Pkwy Unit Spkl	\$ 13.58
Xcel Energy	938062594	301709610 - 57/16 2-6-67 Pump	\$ 12.39
Xcel Energy	938062594	301748145 - 410 Timber Ridge Pkwy Unit Spkl	\$ 13.50
Xcel Energy	938062594	301872364 - 513 1/2 Broadview Dr	\$ 55.34
Xcel Energy	938062594	301894204 - 50 Timber Ridge Pkwy	\$ 152.60
Xcel Energy	938062594	302039930 - 1236 1/2 Baldrige Dr Unit Lift	\$ 337.53
Xcel Energy	938062594	303987355 - 3 S Timber Ridge Pkwy	\$ 1,177.28
Xcel Energy	938062594	304182684 - 231 W 4th Ave Unit Pump	\$ 393.48
Xcel Energy	938062594	304683265 - 410 Immigrant Trail - Settlers Landing HOA	\$ 13.85
Xcel Energy	938062594	304881524 - 145 3rd St	\$ 694.93
Xcel Energy	938062594	304920983 - 100 Waterfall Way	\$ 377.85
Xcel Energy	938062594	304920986 - 101 Waterfall Way	\$ 89.91
Xcel Energy	938062594	301757929 - 312 1st St	\$ 185.90
Xcel Energy	938062594	301396786 - 11538 County Road 74 Bldg Seve	\$ 141.06
Xcel Energy	938062594	Credit	\$ (0.92)
Xcel Energy	938134080	Natural Gas	\$ 57.92
Xcel Energy	938134080	Credit	\$ (28.80)
Xcel Energy	938216487	100 Waterfall Way	\$ 85.21
Xcel Energy	938373390	Street Lighting	\$ 3,954.24
Yeh and Associates, Inc.	225-192-1R	CS Town of Severance East Harmony Rd. & WCR 19 MT	\$ 7,873.70
Total:			\$ 1,484,560.76

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-38R**

**A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROVING NORTHERN COLORADO WATER
PRESERVATION PRINCIPLES**

WHEREAS, Members of the Northern Colorado Water Alliance represent a variety of special districts, municipal and county governments, and utilities facing different jurisdictional opportunities and challenges regarding the protection of water; and

WHEREAS, The citizens, civic leaders, water providers, and other water users of Northern Colorado have gone to extraordinary lengths since the 1860s to responsibly plan for, develop, and operate complex water systems that are essential to the region's economy and quality of life; and

WHEREAS, The citizens, civic leaders, water providers, and other water users of the Town of Severance are currently making significant investments in additional projects to increase water system resiliency, meet future demands, and provide a greater level of water security in the region; and

WHEREAS, Northern Colorado's high quality of life is tied to the health and well-being of communities and depends directly on the availability of water resources; and

WHEREAS, Nothing in this resolution is intended to cause harm to Northern Colorado communities or infringe on the ability of members to fulfill their organizational missions; and

WHEREAS, Water is a building block of the regional economy and is critical to the further economic development of the region; and

WHEREAS, Collaboration and partnerships among water providers and other entities in Northern Colorado enable agreements to develop, maintain, and improve water storage, delivery, and treatment infrastructure that benefit water users in the region; and

WHEREAS, Each water provider has the right to acquire sufficient water resources to meet its water users' current and future demand; and

WHEREAS, Each individual water right owner has the right to sell and/or transfer their water rights; and

WHEREAS, It is the intent of the Northern Colorado Water Alliance to be transparent with water right owners and mutual ditch companies that manage water rights and not to diminish the value of those rights or alter the water market; and

WHEREAS, We respect Colorado's current system of water rights that is based on the doctrine of prior appropriation and other federal, state, and local laws and regulations that honor rights and obligations under existing permits, approvals, and agreements; and

WHEREAS, Availability of water for agricultural, environmental, and recreational uses is tied to the economic and cultural value and character of the region; and

WHEREAS, The parties will, in their discretion and in good faith, interpret and implement the stated goals; therefore, be it

RESOLVED, That the Town of Severance will support efforts to retain water for local beneficial use by discouraging the further transfer of water to entities within the Denver metropolitan area; and will support efforts to seek appropriate mitigation to offset impacts to affected communities in circumstances where water must be transferred to the Denver metropolitan area.

RESOLVED AND APPROVED THIS 23RD DAY OF SEPTEMBER, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-39R**

**A RESOLUTION FOR THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, TO REAPPROPRIATE FUNDS FROM FUND BALANCE**

WHEREAS, the Town has additional and unanticipated expenses for the 2025 fiscal year;
and

WHEREAS, the Town Council desires to authorize the expenditure of these funds
by enacting a supplemental budget reappropriation to the 2025 Town Budget.

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

Section 1.

Appropriations from Fund Balance:

APPROPRIATIONS FROM FUND BALANCE		
FUND		AMOUNT
General	10	\$0

TOTAL FUNDS TO BE APPROPRIATED: \$0

Section 2.

Expenditures by Project and Fund:

PROJECT	#	CODE	GL	TITLE	AMOUNT
Severance Community Park Ballfield	155	G-25- SCPBL	75-75-7000	Capital Outlay	(\$ 75,000)
Dog Park Rehab	148	G-25-DPR	75-75-7000	Capital Outlay	\$ 75,000

TOTAL EXPENDITURES: \$0

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

RESOLVED AND APPROVED THIS 23RD DAY OF SEPTEMBER, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

September Engineering Report

Chris Messersmith and Shar Shadowen, Colorado Civil Group, Inc. (CCG)
September 23, 2025



Capital Improvement Projects

E Harmony Road – WCR 19 Intersection Improvements

The traffic signal will be operational on September 16, 2025, and the project will achieve Substantial Completion on September 17, 2025, approximately three (3) weeks ahead of schedule. Comcast will be installing a fiber optic service in the traffic signal cabinet for the Public Works Department to receive data from the Vaisala weather station sensors.

South Water Line Loop

CCG has prepared preliminary 60% construction drawings and has reviewed the proposed alignment through the Severance Community Park with the Public Works Department. The Town of Severance recently acquired right-of-way and utility easements associated with the Waterfowl Way Extension project and needs to acquire one additional water line easement across another property. Negotiations with this property owner are ongoing. This project may be split into two (2) phases in order to provide water service for the CXT restroom in the Severance Community Park as soon as possible. CCG is also working with Ayres Associates on the Severance Community Park planned improvements.

Great Western Trail (East Harmony Road to WCR 23)

The Town received a CDOT grant to design and construct a concrete trail along the Great Western Trail between East Harmony Road and WCR 23. CCG is currently in the design stage of the project and provided the FIR/FOR packet to CDOT for review on August 29th. Comments are anticipated by September 29th, at which time CCG will make revisions based on the comments. Construction start is targeted for early 2026 and is dependent on the review and approval of CDOT.

Water System Monitoring

CCG has been working with the Public Works Department and the NWCWD staff on a weekly basis to monitor the Town's water distribution system and performance (pressure and flowrates) continuously since June 2022. The annual Average Day Demand (ADD), Maximum Day Demand (MDD), MDD Factor, and Maximum Annual Delivery Volume (MADV) are listed below along with the capacity purchased from the NWCWD:

2022 (calendar year)

ADD (customer): 584,843 GPD

MDD (customer): 1,200,371 GPD (17-Jul-22), MDD Factor: 2.05

MDD (NWCWD): 1,177,710 GPD (17-Jul-22)

MADV (NWCWD): 233,378,000 GPY

2023 (calendar year)

ADD (customer): 505,128 GPD

MDD (customer): 1,099,238 GPD (16-Jul-23), MDD Factor: 2.18

MDD (NWCWD): 1,097,402 GPD (12-Jul-23)

MADV (NWCWD): 201,112,000 GPY

2024 (calendar year)

ADD (customer): 558,410 GPD

MDD (customer): 1,053,251 GPD (29-Jul-24), MDD Factor: 1.89

MDD (NWCWD): 1,061,232 GPD (13-Jul-24)

MADV (NWCWD): 220,127,000

2025 (calendar year)

MDD (customer): 1,032,415 GPD (17-Aug-25)

MDD (NWCWD): 1,333,000 GPD (10-Jun-25)

CAPACITY (PURCHASED) BASED ON 1,040 ASPITs

MDD (NWCWD): 1,497,600 GPD

MADV (NWCWD): 237,120,000 GPY

CCG has been working with the Public Works Department and the NWCWD to make seasonal adjustments to Master Meters No. 1 and No. 2 to meet water quality requirements.

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

CCG has completed the potable water system hydraulic modeling for the full build out of the Town of Severance's current water service area, which may require updates based on revisions to the Town of Severance Land Use Code. Data has been requested from Stantec/NWCWD at the Master Meter No. 1 location. Future upgrades to Master Meter No. 1 may allow the Town of Severance to serve the full build out of the water service area. On January 6, 2023, Stantec confirmed that they have all the information they need from the Town of Severance. Once a response is provided by Stantec/NWCWD, CCG will coordinate with Town Management on the final Potable Water System Master Plan since it is unknown, at this time, what additional capacity the NWCWD can provide to the Town of Severance. Multiple DRAFTs of the new Water Service Agreement from the NWCWD have been provided to Town staff for review. Currently, Town Management is considering an expansion of the Town of Severance water service area. CCG worked with Town Management and the CLRWTA on these water demand projections, which have been completed.

Wastewater Projections

Town Management and CCG have reached out to the Town of Windsor (TOW) regarding future wastewater treatment capacity with their planned Wastewater Treatment Facility (WWTF) expansion. Additional wastewater capacity is dependent on three items; (1) Additional capacity at the TOW WWTF, (2) a new sanitary sewer interceptor from Severance South to the Town of Windsor WWTF, and (3) a Utility Plan Amendment/208 Boundary Amendment that the Town will need to prepare and submit to the North Front Range Water Quality Planning Association (NFRWQPA) for review and approval. The Town Managers for Severance and Windsor are negotiating the additional wastewater treatment capacity that may be available. The Town of Windsor received conditional approval of the 208 Boundary Adjustment from the NFRWQPA in March 2025, which also benefits the Town of Severance.

CCG monitors the wastewater flowrates on a daily basis. Below is a summary since the Town of Windsor wastewater flowmeter was recalibrated:

2024 (calendar year)

Average wastewater flowrate: 406,552 GPD (March 1, 2024 – December 31, 2024)

Max Day wastewater flowrate: 572,000 GPD (March 17, 2024)

2025 (calendar year)

Average wastewater flowrate: 395,826 GPD (January 1, 2025 – August 31, 2025)

May Day wastewater flowrate (Severance WWTF): 195,093 GPD (August 17, 2025)

May Day wastewater flowrate (Windsor WWTF): 514,000 GPD (March 2, 2025)

May Day wastewater flowrate (Combined): 514,000 GPD (March 2, 2025)

Currently, the Town of Severance has purchased 515,000 GPD of treatment capacity from the Town of Windsor. Since March 1, 2024, The Town of Severance has exceeded the purchased capacity on three (3) occasions, all occurring in 2024. Town staff is currently reviewing a WASTEWATER TREATMENT SERVICE AGREEMENT AMENDMENT.



Planning Department

September 2025 Department Update

The following development applications are currently under review by the Town:

Northgate Lake – Final Plat

Northgate Lake is located north of Harmony Road and east of CR 21/Teller Street. A Final Plat has been submitted and is currently under review. The development is on 315 acres and is planned for a mix of 600 single-family units, and future multi-family, commercial, a school site, and open space. This project will be scheduled for public hearings with Planning Commission and Town Council for consideration.

Bower North Annexation/Zoning

The Town Council approved the Bower North Annexation and Zoning at its July 8th meeting. The property is located south of Hunters Crossing and west of CR 22. The development proposes a mixture of single-family homes on estate lots and smaller lots, along with multi-family housing that includes townhomes and attached units, and a minimum of four acres of commercial. The next step for this development is the submittal of a Preliminary Plat, which will be scheduled for public hearings with both the Planning Commission and Town Council for consideration.

Buffalo Creek Preliminary Plat

Buffalo Creek is approximately 270 acres south of WCR 78 and east of Lathim Parkway (aka WCR 13, LCR 1, Colorado Boulevard). They are proposing 510 single-family lots and 140 duplex residential lots on 102 acres with approximately 121 acres of open space. Staff is reviewing an application for a Preliminary Plat.

Cordero Estates Annexation/Zoning

An application for Annexation and Zoning has been received and is currently under review. The property is located south of Belmont Farms along CR 80 and a ½ mile east of CR 23. The development proposes 35 Rural Residential lots on 119 acres. The project will be scheduled for public hearings with both the Planning Commission and Town Council for consideration.

WinDance Preliminary Plat

WinDance is located north of Highway 392, east of CR21, west of CR23, and south of CR70. The development area is 168 acres; 99 acres are slated for approximately 569 single-family residential lots; 34 acres are reserved for open space. The Preliminary Plat is currently under staff review. The project will be scheduled for public hearings with both the Planning Commission and Town Council for consideration.

Platte Valley Veterinary Clinic Site Plan

A site plan application for 335 West 4th Avenue, located in the Scotch Pine Business Center, is currently under staff review. The proposed development consists of a two-story 7856 square foot building with parking and will access onto Blue Spruce Drive and Mahogany Way.

Saddle Ridge Tracts 9 & 10 Final Plat

Saddler Ridge Tracts 9 & 10 is located in the Saddler Ridge Development north of State Highway 14 and East of CR 17. The development proposal is on 11 acres and includes 52 lots of paired homes and 6 lots of single family detached. The project will be scheduled for public hearings with both the Planning Commission and Town Council for consideration

Schlagel Minor Subdivision

The Schlagel Development is located on 165 acres west of CR 21 and one mile north of CR 74. The development proposes 4 rural lots for residential uses.

The following Town of Severance residents have been recently appointed to the Town Planning Commission:

Josh Ochs
Jennifer Shaw
Jennifer Roe

We extend a warm welcome and thank you to each of these individuals as they begin their four-year terms volunteering on the Planning Commission.

The Planning Department was successful in receiving a Housing Planning Grant award for \$15,000 from the State of Colorado Division of Local Affairs to support the Severance Housing Needs Assessment Update as established by SB24-174. The grant will support our ongoing efforts to develop actionable and compliant housing needs assessments, housing action plans and comprehensive plan elements.



Police Chief Report

Kenneth Chavez, Chief of Police

Aug 2025

Projects Updates

- The Severance Police Department is currently fully staffed by thirteen Officers and three non-sworn personnel.
- On August 6th, Chief Chavez and SRO Geraldine Yanke attended a three-hour SRO Class put on by the Weld County District Attorney's Office. The purpose of the training was to ensure that all the SROs in the county were operating under the same policies and procedures, as well as updates on recent crime trends and safety considerations in schools.
- On the evening of August 6th, Chief Chavez and several Severance Officers put on a National Night Out event at Overlook Park. This event is focused on promoting one-on-one engagement with community members to improve relations between the police and citizens.
- On August 12th, Officers Christopher Hill and Michael Mallory went through their swearing in ceremony at Town Hall.
- On August 19th, Chief Chavez and Town Communications and Event Coordinator Kayli Adams attended an eight-hour Media Training class put on by former Channel 9 News reporter Anastasia Bolton. The class focused on preparing for and giving press announcements after critical events.
- On August 21st, Officers Geraldine Yanke and Jose Martinez Jr. attended an eight-hour Intoxilyzer Certification Course which certifies them to operate an intoxilyzer machine during a DUI investigation.
- On August 22nd, Severance Officers provided security at the Friday Night Lights Football Game at Severance High School.
- On August 23rd, Severance Officers provided security at the Severance Days events to include the parade, car show, and at community park.

Community Support and Relations

- Chief Chavez met with numerous key local government and law enforcement officials this month to include the following:
 - Attended the Weld County Communications Center Law Ops meeting on August 7th
 - Attended the Weld County Chiefs of Police lunch meeting on August 20th
 - Attended the North Weld Co-Responder Meeting on August 25th
 - Attended the Weld County Communications Board Meeting on August 26th



Police Department CALLS FOR SERVICE

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

August 2025

Total Citations

22

Parking Tickets

7

Warnings Issued

18

TOTAL CALLS FOR SERVICE

90

Total Citations

69

Parking Tickets

7

Warnings Issued

507

TOTAL CALLS FOR SERVICE

3482



Parking
Violations

26



Animal
Complaints

14



Animal
Bites

1



Snow
Removal

0



Weed Violation/
Noxious Weeds

38



Rubbish /
Outdoor Storage

0

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

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

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



Police Department CALLS FOR SERVICE

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

August 2025

THIS MONTH'S TOTALS

Municipal Ordinance Citations

60

Traffic Tickets

44

Warnings Issued

106

TOTAL CALLS FOR SERVICE

809

YEAR TO DATE TOTALS

Municipal Ordinance Citations

129

Traffic Tickets

320

Warnings Issued

613

TOTAL CALLS FOR SERVICE

4291



Homicide

0



Aggravated
Assault

0



Sex
Assault

1



Domestic
Violence

2



Aggravated
Robbery

0



Strongarm
Robbery

0



Arrests

2



Burglary

0



Motor Vehicle
Theft

0



Theft From
Motor Vehicle

0



Fraud /
ID Theft

1



Vandalism/
Graffiti

1



Shoplifting

0



Traffic
Accidents

11

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

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



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 78 - Resolution 2025-40R: A Resolution of the Town of Severance Town Council approving, with conditions, an amendment to an existing Use by Special Review to operate an outdoor storage and enclosed mini-storage facilities business to allow for an indoor batting facility on real property located within the Town of Severance, commonly known as 10845 CR 74	Shani Porter, Planning Director	Shani Porter, Planning Director
ACTION REQUESTED		
Town Staff requests the Town Council review the Planning Commission's recommendation on the application and take action as follows: Actions that may be taken: 1. Recommend approval of the amendment to the existing Use by Special Review for Storage Facility to allow for batting cages with conditions 2. Recommend denial 3. Take no action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
The Planning Commission reviewed this application at their Wednesday, September 17th, meeting and recommended approval with the conditions as stated in the Town Council resolution.		
BRIEF SUMMARY		
The site has an existing Site Plan and Use by Special Use Permit for an outdoor storage and enclosed storage facility on 11 acres located north of WCR 74/Harmony Road. The amendment to the USR is requesting for one of the existing storage units to be used as a batting cage business. The use has been operating since December 2024 on the property without proper permits. The existing storage unit was not designed for a batting cage facility, and a certificate of occupancy was never issued. Town staff have been in discussion with the applicant since that time to bring the use into compliance.		
PUBLIC SUPPORT/CONCERN		
None at this time		
ANALYSIS AND RECOMMENDATION		
Staff has the following concerns with the existing use operating in a structure that was designed as a storage unit and not for a batting cage business: 1. <u>The building was not designed for a business use.</u> <i>This structure was issued a Certificate of</i>		

Occupancy for an S1 use (Storage) and is now being used as batting cages and baseball training which is a B Occupancy (Business) Section 105.1 of the 2018 International Building Code adopted by the town of Severance requires a permit to change to Occupancy Classification.

2. A certificate of occupancy was never issued for the batting cages. Section 111.1 of the International Building Code requires a Certificate of Occupancy issued whenever there is a change of use or occupancy.

3. Make up air (outside air) was not supplied to the facility. Section 403.1 of the International Mechanical Code requires both supply and return air in every occupancy. Section 403.3.1.1 requires makeup air (Outdoor air) is determined by the occupant load of the breathing Zone.

4. The restroom is not accessible to people with disabilities. Section 1109.2 of the International Building Code requires each toilet room to be accessible to patrons with disabilities.

5. The thermal envelope is insufficient to maintain the minimum heating and cooling requirements. Section C402 of the International Energy Conservation Code requires every thermal envelope to be designed and installed to maintain the heating and cooling systems from leaving the building.

Planning Staff and the Planning Commission recommend approval of the Use by Special Review for batting cages to operate inside an existing storage unit with the following condition:

1. Obtain a certificate of occupancy for the batting cages, demonstrating all building code violations have been addressed.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Reso 2024-40R TC USR Severance Storage Batting Cages
2. USR-2025-03 application

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-40R**

A RESOLUTION OF THE TOWN OF SEVERANCE TOWN COUNCIL APPROVING, WITH CONDITIONS, AN AMENDMENT TO AN EXISTING USE BY SPECIAL REVIEW TO OPERATE AN OUTDOOR STORAGE AND ENCLOSED MINI-STORAGE FACILITIES BUSINESS TO ALLOW FOR AN INDOOR BATTING FACILITY ON REAL PROPERTY LOCATED WITHIN THE TOWN OF SEVERANCE, COMMONLY KNOWN AS 10845 COUNTY ROAD 74

WHEREAS, Severance Land, LLC (“Applicant”), is the owner of an approximately 11.3 acre parcel of real property located in the Town of Severance near the intersection of West 4th Avenue and 3rd Street, with an address of 10845 County Road 74, Severance, Colorado 80550 (“Property”); and

WHEREAS, the Property is in the Town Core Zone District; and

WHEREAS, the Applicant has submitted an application for an amendment to an existing use by special review to operate a batting cage facility in one of the storage units on the Property (the “Application”); and

WHEREAS, at its meeting on September 17th, 2025, the Town of Severance Planning Commission held a public hearing on the Application and, after considering all the testimony, evidence, and argument presented at the public hearing, and the applicable review and approval criteria in the Severance Municipal Code, the Planning Commission approved the Application for use by special review, with conditions; and

WHEREAS, after considering the Planning Commission’s September 17th, 2025, decision approving, with conditions, the Application for use by special review, the Town Council consents to such approval subject to the occurrence of the conditions set forth below.

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

Section 1. The Town Council hereby consents to the Planning Commission’s approval, with conditions, of Severance Land, LLC’s Application for an amendment to an existing Use by Special Review to operate storage facilities for outdoor storage of RVs, boats, and trailers, and enclosed mini-storage facilities, on the Property, as a use by special review within the existing Town Core Zone District, subject to and contingent upon the occurrence of the following conditions:

- a. Within 30 days of approval by Town Council, the applicant shall bring the property into compliance with all current building codes and obtain a certificate of occupancy for the batting cage use.

Section 2. Unless otherwise extended by resolution of the Town Council, the Town Council’s approval of the amendment to the use by special review shall be null and void if the conditions set forth in Section 1 are not complied with within thirty (30) days of the date of this resolution.

Section 3. Further, the approval of the use by special review shall lapse and be considered null and void:

- a. If the use is no longer active or in operation for a period of 12 consecutive months; or
- b. Upon a change of primary use of the Property.

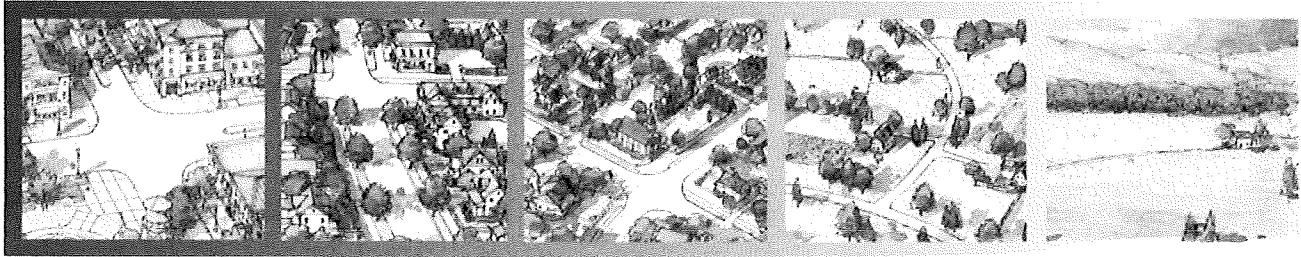
RESOLVED AND APPROVED THIS 23RD DAY OF SEPTEMBER, 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk



SEVERANCE: HOMETOWN | VISION |

PRE-APPLICATION CONFERENCE CHECKLIST & APPLICATION REQUIREMENTS

Name of Project: Severance Storage Project ID: _____

GENERAL LAND USE APPLICATION TYPE

Application Type: (Check all that apply)

☐ Annexation ☐ Preliminary Plat ☐ Oil & Gas Conditional Use
☐ Zoning ☐ Final Plat ☐ Administrative Review
☐ Concept Plan ☐ Site Plan ☒ Other Use by Special Review

OWNER of the Property: Severance Land LLC
 Address: 10845 CR 74
Severance CO 80550
 Phone Number: 970 412 0605 Email: Sustln@SustlnMoralis.com

(If different from Owner)

Applicant's Name: _____
 Address: _____
 Email Address: _____
 Phone Number: _____

Project Information (as applicable)

Project Location: 10845 CR 74
 Existing Use: Storage Proposed Use: Business
 Existing Zoning: Storage Proposed Zoning: Business
 No. Existing Residential Lots: N/A No. Proposed Residential Lots: N/A
 No. Existing Commercial Lots: 1 No. Proposed Commercial Lots: N/A
 Total Development Area (Acres): N/A Total Civic Area: _____
 Total Residential (Acres): N/A Total Non-Residential (Acres): N/A
 Total Open Space (Acres): N/A Total Number of Proposed Phases: 1
 Acres per Phase: N/A Lots per Phase: 1

Consultants

Planner / Architect:	Address
Phone	City, State, Zip
Engineer	Address
Phone Number	City, State, Zip
Other	Address
Phone Number	City, State, Zip

Certification

I certify that the information and exhibits submitted are true and correct to the best of my knowledge. In filling out this application, I am acting with the knowledge and consent of the property owners. I understand that all material and fees required by the Town of Severance must be submitted prior to having this application processed and that acceptance of this application by the Town of Severance does not necessarily mean that the application is complete under the applicable requirements of the rules and regulations of the Town of Severance.

Applicant [Signature] Date 8/11/25

I certify that I am the owner of the land and/or minerals, which this application concerns and consent to this action.

Applicant [Signature] Date 8/11/25

I certify that I have reviewed the Schedule of Fees and agree to pay all fees and costs authorized by the Severance Municipal Code.

Applicant [Signature] Date 8/11/25

Billing Address 10845 CR 74 Severance CO 80550

Fees

Please see attached Fee Sheet for all Fee Descriptions, Check-List and Fee Schedule

\$ 500.00 Total Application Fees Amount

\$ 1,000.00 Development Review Deposit Amount

Deposit Amount Received: \$ _____

Date Deposit Received: _____

Liability Release Letter

Ryan Jones, Owner
Semper Fi Athletics LLC
10845 Co Rd 74, Unit 4W - Leased Facility from Severance Storage,
Severance, CO 80550

August 16, 2025

Town of Severance, 3 S Timber Ridge Pkwy, Severance, CO 80550

To Whom It May Concern,

This letter serves as a formal release of liability for the Town of Severance, Colorado, concerning the operation of batting cages at the Semper Fi Athletics LLC Leased Facility-Unit 4W, located at 10845 Co Rd 74, Unit 4W, Severance, CO.

Unbeknownst to Semper Fi Athletics LLC when signing the lease, the structure housing the batting cages is not certified for such occupancy under applicable building codes or regulations. However, Semper Fi Athletics LLC acknowledges that by operating the batting cages in this structure, Semper Fi Athletics LLC assumes full responsibility for any risks, damages, injuries, or liabilities that may arise from such use.

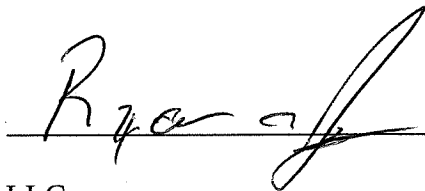
Semper Fi Athletics LLC hereby releases, waives, discharges, and covenants not to sue the Town of Severance, its officers, employees, agents, or representatives, from any and all liability, claims, demands, actions, or causes of action arising out of or related to the operation of the batting cages in the aforementioned leased structure, leased from Severance Storage. This release includes, but is not limited to, any claims for personal injury or other losses, whether caused by negligence, omission, or any other cause. Semper Fi Athletics LLC does not own the building located at 10845 Co Rd 74, Unit 4W, Severance, CO, and cannot accept liability resulting from the ownership of said unit, as it is owned by Severance Storage.

This release is made voluntarily and with full understanding of its implications. Semper Fi Athletics LLC agrees to indemnify and hold harmless the Town of Severance from any claims brought by third parties related to the operation of the batting cages within leased Unit #4W at Severance Storage.

This agreement shall be binding upon Semper Fi Athletics LLC, its successors, assigns, and legal representatives.

Sincerely,

Ryan Jones, Owner:



Date: 8-16-2025

Semper Fi Athletics LLC

Notary Acknowledgment

State of Colorado County of Weld

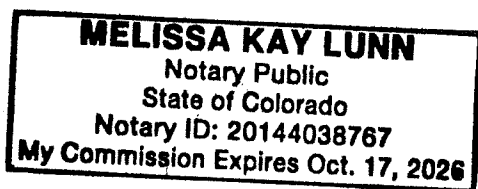
On this 16th day of August, 2025, before me, a Notary Public, personally appeared Ryan Jones, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public: Melissa Kay Lunn

My Commission Expires: Oct 17, 2026

[Notary Seal]



8/19/2025

Severance Storage, LLC
10845 County Road 74
Severance, CO 80546

Tenant and Local Business User: Semper Fi Athletics

RE: Narrative of Code Compliance and Improvement Plan: Special Use Permit Application

We appreciate the opportunity to submit this narrative and supporting documentation in coordination with our tenant, Semper Fi Athletics, as part of the Special Use Permit application. This submittal demonstrates that all previously noted building code violations have been addressed or have a clear plan and timeline for resolution. We have worked closely with the Town of Severance, Windsor-Severance Fire Rescue, and licensed contractors to bring the premises into compliance so Semper Fi Athletics can operate legally and safely.

1. Change of Occupancy Classification

- Violation: The building was originally permitted and issued a Certificate of Occupancy for an S1 (Storage) use and is currently being used for batting cages and baseball training, which is classified as B (Business) Occupancy.
- Corrective Action: The issuance of the Special Use Permit will formally address the occupancy classification change in accordance with Section 105.1 of the 2018 International Building Code.
- Status: Will be resolved upon issuance of the Special Use Permit.

2. Certificate of Occupancy

- Violation: No Certificate of Occupancy has been issued for the current use.
- Corrective Action: The Special Use Permit will also address this requirement by authorizing the change of use and enabling the issuance of the appropriate Certificate of Occupancy per Section 111.1 of the International Building Code.
- Status: Will be resolved upon issuance of the Special Use Permit.

3. Makeup Air

- Violation: Makeup air (outdoor air) was not supplied per Section 403 of the International Mechanical Code.
- Corrective Action: Upon issuance of the Special Use Permit, the necessary mechanical components will be installed to provide adequate makeup air in compliance with IMC Section 403.3.1.1.

- Status: Contractor identified and ready to proceed; work to be completed immediately following permit issuance.

4. Restroom Accessibility

- Violation: The restroom was not accessible to people with disabilities per Section 1109.2 of the International Building Code.
- Corrective Action: The vanity cabinet has been removed, allowing the necessary clearance for wheelchair accessibility. The restroom now meets ADA and IBC accessibility standards.
- Status: Completed.

5. Thermal Envelope

- Violation: The building's thermal envelope was insufficient to maintain required heating and cooling efficiency per Section C402 of the International Energy Conservation Code.
- Corrective Action: A contractor has been secured to install additional insulation to meet current code requirements.
- Status: Contractor identified and ready to proceed; work to be completed immediately following permit issuance.

Additional Fire Department Requests

- Electrical Outlet Modification: Per Windsor-Severance Fire Rescue, an electrical outlet is being modified to meet code.
- Knox Boxes: Knox Boxes for emergency access are being installed.
- Status: Both items are in progress and scheduled for completion by [Insert Completion Date].

Conclusion

All identified code violations have either been resolved or have a clear plan for completion. The Special Use Permit will address the change of use and Certificate of Occupancy, enabling finalization of the remaining improvements. Severance Storage, LLC and Semper Fi Athletics are committed to ensuring the facility operates in full compliance with all applicable codes and safety standards.

1. Description of Use of Semper Fi Athletics Facility:

Uses of a Batting and Pitching Training Facility

1. **Batting Practice and Skill Development (*all inside enclosed netting for safety and using soft balls only*):**
 - **Batting Cages:** Enclosed area with a pitching machine or live pitcher behind safety net allows players to practice hitting various pitch type. Players can work on swing mechanics, timing, and pitch recognition.
 - **Soft-Toss and Tee Work:** Designated areas for soft-toss drills or hitting off a tee help players refine their swing path, bat speed, and contact consistency.
 -
2. **Pitching Training (*all inside enclosed netting for safety and using soft balls only*):**
 - **Pitching Lanes:** Dedicated lanes with a mobile mound allows pitchers to practice throwing to home plate, focusing on mechanics, accuracy, and velocity.
 - **Pitch Development:** Pitchers can work on specific pitches (e.g., fastball, changeup, slider) with coaches.
 - **Command and Control Drills:** Facilities often provide target zones or strike zone simulators to help pitchers improve precision and consistency.
3. **Coaching and Instruction:**
 - **Private Lessons:** One-on-one sessions with experienced coaches focus on individualized skill development, addressing specific weaknesses or goals.
4. **Youth and Community Programs:**
 - Facilities may host youth leagues or small clinics to engage the community and introduce young players to the sport.
 - Programs may focus on fundamentals, sportsmanship, and fun to foster a love for baseball/softball.
5. **Rehabilitation and Recovery:**
 - Semper Fi Athletics hopes to partner with another Severance small business, Cross-Fit, housed in the same Severance Storage facility lot to offer space for players recovering from injuries to work on modified drills or rehab exercises under the guidance of trainers or physical therapists.
 - Tools like resistance bands or foam rollers may be available for warm-up and recovery for those young athletes choosing to participate in Cross-Fit programs at their facility.

2. Hours of Use of Semper Fi Athletics Facility: Semper Fi Athletics runs short, seasonal hours only depending on season of play. During the Fall League season, for example, a typical week would look like the following only as SFA strives to work around multi-sport athletes, school schedules and education is always the #1 priority.

Fall Season Mid-August - Mid-October:

Tuesday, Wednesday & Thursday 5pm - 9pm

Winter Workouts November - January:

Tuesday, Wednesday & Thursday 5pm - 9pm

Sunday 12pm - 3pm

Spring Workouts (Spring Baseball Season) February - May:

Varying hours based on SFA Athlete needs; many High School games are held Tues/Weds/Thursdays and this is also a busy school season.

Monday, 5pm - 8pm

Sunday, 12pm - 3pm

Summer Season June - July:

The goal of the summer season is game play. Teams are out of town much of the time for games and practices outside at partner fields as often as possible. No regular hours.

3. Number of Clients engaged during Hours of Operation of Semper Fi Athletics Facility:

We do not hold "formal" practices, we schedule by fundamentals and it is a come and go type session set-up, so closer to 5-8 kids or less max at any given time.

For example:

5-6:30 Pitching

6:30-8 Hitting

8-9 Infielding

Please note: There is No "Traffic Pattern" involved with this facility. We are given One Parking Spot Only with our lease which is reserved for Coach and weather permitting he rides his bike from home, just down the street. Parents drop off kids outside of the facility gates or young drivers park in the available parking spots outside the facility; as this is always outside of Severance Storage office hours of 8am - 1pm during the weekdays, this does not impede their business office hours/customer visits.

Also to note: Semper Fi Athletics carries all required sports youth organization insurance and no athlete is allowed into the facility without prior signed waivers on file by legal guardian. We also ensure all safety measures are followed at all times and protective netting is in place at all times and now actual "Baseballs" are used within this facility. All balls are wiffle balls or soft balls only.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING Pg. 90 - Ordinance 2025-24: An Ordinance of the Town Council of the Town of Severance, Colorado, approving the consolidated service plan for Buffalo Creek Metropolitan District nos. 1, 2, 3, 4, and 5	Nicholas Wharton, Town Manager	Town Manager Nicholas J. Wharton
ACTION REQUESTED		
Town Management asks that the Town Council review and discuss Ordinance 2025-24 approving the consolidated service plan for Buffalo Creek Metropolitan District nos. 1, 2, 3, 4, and 5, and take action. Action that may be taken: • Adopt Ordinance 2025-24 • Adopt Ordinance 2025-24 with amendments • Take no action		<u>Ordinance</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
The property located at the Southeast corner of Colorado Boulevard and County Road 78, known as Buffalo Creek, was annexed into the town in 2017.		
BRIEF SUMMARY		
The item before Town Council is to consider the approval of the Service Plan for Buffalo Creek Metropolitan Districts 1, 2, 3, 4, and 5.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and consider approving Ordinance 2025-24: An Ordinance of the Town Council of the Town of Severance, Colorado, approving the consolidated service plan for Buffalo Creek Metropolitan District nos. 1, 2, 3, 4, and 5.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Buffalo Creek Metro District 1-5 Presentation 2. Ordinance 2025-24 Buffalo Creek MD Service Plan 3. Buffalo Creek MD 1-5 Consolidated Service Plan SECOND RESUBMISSION 09-12-2025		



Buffalo Creek

Metropolitan Districts Nos. 1, 2, 3, 4, & 5

PREPARED FOR: Town of Severance Town Council

23 September 2025

1. The Buffalo Creek Project Team



Shannon Smith Johnson
& Jennifer Ivey
Icenogle Seaver Pogue
Real Estate & Public Infrastructure Attorneys



Dan Mason
Drapac Capital Partners
& St. Bourke
Owner/Developer Representative



Tim Morzel & Laci Knowles
D.A. Davidson & Co.
Financial Services Consultant



Mary Carlson, PE (CO)
& Andy Reese
Kimley Horn
Planning & Engineering Consultant

Robert G. Taylor III
Robert Taylor Collective
Local Consultant

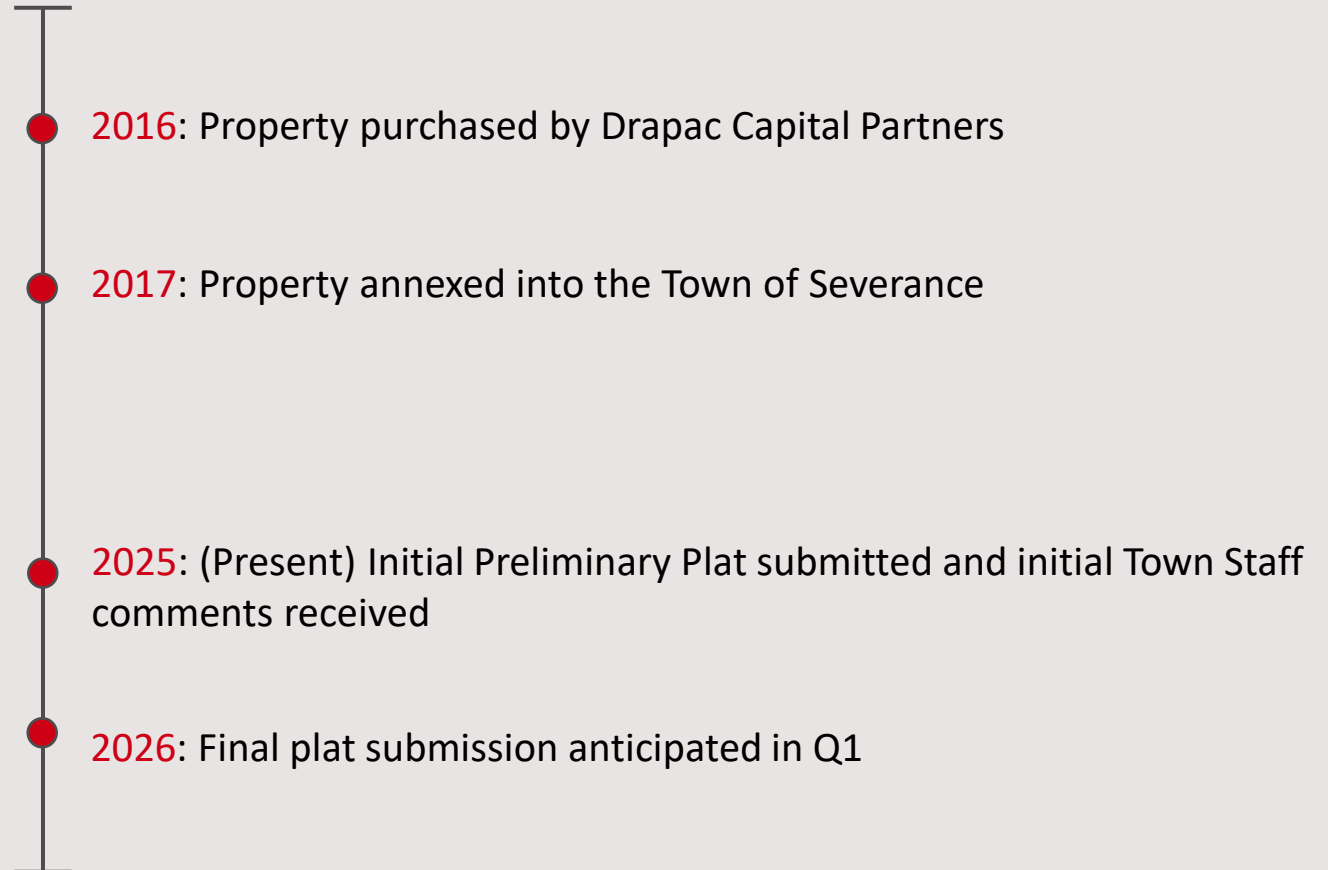
2. Background

OWNER BACKGROUND: DCP

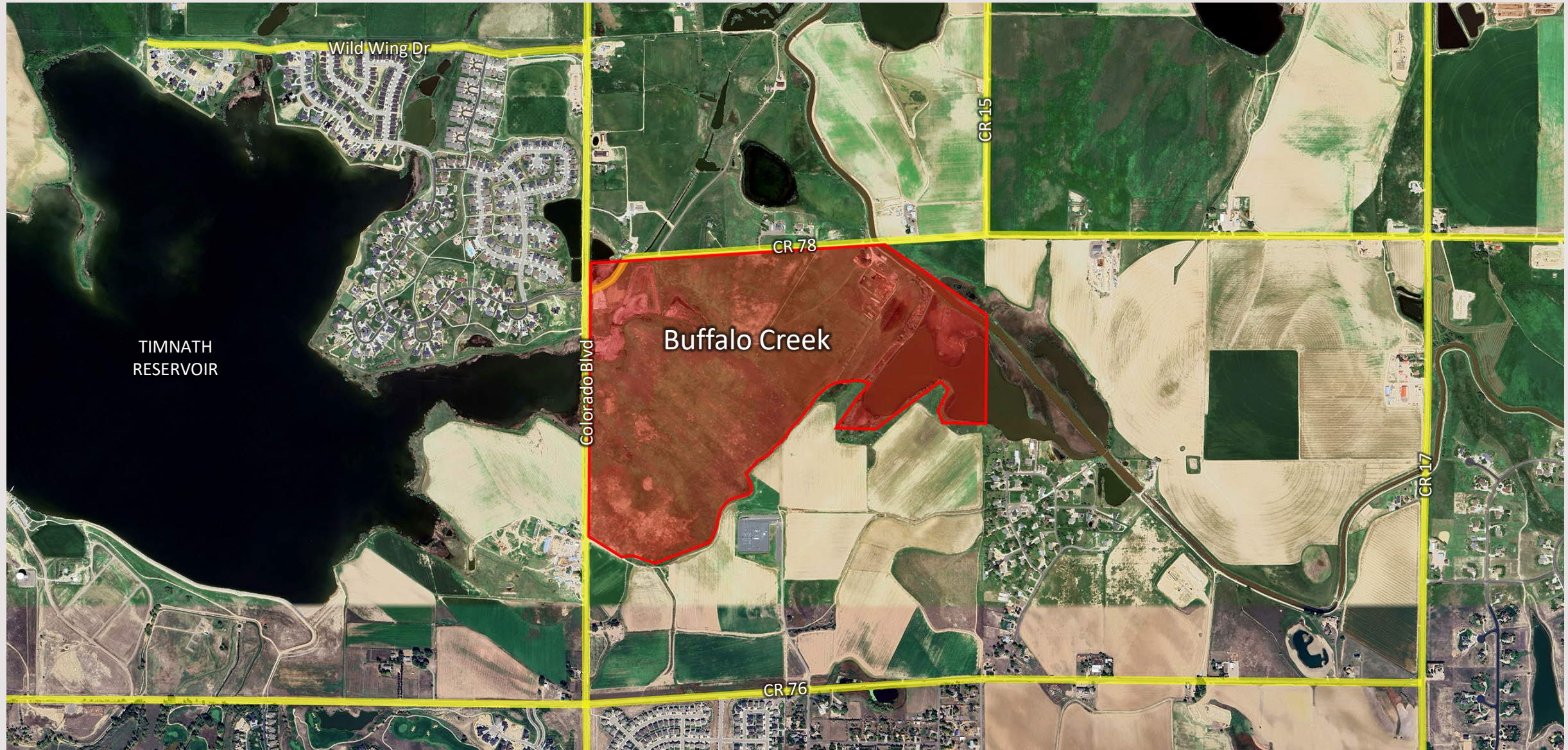
Drapac Capital Partners (DCP) is a highly-specialized real estate investment firm focused on residential land in high growth and path of growth markets. Since entering the U.S. market in 2011, DCP has successfully facilitated the development of dozens of attractive, high-quality residential communities ranging in size from 50 to 2,000 homes and spanning submarkets from Reno, NV to Sarasota, FL.

DCP's residential portfolio is extensive and boasts a robust presence in Colorado including **Aspen Knolls** (Loveland – sold), **Ponderosa Ridge** (Loveland), **Ridge Lands** (Dacono), and **Mesa Ridge** (Dacono – sold).

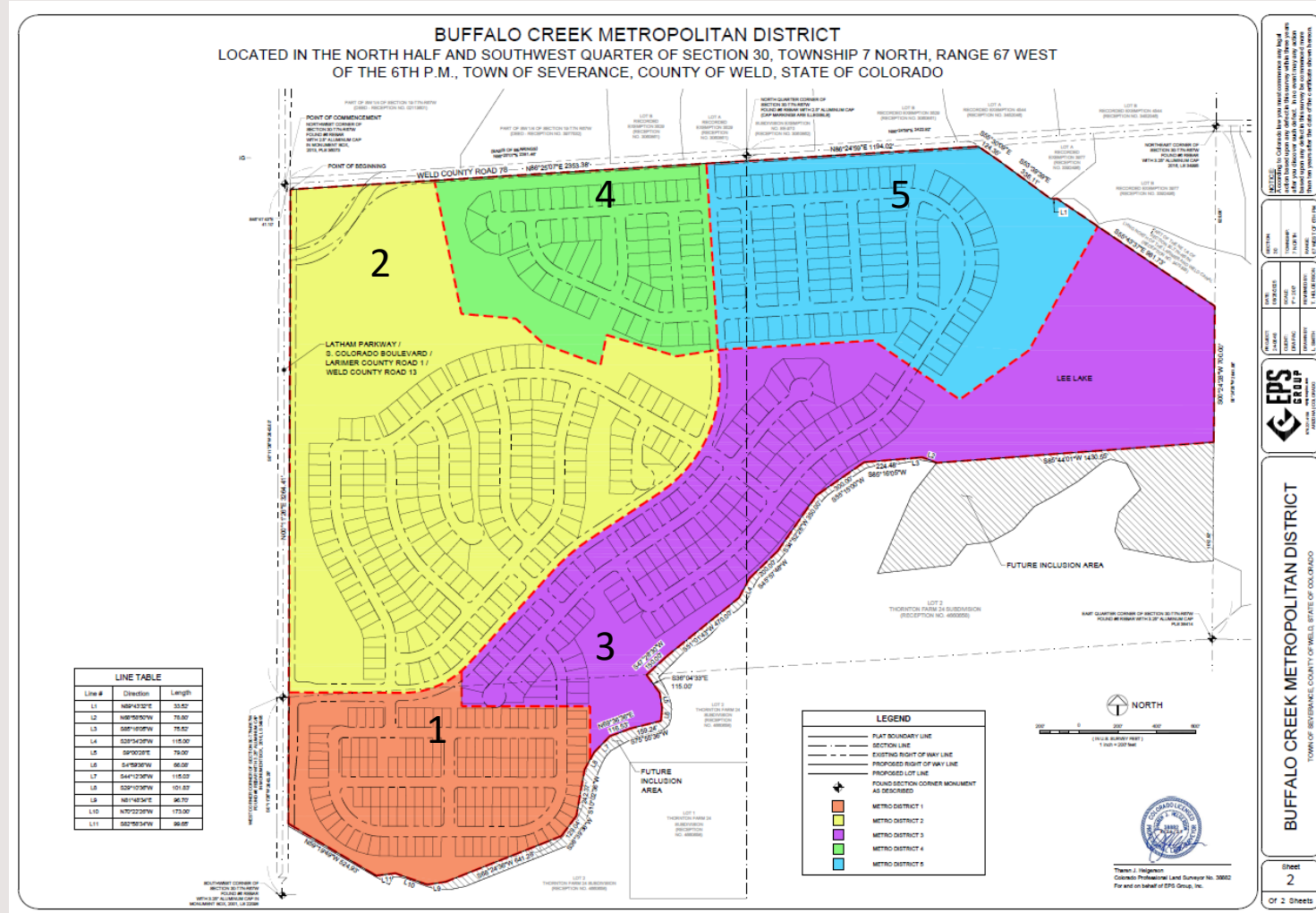
PROJECT BACKGROUND: Buffalo Creek



3. Vicinity Map



4. District Development Information



DEVELOPMENT PROJECTIONS & ESTIMATES

Project Size: 270 acres

- 251 acres in initial district boundaries
- 19 acres in future inclusion area

Project Type: Residential Development

District 1

- 29.008 acres
- 140 duplex lots

District 4

- 27.05 acres
- 66 SFD residences

District 2

- 83.88 acres
- 199 single-family detached (SFD) residences

District 5

- 42.49 acres
- 121 SFD residences

District 3

- 68.87 acres
- 124 SFD residences

5. Service Plan Financials

SUMMARY

Debt Cap:
\$42,250,000

Mill Levy Caps:
(subject to adjustment per Service Plan)

- Debt Mill Levy Cap: 35 mills
- O&M Mill Levy Cap: 10 mills
- Total Mill Levy Cap: 40 mills

Maximum Mill Levy Debt Service Imposition Term:
40 years

Cost of Anticipated Public Improvements:

- Total: \$88.2 million
- On-Site: \$75.33 million
- Off-Site & Regional: \$12.86 million

Bond Assumptions	Series 2030	Series 2040	Total
Closing Date	12/1/2030	12/1/2040	
First Call Date	12/1/2035	12/1/2050	
Final Maturity	12/1/2060	12/1/2070	
Sources of Funds			
Par Amount	23,735,000	38,730,000	62,465,000
Funds on Hand	0	3,519,458	3,519,458
Total	23,735,000	42,249,458	65,984,458
Uses of Funds			
Project Fund	\$19,649,092	\$18,551,708	\$38,200,800
Refunding Escrow	0	23,175,000	23,175,000
Debt Service Reserve	2,174,458	0	2,174,458
Capitalized Interest	1,186,750	129,100	1,315,850
Costs of Issuance	724,700	393,650	1,118,350
Total	23,735,000	42,249,458	65,984,458
Bond Features			
Projected Coverage	110x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Inv. Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	

6. Statutory Criteria for Approval

APPROVAL CRITERIA

There is sufficient existing and projected need for organized service in the area to be served by the proposed special districts.



The existing service in the area to be served by the proposed special districts is inadequate for present and projected needs.



The proposed special districts are capable of providing economical and sufficient service to the area within its proposed boundaries.



The area to be included in the proposed special districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.



8. Community & Public Benefits

Anticipated Improvements or Contributions

Housing	Approximately 650 total housing units. Meeting middle housing needs with diverse range of product types, home sizes, and price points to ensure attainability across all buyer segments. The project will feature x4 product types (beyond the Town-required 3).
Recreation & Open Space	The current plan thoughtfully integrates active community amenities with passive community open space and exceeds the open space requirement by more than almost 25% (pending inclusion of the future inclusion area boundaries property). Access to Timnath Reservoir on the same basis as Timnath residents.
Transportation	Complete vehicular circulation network, served by improvements to: 1. Colorado Boulevard 2. Weld County Road 78 3. State Highway (SH) 257 Improvements to Weld County Road 78 are also intended to allow future access by properties north of Weld County Road 78 to accommodate future development, including via SH 257.
Water & Sewer	Intended to be designed to facilitate the potential future connection of properties to the north of the Project: 1. stub-out to the southern right-of-way line for Weld County Road 78 2. sewer main stub-out adjacent to property north of the project 3. potential upsizing of sewer and water infrastructure at Timnath's cost and expense

8. Community & Public Benefits (cont.) – Anticipated Improvements

The images on this slide are representative of the highlighted features; however, they are only conceptual in nature for purposes of illustration. Each element will ultimately be tailored specifically to the site and will be dependent upon final development plan approvals.



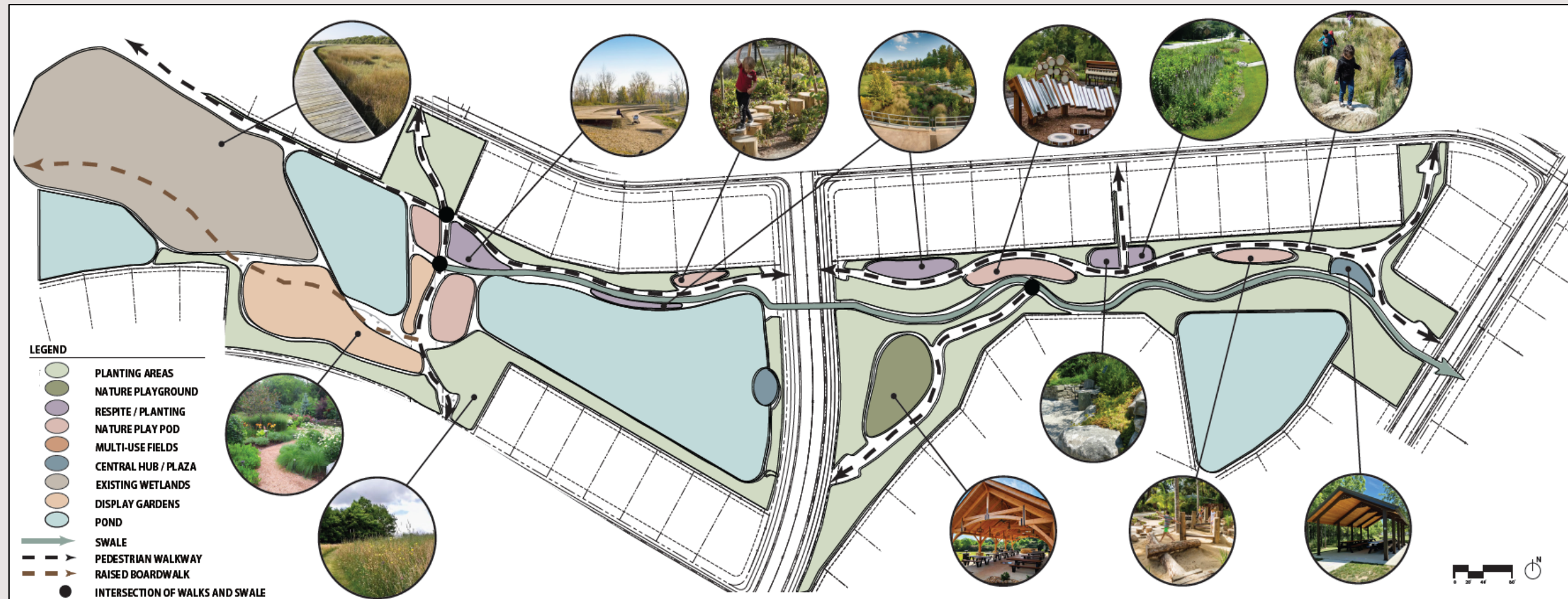
8. Community & Public Benefits (cont.) - Anticipated Improvements

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8. Community & Public Benefits (cont.) - Anticipated Improvements

The images on this slide are representative of the highlighted features; however, they are only conceptual in nature for purposes of illustration. Each element will ultimately be tailored specifically to the site and will be dependent upon final development plan approvals.



Questions?



**TOWN OF SEVERANCE
ORDINANCE NO. 2025-24**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, APPROVING THE CONSOLIDATED SERVICE PLAN FOR BUFFALO
CREEK METROPOLITAN DISTRICT NOS. 1, 2, 3, 4, AND 5**

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 Town has received a consolidated service plan (the “Service Plan”) for the proposed Buffalo Creek Metropolitan District Nos. 1, 2, 3, 4, and 5 (collectively, the “Districts”), together with supporting documents, for review and consideration pursuant to C.R.S. § 32-1-201, et seq., and Chapter 19, Article I of the Severance Municipal Code; and

WHEREAS, notice of the public hearing on the Service Plan has been properly published and mailed in accordance with applicable law and the Severance Municipal Code; and

WHEREAS, the Service Plan submission is technically sufficient for review, and staff has confirmed that the amended Service Plan conforms with the mill levy maximums and aggregate limitations set forth in the Severance Municipal Code; and

WHEREAS, the Town Council of the Town of Severance (the “Council”) has considered the adequacy of the Service Plan and finds that approval of the Service Plan is in the best interests of the Town and its residents; and

WHEREAS, the Council deems it in the best interests of the health, safety, and welfare of the community to approve the Service Plan as provided herein.

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

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

Section 2. Statutory Findings. The Town Council finds, in accordance with the Colorado Special District Act, that:

- a. There is sufficient existing and projected need for organized service in the area to be served by the proposed Districts;
- b. The existing service in the area is inadequate for present and projected needs;
- c. The proposed Districts are capable of providing economical and sufficient service to the area within their proposed boundaries; and
- d. The area to be included within the proposed Districts has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

Section 3. Approval of Service Plan. The Town Council hereby approves the Service Plan for Buffalo Creek Metropolitan District Nos. 1, 2, 3, 4, and 5, as submitted and amended on September 12, 2025, to conform with the Severance Municipal Code. The Service Plan, including all exhibits, is incorporated by reference into this Ordinance.

Section 4. Disclaimer. Nothing herein waives or limits any power the Town Council is legally permitted to exercise with respect to the Districts, the property within the Districts, or the improvements to be constructed by the Districts. The Town Council's approval of the Service Plan is based solely on the Service Plan and related submissions. The Town has not conducted any independent verification and makes no guarantee as to the financial viability of the Districts or the achievability of any results described in the Service Plan.

Section 5. 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 6. Conflicts Repealed. 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 7. Effective Date. 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 23 DAY OF SEPTEMBER 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. 2025-24, enacted by

the Town Council on September 23 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

**SERVICE PLAN
FOR
BUFFALO CREEK
METROPOLITAN DISTRICT NOS. 1-5
TOWN OF SEVERANCE, COLORADO**

Prepared by:
ICENOGLE SEAVER POGUE, PC
Denver, CO

Submitted: June 18, 2025
Resubmitted: August 28, 2025
Second Resubmission: September 12, 2025

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LIST OF EXHIBITS

EXHIBIT A	Legal Descriptions of Districts
EXHIBIT B	Initial Districts' Boundary Map & Future Inclusion Area Boundaries
EXHIBIT C	Vicinity Map
EXHIBIT D	Capital Infrastructure Estimate
EXHIBIT E	Preliminary Infrastructure Plan
EXHIBIT F	Financial Plan

I. INTRODUCTION

A. Purpose and Intent.

Buffalo Creek Metropolitan District Nos. 1-5 (“District No. 1,” “District No. 2,” “District No. 3,” “District No. 4,” and “District No. 5,” each a “District,” and collectively, the “Districts”) are independent units of local government, separate and distinct from the Town of Severance and, except as may otherwise be provided for by State or local law or this Service Plan, their activities are subject to review by the Town insofar as they may deviate in a material way from the requirements of this Service Plan. It is intended that the Districts may provide a part or all of various Public Improvements necessary and appropriate for the development of a project within the Town to be known as “Buffalo Creek” (hereafter defined as the “Project”). The Public Improvements constructed are anticipated to be for the use and benefit of all anticipated inhabitants and taxpayers of the Districts and the general public, subject to such policies, rules, and regulations as may be permitted under applicable law. A primary purpose of the Districts is to finance the construction of these Public Improvements. The Districts are also authorized to provide ongoing operations and maintenance services to the extent the Public Improvements are not accepted by other governmental entities for ownership, operations and maintenance.

District No. 5 is proposed to be the Operating District and is expected to coordinate the contracting, financing, construction and maintenance of all Public Improvements. District No. 1 is proposed to be comprised of approximately 29.08 acres comprising 140 duplex lots. District No. 2 is proposed to be comprised of approximately 83.88 acres comprising 199 single family detached lots. District No. 3 is proposed to be comprised of approximately 68.87 acres comprising 124 single family detached lots, and District No. 4 is proposed to be comprised of approximately 27.05 acres comprising 66 single family detached lots. District No. 5 is proposed to be comprised of approximately 42.49 acres comprising 121 single family detached lots. District Nos. 1-5 are expected to include all or substantially all of the future development comprising the Project, to issue and repay Debt, and to provide the revenue to support the District Activities. The Operating District is expected to enter into all contracts for District Activities; to assist in establishing the annual budgets for the Districts; to own any real property, easements, or Public Improvements that are not dedicated to the Town or other governmental entity; and otherwise to undertake the District Activities for the common benefit of the property included within the Districts under this Service Plan. While it is anticipated that District No. 5 will act as the Operating District, any of the Districts may take on some or all of these functions as agreed to by and among the Districts. The Board of Directors of the Operating District may be comprised of appointees of the Project developer during the buildout period. The Boards of Directors of the other Districts are anticipated to be comprised initially of appointees of the developer of the Project and are expected to transition to membership comprised of future End Users who elect to run for Board positions. The Districts, including the Operating District, are subject to dissolution as described in this Service Plan.

The Operating District is permitted to provide public services and facilities throughout the Districts pursuant to this Service Plan. This Service Plan authorizes boundary adjustments within the Project between the Districts through the inclusion and exclusion statutory procedures and any District may issue Debt, subject to the limitations in this Service Plan.

B. Demonstrated Public Benefit.

The Buffalo Creek development is anticipated to be a planned community that meets and

balances the needs of the growing Severance community and the Town in order to provide both community and regional benefits. The Districts are anticipated to provide enhancements for the Project, including several above the Town's standard requirements, as well as regional off-side benefits, including, but not limited to, the following, which establish demonstrated public benefits attributable to the Project and Districts:

1. Anticipated 650 lots for the overall Project.
2. Planning areas that permit a mix of housing types, with average proposed density of 2.41 dwelling units per acre. Proposed density is anticipated to be higher in the southern portion of the Project and decrease to the north for a smooth transition and continuation.
3. Four different housing types (beyond the Town-required three) in order to allow for a full range of housing sizes, attainability, and opportunities for living.
4. Complete vehicular circulation network, served by improvements to Colorado Boulevard, Weld County Road 78, and State Highway (SH) 257 for the benefit of both residents of the Districts as well as larger regional mobility. Internal residential streets are intended to provide easy and direct access to these main transportation corridors. As designed, it is intended for this network to disperse vehicular trips evenly throughout the community, reduce the burden on the adjacent road network (to the extent feasible), and provide better access throughout the community and greater area. Improvements to Weld County Road 78 are also intended to allow future access by properties north of Weld County Road 78 to accommodate future development, including via SH 257.
5. Pending inclusion of the property within the Future Inclusion Area Boundaries, proposed open space comprising approximately 44.8% of the Project, well above the Town's required 20%, including parks, trail connections, a lake (without surface access), and wetlands. The development plans currently include recreational amenities, both passive and active, anticipated for the Districts' residents and public at large, including, a trail system, pedestrian paths, five shade structures, an observation deck, a frisbee golf course, a dog park, four parks with play structures, and three passive parks. There also exists the opportunity to provide connections to the greater Severance, Town of Timnath ("Timnath"), and Town of Windsor ("Windsor") open space trail networks. Trail connectivity throughout the Project is anticipated to allow greater community and public access.
6. Enhanced landscaping throughout the Project, including common areas, open space, parks, trail corridors, and public rights of way.
7. Off-site improvements to Colorado Boulevard, including landscaping, sidewalks, and bike lanes.
8. Potable water and sewer are intended to be designed for facilitate the potential future connection of properties to the north of the Project in the event of future development thereof, including a stub-out to the southern right-of-way line for Weld County Road 78, a sewer main stub-out adjacent to property north of the Project, and potential upsizing of sewer and water infrastructure at Timnath's cost and expense.
9. By constructing regional improvements intended to benefit properties north of Weld County Road 78, including improvements to SH 257, Town residents of the Project are also intended to enjoy increased public access to Timnath Reservoir on the same basis as Timnath residents.
10. It is anticipated that water conservation programs for common areas and parks in the Project may be addressed through non-potable systems.
11. Public Improvements for the Districts also include storm water drainage

management and wetland preservation and enhancement.

C. Need for the Districts.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, relocation, redevelopment, and financing of the Public Improvements needed for the Project. Formation of the Districts is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible. The Districts are also anticipated to assist in fulfilling obligations with the Town of Timnath with respect to the widening of Colorado Boulevard.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, financing, ownership, operation, maintenance, relocation, and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts, and from other legally available revenues of the Districts. All Debt that is payable from a pledge of property taxes is expected to be repaid by taxes imposed and collected at a mill levy that shall not exceed the Maximum Debt Mill Levy as set forth in this Service Plan.

The Town shall have and will exercise sole and exclusive jurisdiction over land use and building (e.g., zoning, subdivision, building permits, and decisions affecting development of property) within the boundaries of the Districts. Construction of all Public Improvements shall be subject to applicable ordinances, codes, and regulations of the Town or other public entity having jurisdiction over the Public Improvements.

D. Objective of the Town Regarding the Districts' Service Plan.

One of the Town's objectives in approving the Service Plan for the Districts is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, relocation, and redevelopment of the Public Improvements from the proceeds of Debt to be issued by the Districts. All Debt is expected to be repaid by taxes imposed and collected at a mill levy no higher than the Maximum Debt Mill Levy for each District, and other legally available revenues, including but not limited to Capital Improvement Fees (as authorized herein) and SID Assessments. Debt which is issued within these parameters, as further described in the Financial Plan and this Service Plan, is anticipated to insulate property owners from excessive tax burdens to support the servicing of the Debt and is anticipated to result in a timely and reasonable discharge of the Debt.

A further objective of the Town is to authorize the Districts to undertake operations and maintenance functions for Public Improvements that are not dedicated to the Town or to another appropriate governmental entity to perform such functions.

It is the intent of the Districts to dissolve upon payment or defeasance of all Debt incurred, except where continuing operations or maintenance functions exist.

The Districts shall also be authorized to finance the District Activities that can be funded from Debt to be repaid from tax revenues collected from a mill levy which shall not exceed the Maximum Debt Mill Levy, and other legally available revenues, including but not limited to Capital Improvement Fees (as authorized herein) and SID Assessments.

E. Multiple District Structure.

This Service Plan is submitted in accordance with Part 2 of the Special District Act (§§ 32-1-201, *et seq.*, C.R.S.). It defines the powers and authorities of, as well as the limitations and restrictions on, the Districts. The use of a consolidated Service Plan for the Districts is anticipated to help assure proper coordination of the powers and authorities of the independent Districts and is intended to help avoid confusion regarding the separate, but coordinated, purposes of the Districts which could arise if separate service plans were used. Unless otherwise specifically noted herein, general provisions of this Service Plan apply to all Districts.

Various agreements are expected to be executed by the Districts clarifying the nature of the functions and services to be provided by each District. The agreements are intended to be designed to help assure the orderly development of essential services and Public Improvements resulting in a development which is intended to be both an aesthetic and economic asset to the Town. In general, the Districts may enter into one or more agreements concerning: (a) coordinated administration of the design, acquisition, installation, construction, financing, operations, and/or maintenance of Public Improvements, and delivery of those Public Improvements in a timely manner; (b) maintenance of reasonably uniform mill levies and reasonable tax burdens on all areas of the Districts through proper management of the financing and operation of Public Improvements; and (c) assurance that Public Improvements required by the Town are designed, acquired, installed, constructed, financed, operated, and/or maintained in a timely and cost effective manner by which to protect residents, taxpayers, bondholders, and the Town from the risk of development. Each of these concepts is addressed in greater detail in the following paragraphs.

This multiple district structure is intended to provide benefits to the development, including, but not limited to the following:

1. Coordinated Services. As presently planned, development of the property within the Districts is anticipated to proceed in phases, each of which is expected to require the extension of public services and Public Improvements. The multiple district structure is also anticipated to help assure that Public Improvements and services needed for future build-out of the development are only provided when they are needed, and not sooner. Absent an appropriate mechanism to assure timely completion of future Public Improvements, the Project developer might be influenced to cause Public Improvements to be completed well before they are needed simply to assure that they can be provided with tax-exempt financing. Appropriate development agreements between the Districts and the Project developer are intended to allow the postponement of financing for Public Improvements which are not needed until well into the future, thereby helping residents and taxpayers avoid the long-term carrying costs associated with financing Public Improvements before development within the Districts dictates. This, in turn, allows the full costs of Public Improvements to be allocated over the full build-out of the Districts and helps avoid disproportionate cost burdens being imposed on the early phases of development.

2. Uniform Mill Levy. Allocation of the responsibility for paying Debt (hereinafter defined) is anticipated to be managed through development of a unified financing plan for necessary Public Improvements and through development of an integrated operating plan for long-term operations and maintenance. Use of the multiple district structure is intended to provide for a more reasonable capital improvement schedule

and more reasonable long-term operations and maintenance responsibilities. Intergovernmental agreements between the Districts are anticipated to implement the Financial Plan in a way that yields roughly uniform mill levies throughout the Districts.

3. Bond Interest Rates. The multiple district structure is designed to allow the Districts to coordinate the timing and issuance of Debt in such a way as to help increase assurance that Public Improvements required by the Town are designed, acquired, installed, constructed, and/or financed in conformance with the time and in the manner desired by the Town. The combination of appropriate management and control of the timing of financing, and the ability of the Districts to obtain attractive interest rates, is intended to benefit residents and taxpayers of the Districts. Consequently, the multiple district structure is designed to lower risk and allow Debt to be issued to finance Public Improvements at lower rates than if a single special district is organized.

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Boards: means the Boards of Directors of the Districts.

Bond, Bonds, or Debt: means principal on bonds or other obligations for the payment of which any one of the Districts has promised to impose an *ad valorem* property tax mill levy, Capital Improvement Fees (as permitted herein), and SID Assessments without making such promise subject to annual appropriation. Excluded from this definition are intergovernmental agreements between the Districts and any agreement by which one or more of the Districts pledges revenue to payment of Debt issued by any other District or Districts.

District No. 1: means Buffalo Creek Metropolitan District No. 1.

District No. 2: means Buffalo Creek Metropolitan District No. 2.

District No. 3: means Buffalo Creek Metropolitan District No. 3.

District No. 4: means Buffalo Creek Metropolitan District No. 4.

District No. 5: means Buffalo Creek Metropolitan District No. 5.

District Activities: means any and all services, functions, and powers that special districts organized under the Special District Act may provide, perform, or exercise, including provision of the Public Improvements, as more fully set forth in Section V hereof.

District(s): means one or more of the Buffalo Creek Metropolitan District Nos. 1-5.

Districts' Boundaries: means the territory legally included within the boundaries of the Districts collectively.

End User: means any owner, or tenant of any owner, of any taxable improvement within

the Districts who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

External Financial Advisor: means a consultant that: (i) advises Colorado governmental entities on matters relating to the issuance of securities by Colorado governmental entities, including matters such as the pricing, sales, and marketing of such securities and the procuring of bond ratings, credit enhancement, and insurance in respect of such securities; (ii) shall be an underwriter, investment banker, or individual listed as a public finance advisor in the Bond Buyer's Municipal Market Place; and (iii) is not an officer or employee of the Districts and has not been otherwise engaged to provide services in connection with the transaction related to the applicable Debt.

Financial Plan: means the Financial Plan described in Section VI, below, which generally describes a conceptual plan for: (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for budget years.

Future Inclusion Area Boundaries: means the area depicted within the "Future Inclusion Area" in Exhibit B.

Initial Districts' Boundaries: means the legal description of the Project and areas initially included within each District, attached hereto as Exhibit A, and as depicted on the Initial Districts' Boundary Map, attached hereto as Exhibit B.

Initial Districts' Boundary Map: means the map attached hereto as Exhibit B, depicting each District's initial boundaries within the Project.

Maximum Debt Mill Levy: means the maximum mill levy each District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Operating District: means Buffalo Creek Metropolitan District No. 5 (or such District or Districts as the Districts later deem appropriate to assume all or a portion of the functions of the Operating District as agreed among the Districts).

Project: means the development known as Buffalo Creek, which is comprised of the property within the Districts' Boundaries.

Public Improvements: means those improvements permitted under the Special District Act.

Service Plan: means this service plan for the Districts approved by the Town Council.

Service Plan Amendment: means an amendment to this Service Plan, approved by the Town Council in accordance with applicable State law.

SID Assessment Bonds: means Debt for the payment of which one or more Districts have promised to impose SID Assessments.

SID Assessments: special assessments levied on property specially benefitted by such improvements by a Special Improvement District in accordance with the SID Statutes.

SID Statutes: means Section 32-1-1101.7, C.R.S., and pursuant to the authority granted by and procedures set forth in Parts 5 and 11 of Article 25 of Title 31, C.R.S., as the same may be amended from time to time.

Special District Act: means Sections 32-1-101, *et seq.*, of the Colorado Revised Statutes.

Special Improvement District: means a special improvement district formed in accordance with the SID Statutes within the boundaries of one or more of the Districts to finance Public Improvements authorized under this Service Plan.

State: means the State of Colorado.

TABOR: means Article X, Section 20, of the Colorado Constitution.

Town: means the Town of Severance, Colorado.

Town Code: means the Town Code of the Town of Severance, Colorado.

Town Council: means the Town Council of the Town of Severance, Colorado.

III. BOUNDARIES

The boundaries of the Districts include approximately 251 acres located entirely within the Town of Severance. The legal descriptions of the Initial Districts' Boundaries are attached hereto as Exhibit A. A map of the Initial Districts' Boundaries and Future Inclusion Area Boundaries is attached hereto as Exhibit B. A vicinity map depicting the Project in relation to the Town is attached hereto as Exhibit C.

It is anticipated that the Initial Districts' Boundaries as established by this Service Plan and depicted in Exhibits A and B may change from time to time to adjust for the Project development and build-out. Such adjustments will be processed as inclusions and exclusions pursuant to Sections 32-1-401, *et seq.*, C.R.S., and Sections 32-1-501, *et seq.*, C.R.S., and subject to the limitations set forth in Article V below. The Districts are expressly authorized to adjust their boundaries within the Project without seeking Town approval or a Service Plan amendment to do so provided the property to be included or excluded is within the Districts' Boundaries and Future Inclusion Area Boundaries as depicted in Exhibits A and B. The Districts' individual boundaries may be adjusted within the Districts' Boundaries as the Districts deem necessary to account for development pace, infrastructure phasing requirements, and other market conditions; provided, however, inclusions or exclusions of property outside of the Districts' Boundaries and Future Inclusion Area Boundaries shall require the prior approval of the Town.

It is anticipated that the proposed land use and zoning of the property within the Project may change from the current concept plan for the Project based upon final plats approved by the Town and as build-out occurs and market conditions change over several years.

IV. PROPOSED LAND USE AND ASSESSED VALUATION

The Project area consists of approximately 251 acres of mostly undeveloped land. The

assessed valuation of the Project area is assumed to be \$0.00 for the purposes of this Service Plan. The population within the Districts at full build-out is estimated to be 1,625 persons residing in approximately 650 residential units (estimating 2.5 persons per unit).

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

A. Powers of the Districts and Service Plan Amendment. The Districts shall have the power and authority but not the obligation to provide the Public Improvements and provide related operation and maintenance services within and without the boundaries of the Districts as such power and authority is described in the Special District Act, other applicable statutes, common law, and the State Constitution, subject to the limitations set forth herein. If, after the Service Plan is approved, the Colorado General Assembly includes additional powers or grants new or broader powers for metropolitan districts, any or all such powers shall be deemed to be a part hereof and available to be exercised by the Districts upon execution of a written agreement with the Town concerning the exercise of such powers, which agreement shall be approved subject to the Town Council's sole legislative discretion. Execution and performance of such agreement by the Districts shall not constitute a material modification of this Service Plan.

1. Specific Powers. The Districts shall have the ability and authorization but not the obligation to provide for Public Improvement planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation, and maintenance as authorized by the Special District Act including, but not limited to the following:

- a. Streets
- b. Safety Protection
- c. Park and Recreation
- d. Potable Water
- e. Non-Potable Water
- f. Sanitary Sewer
- g. Storm Drainage
- h. Mosquito Control
- i. Security Services
- j. Covenant Enforcement and Design Review
- k. Business Recruitment, Management, and Development

2. Operations and Maintenance Limitation. A purpose of the Districts is to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, and maintain the Public Improvements. Certain Public Improvements may be designated for dedication to the Town, North Weld County Water District, Boxelder Sanitation District, Weld County, Larimer County, Town of Timnath, State of Colorado Department of Transportation, or other governmental entity in accordance with future development agreements or development approvals. In such event, the Districts shall dedicate the designated Public Improvements to the Town or other appropriate jurisdiction in a manner consistent with applicable provisions of the Town Code, or according to the particular development agreement or approval. To the extent the Public Improvements are not accepted by the Town or other appropriate jurisdiction, the Districts shall be authorized to operate and maintain any part or all of the Public Improvements. Further, the Districts may provide covenant enforcement, design review, and ongoing operations and maintenance of District improvements in lieu of homeowners associations.

- a. Overlapping Districts Limitation. Pursuant to Section 32-1-107(3), C.R.S., the District shall not provide any service already provided by an

overlapping district without such overlapping district's prior written consent. The authority to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire hydrants and related improvements installed as part of the water system shall not be limited by this provision.

b. Fire Protection. The Windsor-Severance Fire Protection District ("WSFPD") shall be the sole provider of fire protection services within the Districts and all Public Improvements related to fire protection services shall be designed and installed in accordance with the then-current Fire Code and related WSFPD rules and regulations.

3. Construction Standards Limitation. The Public Improvements shall be designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction, as applicable. The Districts shall obtain the Town's (or other appropriate jurisdiction's) approval of civil engineering plans for any offsite Public Improvements and applicable permits for construction and installation of all Public Improvements prior to performing such work, if done by the Districts. To the extent that the developer constructs any of the Public Improvements in any phase of the Project, the terms of the applicable development agreement(s) or development approval(s) pertaining to that phase of the Project shall govern the completion, security, acceptance, and warranty requirements for such Public Improvements.

4. Privately Placed Debt Limitation. Prior to the issuance of any privately placed Debt to the Project developer or its affiliated entities, the Districts shall obtain the certification of an External Financial Advisor substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the Districts' Service Plan. We [I] certify that (1) the net effective interest rate (calculated as defined in Section 32-1-103(12), C.R.S.) to be borne by [insert the designation of the Debt] does not exceed a reasonable current [tax-exempt] [taxable] interest rate, using criteria deemed appropriate by us [me] and based upon our [my] analysis of comparable high yield securities; and (2) the structure of [insert designation of the Debt], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the Districts.

5. Inclusion Limitation and Internal Boundary Changes. The Districts shall notify the Town of any boundary adjustments that occur via inclusion or exclusion as part of its Annual Report filed with the Town. The Districts shall be entitled to change the configuration of their internal boundaries, without changing the total acreage of the Project, as their Boards of Directors may deem necessary and in their discretion. In no event shall any District include into its legal boundaries any property not located within the corporate limits of the Town at the time of inclusion. All changes in the Districts' Boundaries must be made in compliance with the Special District Act. Inclusions or exclusions of property outside of the Initial Districts' Boundaries shall require the prior approval of the Town; provided, however, the inclusion of property within the Future Inclusion Area Boundaries into any of the Districts may be accomplished without further approval of the Town provided such property is located within the corporate limits of the Town at the time of inclusion.

6. Total Debt Issuance Limitation. The Districts shall not issue Debt in an

aggregate principal amount in excess of Forty-Two Million Two Hundred Fifty Thousand Dollars (\$42,250,000) (“Debt Cap”) which constitutes 48% of the capital costs estimated for Public Improvements benefiting the Project (and assuming an estimated 10-year build-out cycle) and constitutes 100% of the projected maximum debt capacity.

7. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities that the Town is eligible to apply for, except pursuant to approval of the Town Manager. This limitation shall not apply to specific ownership taxes which shall be distributed to the Districts without any limitation.

8. Bankruptcy Limitation. All of the limitations contained in this Service Plan, including, but not limited to, those pertaining to the Maximum Debt Mill Levy have been established under the authority of the Town to approve a Service Plan with conditions pursuant to Section 32-1-204.5, C.R.S. It is expressly intended that such limitations:

a. Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent a Service Plan Amendment; and

b. Are, together with all other requirements of Colorado law, included in the “political or governmental powers” reserved to the State under the U.S. Bankruptcy Code (11 U.S.C.) Section 903, and are also included in the “regulatory or electoral approval necessary under applicable non-bankruptcy law” as required for confirmation of a Chapter 9 Bankruptcy Plan under Bankruptcy Code Section 943(b)(6).

Any Debt issued with a mill levy pledge or which results in a mill levy pledge that exceeds the Maximum Debt Mill Levy shall be deemed a material modification of this Service Plan pursuant to Section 32-1-207, C.R.S., and shall not be an authorized issuance of Debt unless and until such material modification has been approved by the Town as part of a Service Plan Amendment.

9. Eminent Domain. The Districts’ powers of eminent domain may only be exercised to construct, install, access, relocate, or redevelop the Public Improvements identified in the Preliminary Infrastructure Plan. The Districts’ use of its powers of eminent domain must be undertaken in compliance with State laws and subject to prior consent by the Town Council. Notwithstanding the foregoing, the Districts may exercise their powers of eminent domain if and to the extent the Districts’ Boards deem necessary to acquire real property in connection with the design, construction, installation, and relocation of Public Improvements to widen and otherwise improve Colorado Boulevard, Weld County Road 78, and State Highway 257 for which the Districts are hereby granted the requisite Town consent.

10. Budget Hearings. The Districts’ annual budget hearings, as required pursuant to Section 29-1-108, C.R.S., shall be held within the Town corporate limits if held in person or may be held virtually online or via telephone. At least once every two (2) years, such public hearing shall be held at or after 6:00 p.m.

11. General Obligation Debt Issuance. Any regular or special meeting at which any of the Districts’ Boards of Directors intends to make a final determination to issue general obligation indebtedness shall be held within the Town corporate limits if held in person and any property within the applicable District(s) is owned by an End User. Such meeting may be held

virtually online or via telephone (in lieu of or in addition to being in person) if the same is permitted by law.

12. Call for Nominations Posting. The Districts shall post a copy of each call for nominations as required pursuant to Section 1-13.5-501, C.R.S., at Town Hall, and in the designated locations for posting notices of meetings per Section 24-6-402(2)(c), C.R.S., in addition to any other posting required by law.

13. Service Plan Amendment Requirement. This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in Sections V.A.1-6 or Sections VI.B-F may be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts. Nothing shall prohibit the Districts from issuing notices to the Town of potential actions that might be considered material modifications, as permitted in Section 32-1-207(3)(b), C.R.S., and any such actions that are made the subject of such notices shall not be considered material modifications unless the Town objects as provided in said statutory section.

B. Capital Infrastructure Estimate & Preliminary Infrastructure Plan.

The Districts shall have the authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, financing, operation, and maintenance of the Public Improvements within and without the boundaries of the Districts, and as set forth in this Service Plan and as may be more specifically defined in future development agreements or development approvals. A capital infrastructure estimate, including a breakdown by category, cost estimate, and maps of the anticipated Public Improvements to be developed for the Project over several years is attached hereto as Exhibit D. As shown in the capital infrastructure estimate, the estimated cost of the proposed Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, financed, operated, and maintained by the Districts is approximately \$88,206,627 in 2025 dollars. Depictions of the public improvements anticipated (but not required) to be provided by the Districts are set forth in Exhibit E attached hereto and incorporated herein by this reference (the "Preliminary Infrastructure Plan"). Due to the preliminary nature of the Preliminary Infrastructure Plan, the Town's approval of the Preliminary Infrastructure Plan shall not bind the Town in reviewing and making land use approvals. It is important to note that the Preliminary Infrastructure Plan is conceptual in nature only and that modifications to the type, configuration, and location of public improvements may be necessary as development proceeds. All Public Improvements are intended to be designed in such a way as to assure that the Public Improvement and service standards must be compatible with those of the Town and of other municipalities and special districts which may be affected thereby.

All of the Public Improvements the District constructs must be designed in such a way as to assure that the Public Improvements standards are consistent with or exceed the standards of the Town and shall be in accordance with the requirements of any future development agreements or development approvals. All descriptions of the Public Improvements to be constructed, and their related costs, are current estimates only and are subject to modification as engineering, development plans, economics, the Town's requirements and construction scheduling may require and are subject to final determination of the Boards of Directors of the Districts, acting in the best interest of their respective residents, property owners, and taxpayers. Upon approval of this Service Plan, the Districts may continue to develop and refine the capital infrastructure estimates as

necessary, and prepare for the issuance of Debt. All cost estimates may be inflated to then-current dollars at the time of the issuance of Debt and construction. All construction cost estimates contained in Exhibit D assume construction to applicable local, State, or Federal requirements. The Districts shall be permitted to allocate costs between such categories of the Public Improvements as deemed necessary in their discretion. Changes in the Public Improvements or the capital infrastructure estimate, including estimated costs, shall not constitute material modifications of this Service Plan.

C. Operational Services.

In addition to other operational and maintenance authorizations provided here, the Districts shall also be authorized, but not obligated, to provide the following ongoing operations and maintenance services:

1. Landscape and maintenance of common area fencing and entrance features, including, but not limited to, monument, wayfinding, street, landmark, and neighborhood signage;
2. District operations, administrative, legal, and accounting services;
3. Landscape and maintenance for neighborhood parks and trails;
4. Covenant code enforcement and design review;
5. Operation, management, and maintenance of the Public Improvements not otherwise dedicated to another public entity in accordance with approved development plans of the Town, including, but not limited to, storm drainage and on-site street improvements; and
6. Operations and maintenance of wetlands and water bodies.

It is anticipated sewer improvements will be dedicated to the Boxelder Sanitation District and that water improvements will be dedicated to the North Weld County Water District. With respect to off-site Public Improvements, it is anticipated that Weld County Road 78 will continue to be operated and maintained by the Town, Colorado Boulevard will be operated and maintained by Timnath, and State Highway 257 will be operated and maintained by CDOT.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide the District Activities from any legally available revenue source or financing mechanism permitted under the Special District Act. The financial plan for the Districts shall be to issue such Debt as the Districts can reasonably pay from revenues derived from the Maximum Debt Mill Levy, Capital Improvement Fees, SID Assessments, and other legally available revenues. The Financial Plan attached hereto as Exhibit F shows one example of how the proposed Public Improvements and/or operation and maintenance services may be financed, including the estimated costs, if any, of acquiring land, engineering services, legal services, administrative services, proposed indebtedness, estimated interest rates and discounts, and other major expenses related to the organization and operation of the Districts, and demonstrates one method which might be used by the Districts to finance the cost of infrastructure. The Financial

Plan demonstrates that the Districts have the ability to finance the proposed Public Improvements. At the time Debt is proposed to be issued, alternative financing plans may be employed and utilized by the Districts as long as such alternative financing plan does not result in any material economic deviation or change in the risk to property owners. In accordance with Section 32-1-202(2)(b), C.R.S., the Board of each District must notify the Town Council of any alteration or revision of the proposed schedule of Debt issuance set forth in the Financial Plan prior to any Debt issuance.

The total combined Debt that the Districts shall be permitted to issue (whether issued by one District or any combination of Districts) shall not exceed the Debt Cap, which Debt shall be permitted to be issued on a schedule and in such year or years as the Boards of Directors of the Districts determine shall meet the needs of the Districts. All Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, including but not limited to general *ad valorem* taxes to be imposed upon all taxable property within the Districts, Capital Improvement Fees (as permitted herein), and SID Assessments. The Districts may also rely upon various other revenue sources authorized by law to pay Debt and other District Activities. It is anticipated that the developer of the Project and/or other parties may incur costs for Public Improvements, either in the form of direct payments for such costs, or by means of advances to the Districts; these direct payments and/or advances shall be reimbursable by the Districts from Debt, contractual reimbursement agreements, and/or any legally available revenue source.

Debt may be restructured to accomplish a refunding or reissuance, provided the principal amount of Debt does not exceed the Debt Cap. Debt which is issued to pay, defease, or refund previously issued Debt shall not count against the Debt Cap, so as to avoid the “double-counting” of any Debt, nor shall obligations of the Districts pursuant to the intergovernmental agreement described in Section X below count against the Debt Cap. If the principal amount of the refunding is greater than the principal amount of the refunded bonds, the difference in the principal amounts would count against the Debt Cap (i.e., the District refunds \$10,000,000 par amount of 2026 bonds with the issuance of \$12,000,000 in 2031 bonds, \$2,000,000 would be counted against the Debt Cap).

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not permitted to exceed twelve percent (12%). The proposed maximum underwriting discount shall not exceed three percent (3%). Debt, when issued, must comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The “Maximum Debt Mill Levy” shall be the maximum mill levy a District is permitted to impose upon the taxable property within such District for payment of principal and interest on Debt and shall not exceed 35.000 mills. If there are changes in the method of calculating assessed valuation or any constitutionally mandated or statutorily authorized tax credit, cut or abatement, the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Districts’ Boards of Directors in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2017, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the laws of the State with respect to the assessment of property for taxation purposes, a

change in the method of calculation of actual valuation or assessed valuation, and other similar changes shall be deemed to be a change in the method of calculating assessed valuation. The adjustment contemplated by this section is referred to as “As Adjusted” for purposes of this Service Plan.

1. To the extent that the Districts are composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term “Districts” as used in this shall be deemed to refer to the Districts and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition.

D. Maximum Debt Service Mill Levy Imposition Term.

The Districts shall not impose a mill levy for repayment of any and all Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses which exceeds forty (40) years after the year of the initial imposition of such debt service mill levy (the “Mill Levy Debt Service Imposition Term”). The Mill Levy Debt Service Imposition Term shall apply to refundings unless such refundings result in a net present value savings as set forth in Section 11-56-101, et. seq. C.R.S. and are otherwise permitted by law.

E. Debt Repayment Sources.

The Districts may each impose mill levies on taxable property within their boundaries as a source of revenue for repayment of Debt and for operations and maintenance. In no event shall the debt service mill levy in any of the Districts exceed the Maximum Debt Mill Levy. The Districts may also rely upon various other revenue sources authorized by law, and upon grants (if and as permitted in this Service Plan), donations, or advances from public or private parties.

The Districts are prohibited from imposing or collecting fees for purposes of paying Debt; provided, however, that the Districts may impose and collect a one-time capital improvement fee as a source of revenue for repayment of Debt (the “Capital Improvement Fee”), and this limitation shall not apply to SID Assessment Bonds, which may be issued in accordance with Section VI.I below. No Capital Improvement Fee related to the repayment of Debt shall be authorized to be imposed upon or collected from taxable property owned or occupied by an End User subsequent to the issuance of a Certificate of Occupancy for said taxable property. Notwithstanding the foregoing, the restrictions in this paragraph shall not apply to any fees, rates, tolls, penalties, or charges imposed or collected for the purpose of funding administration, operation, and maintenance costs of the Districts.

F. Security for Debt.

The Districts shall not pledge any revenue or property of the Town as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the Town of payment of any of the Districts’ obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the Town in the event of default by the Districts in the payment of any such obligation.

G. TABOR Compliance.

The Districts shall comply with the provisions of TABOR. In the discretion of the Boards

of Directors of the Districts, the Districts may set up other qualifying entities to manage, fund, construct, and operate facilities, services, and programs. To the extent allowed by law, any entity created by the Districts may remain under the control of the Districts' Boards, and such entity shall be subject to and bound by all terms, conditions, and limitations of this Service Plan.

H. Districts' Operating Costs.

The Districts may impose a mill levy on taxable property within their boundaries as a source of revenue for payment of operation and maintenance services and expenses, including engineering, legal, accounting, management, and administrative services, provided that mill levy shall not exceed 10.000 mills As Adjusted; provided, the Districts' total aggregate mill levy (including both the debt service mill levy and operational mill levy) shall not exceed 40.000 mills As Adjusted (the "Maximum Aggregate Mill Levy"). The estimated costs of organization of the Districts, including legal, engineering, administrative, and financial services, are expected to be approximately \$75,000. District organizational costs are eligible for reimbursement from the proceeds of Debt or other revenues.

The combined first year's operating budget for the Districts is estimated to be approximately \$100,000 and is anticipated to be derived from property taxes and other revenues (including developer advances or other payments). The first year's operating budget is an estimate only, and variations from this estimate shall not be considered a material modification of this Service Plan.

I. Special Improvement Districts.

In accordance with the SID Statutes, the Districts shall each have the authority to establish and organize a Special Improvement District within the boundaries of the Districts to finance Public Improvements authorized under this Service Plan. In accordance with the SID Statutes, each Special Improvement District may levy SID Assessments on property specially benefitted by such improvements, and upon organization, each Special Improvement District may issue SID Assessment Bonds. Notwithstanding any other provision contained in this Service Plan to the contrary, with respect to any benefitted property that is subject to SID Assessments, the SID Assessments as to said benefitted property and the lien securing such SID Assessments shall be paid in full and the lien fully discharged and released prior to the benefitted property being transferred to or occupied by the first End User. For the avoidance of doubt, any such SID Assessment Bonds issued by the Districts may be issued by the Districts with maturities that extend beyond the anticipated date the benefitted property encumbered by the SID Assessments lien will be conveyed to the first End User, free and clear of the SID Assessments lien. All SID Assessment Bonds issued by one or more of the Districts must be issued in compliance with all requirements of State law.

The resolution or other recorded instrument that imposes SID Assessments liens on benefitted property will specifically provide that the SID Assessments lien encumbering the benefitted property and securing the payment of the SID Assessment, be paid in full and the lien fully discharged and released prior to the ownership of the encumbered property or occupancy thereof by the first End User.

For the avoidance of doubt, the Maximum Debt Mill Levy and Mill Levy Debt Service Imposition Term shall not apply to any SID Assessment Bonds issued by the Districts because the SID Assessments lien on the benefitted property securing the payment of the SID

Assessments on the benefitted property and pledged for the repayment of the SID Assessment Bonds shall be due and payable and paid prior to ownership or occupancy of the benefitted property by the first End User, and such SID Assessment Bonds are not repaid from the imposition of a debt service mill levy.

VII. ANNUAL REPORT

The Districts shall be responsible for submitting an annual report to the Town Administrator no later than September 1st of each year following the year in which the Order and Decree creating the Districts has been issued. The Town may waive this requirement in its sole discretion.

The annual report shall include information required by the Special District Act and the Town Code, as amended from time to time, including, but not limited to the following, as of December 31st of the prior year:

1. A narrative summary of the progress of the Districts in implementing the Service Plan in the report year.
2. Boundary changes made to any District's boundary.
3. Intergovernmental agreements with other governmental entities entered into in the prior year.
4. A list of all facilities and improvements constructed by the Districts that have been dedicated to and accepted by the Town.
5. A description of the Public Improvements to be constructed in such year.
6. The prior year's audits of the Districts' financial statements or audit exemptions, if allowed by law.
7. Unless disclosed within a separate schedule to the financial statements, a summary of the capital expenditures incurred by the Districts in development of Public Improvements in the report year.
8. Unless disclosed within a separate schedule to the financial statements, a summary of the financial obligations of the Districts at the end of the report year, including the amount of outstanding indebtedness, the amount and terms of any new District indebtedness or long-term obligations issued in the report year, the amount of payment or retirement of existing indebtedness of the Districts in the report year, the total assessed valuation of all taxable properties within the Districts as of January 1 of the report year, and the current mill levy of the Districts pledged to Debt retirement in the report year.
9. Notice of any uncured events of default by any of the Districts under any Debt instrument, which continue beyond a 90-day period.
10. Current year's approved budgets.

VIII. DISSOLUTION/CONSOLIDATION

Upon an independent determination of the Town Council that the purposes for which the Districts were created have been accomplished, the Districts agree to file petitions in the appropriate District Court for either consolidation or dissolution, pursuant to the applicable State statutes. In no event shall any one of the Districts be dissolved until the relevant District has provided for the payment or discharge of (1) all of its outstanding indebtedness and other financial obligations; and (2) all of its services, operations, and maintenance obligations, as required by the Special District Act. In the event the Districts cease to have outstanding indebtedness and other financial obligations and cease to provide services or operate and maintain any Public Improvements, the Districts' electorates shall have the opportunity to consider the consolidation of the Districts into a single entity, or the dissolution of the Districts in accordance with State law.

IX. DISCLOSURE TO PURCHASERS

The Districts must use reasonable efforts to assure that all developers or builders of the property located within the Districts provide written notice to all purchasers of property in the Districts regarding the Maximum Debt Mill Levy, as well as a general description of the Districts' authority to impose and collect rates, fees, tolls, and charges in accordance with Section 38-35.7-110, C.R.S., as amended from time to time. In addition, the Districts shall record a public disclosure document and a map of the Districts' Boundaries with the Clerk and Recorder of each county in which District property is located, in accordance with Section 32-1-104.8, C.R.S.

X. INTERGOVERNMENTAL AGREEMENTS & EXTRA TERRITORIAL SERVICE AGREEMENTS

A. General.

The Districts shall be authorized to enter into one or more intergovernmental agreements as may be necessary or appropriate to execute their functions. Execution of intergovernmental agreements or agreements in which the Districts are responsible to perform extraterritorial services (e.g., outside of the Districts' Boundaries) that are not described herein shall require the prior approval of the Town Council.

B. IGAs Among the Districts.

One or more intergovernmental agreements are expected to be entered into between and/or among the Districts which are designed to facilitate ensuring that the Public Improvements described within this Service Plan are designed, acquired, installed, constructed, financed, operated, and/or maintained in the manner contemplated herein. The relationship among the Districts, including the means for planning, designing, acquiring, constructing, installing, relocating, redeveloping, financing, operating, and/or maintaining the Public Improvements and services needed to serve the development, is intended to be established by means of these intergovernmental agreements. The intergovernmental agreements contemplated herein are expected to establish procedures and standards for the approval of the design of Public Improvements, transfer of funds and responsibility for costs (capital and operational) between the Districts, pledges of revenue for the repayment of Debt, and operation and maintenance of the Public Improvements. These intergovernmental agreements are also expected to provide for

coordinated administration of management services for the Districts.

C. Town of Timnath

The Project developer and Timnath entered into a Settlement Agreement dated February 14, 2018 with respect to the annexation of the Property into the Town (the “Settlement Agreement”). The Districts may, but shall not be required to, undertake certain work required in the Settlement Agreement with respect to the design, acquisition, installation, construction, financing, operations, and/or maintenance of Public Improvements required by the Settlement Agreement, including off-site Public Improvements that may include, but are not limited to, water, sewer, street, and trail improvements.

D. Overlapping Jurisdictions.

In the context of planning, designing, acquiring, constructing, installing, relocating, redeveloping, financing, operating, and maintaining Public Improvements, the Districts may enter into intergovernmental agreements as needed with overlapping jurisdictions as contemplated in Section V.A.2 and V.A.2.a of this Service Plan.

XI. CONCLUSION

It is submitted that this Service Plan for the Districts, as required by Section 32-1-203(2), establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;
3. The Districts are capable of providing economical and sufficient service to the area within their proposed boundaries;
4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not be, available to the area through the Town or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the Districts are compatible with the facility and service standards of the Town within which the Districts are to be located;
7. The proposal is in substantial compliance with a master plan adopted by the Town;
8. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area; and
9. The creation of the Districts will be in the best interests of the area proposed to be served.

Therefore, it is hereby respectfully requested that the Town Council of the Town of Severance, Colorado, which has jurisdiction to approve this Service Plan by virtue of Section 32- 1-204.5, C.R.S., adopt a resolution which approves this Service Plan for Buffalo Creek Metropolitan District Nos. 1 - 5.

EXHIBIT A

Legal Descriptions of Districts

BUFFALO CREEK METROPOLITAN DISTRICT 1 DESCRIPTION:

A parcel of land located in the West Half of Section 30, Township 7 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado, being more particularly described as followed:

COMMENCING at the West Quarter Corner of said Section 30 and assuming the West line of the Southwest Quarter of said Section 30 as bearing North 00° 11' 26" East, a distance of 2643.29 feet, with all other bearings contained herein relative thereto:

THENCE North 49° 35' 36" East, a distance of 39.51 feet to the POINT OF BEGINNING;
THENCE South 89° 48' 34" East, a distance of 588.70 feet;
THENCE along the arc of a non-tangent curve to the left, a distance of 329.58 feet, said curve has a radius of 450.00 feet, a delta of 41° 57' 49" and is subtended by a chord bearing North 69° 12' 32" East, a distance of 322.27 feet;
THENCE South 00° 00' 00" West, a distance of 183.23 feet; THENCE South 89° 59' 25" East, a distance of 660.74 feet;
THENCE South 00° 00' 00" West, a distance of 275.36 feet; THENCE South 29° 10' 36" West, a distance of 58.04 feet;
THENCE South 10° 02' 36" West, a distance of 242.37 feet; THENCE South 36° 39' 36" West, a distance of 129.04 feet;
THENCE South 68° 24' 36" West, a distance of 641.28 feet; THENCE South 81° 48' 34" West, a distance of 96.70 feet;
THENCE North 70° 22' 26" West, a distance of 173.00 feet; THENCE South 82° 58' 34" West, a distance of 99.65 feet;
THENCE North 59° 19' 49" West, a distance of 524.93 feet; THENCE North 00° 11' 26" East, a distance of 675.17 feet to the POINT OF BEGINNING.

Said parcel contains 29.08 acres (1,266,745 square feet), more or less, and may be subject to easements and right-of-ways now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}.



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

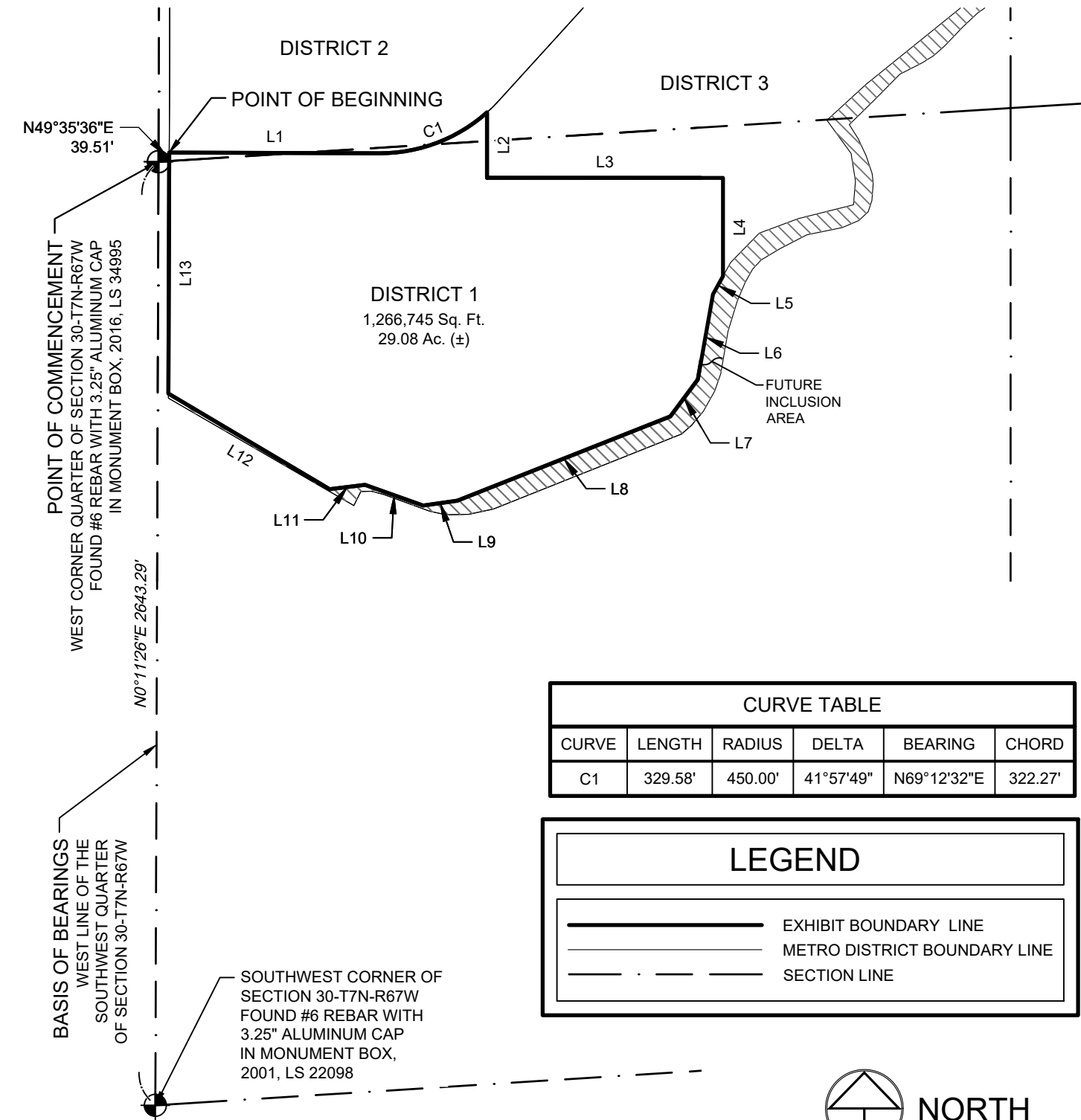
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PROJECT: 24-0648	CLIENT: DRAPAC
DATE: 08/26/2025	SECTION-TWP-RGE: S30-T7N-R67W
DRAWN BY: L. SMITH	REVIEW BY: T. HELGERSON

THIS EXHIBIT IS NOT A
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IT IS MEANT TO AID IN THE
VISUALIZATION OF THE
ACCOMPANYING WRITTEN
DESCRIPTION. THE WRITTEN
DESCRIPTION SUPERCEDES THE
EXHIBIT DRAWING.

BUFFALO CREEK METROPOLITAN DISTRICT 1 EXHIBIT



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	329.58'	450.00'	41°57'49"	N69°12'32"E	322.27'

LEGEND

EXHIBIT BOUNDARY LINE

METRO DISTRICT BOUNDARY LINE

SECTION LINE

LINE TABLE		
Line #	Direction	Length
L1	S89°48'34"E	588.70'
L2	S0°00'00"E	183.23'
L3	S89°59'25"E	660.74'
L4	S0°00'00"E	275.36'
L5	S29°10'36"W	58.04'
L6	S10°02'36"W	242.37'
L7	S36°39'36"W	129.04'

LINE TABLE		
Line #	Direction	Length
L8	S68°24'36"W	641.28'
L9	S81°48'34"W	96.70'
L10	N70°22'26"W	173.00'
L11	S82°58'34"W	99.65'
L12	N59°19'49"W	524.93'
L13	N0°11'26"E	675.17'

NORTH

0'400'

(IN U.S. SURVEY FEET)

1 inch = 400 feet



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

Sheet

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BUFFALO CREEK METROPOLITAN DISTRICT 2 DESCRIPTION:

A parcel of land located in the West Half of Section 30, Township 7 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado, being more particularly described as followed:

COMMENCING at the Northwest Corner of said Section 30 and assuming the North line of the Northwest Quarter of said Section 30 as bearing North 86° 25' 07" East, a distance of 2381.46 feet, with all other bearings contained herein relative thereto:

THENCE South 46° 41' 43" East a distance of 41.10 feet to the intersection of a line being 30.00 feet, as measured at a right angle, easterly of and parallel with the West line of the Northwest Quarter of said Section 30 and a line being 30.00 feet, as measured at a right angle, southerly of and parallel with the North line of the Northwest Quarter of said Section 30, said point being the POINT OF BEGINNING;

THENCE North 86° 25' 07" East, a distance of 742.26 feet; THENCE South 11° 27' 41" East, a distance of 700.34 feet; THENCE South 84° 53' 41" East, a distance of 281.41 feet; THENCE South 47° 50' 36" East, a distance of 196.74 feet; THENCE South 69° 42' 35" East, a distance of 308.55 feet; THENCE North 11° 38' 41" East, a distance of 158.06 feet; THENCE South 73° 07' 00" East, a distance of 376.27 feet; THENCE North 81° 06' 53" East, a distance of 216.45 feet; THENCE South 03° 34' 53" East, a distance of 112.18 feet;

THENCE along the arc of a curve to the right, a distance of 733.27 feet, said curve has a radius of 700.00 feet, a delta of 60° 01' 08" and is subtended by a chord bearing South 26° 25' 42" West, a distance of 700.20 feet;

THENCE South 56° 26' 16" West, a distance of 428.44 feet;

THENCE along the arc of a curve to the left, a distance of 247.69 feet, said curve has a radius of 1000.00 feet, a delta of 14° 11' 30" and is subtended by a chord bearing South 49° 20' 31" West, a distance of 247.06 feet;

THENCE South 42° 14' 45" West, a distance of 650.81 feet;

THENCE along the arc of a curve to the right, a distance of 376.56 feet, said curve has a radius of 450.00 feet, a delta of 47° 56' 41" and is subtended by a chord bearing South 66° 13' 06" West, a distance of 365.67 feet;

THENCE North 89° 48' 34" West, a distance of 588.70 feet; THENCE North 00° 11' 26" East, a distance of 2589.23 feet to the POINT OF BEGINNING.

Said parcel contains 83.88 acres (3,653,846 square feet), more or less, and may be subject to easements and right-of-ways now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}.



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For and on behalf of EPS Group, Inc.

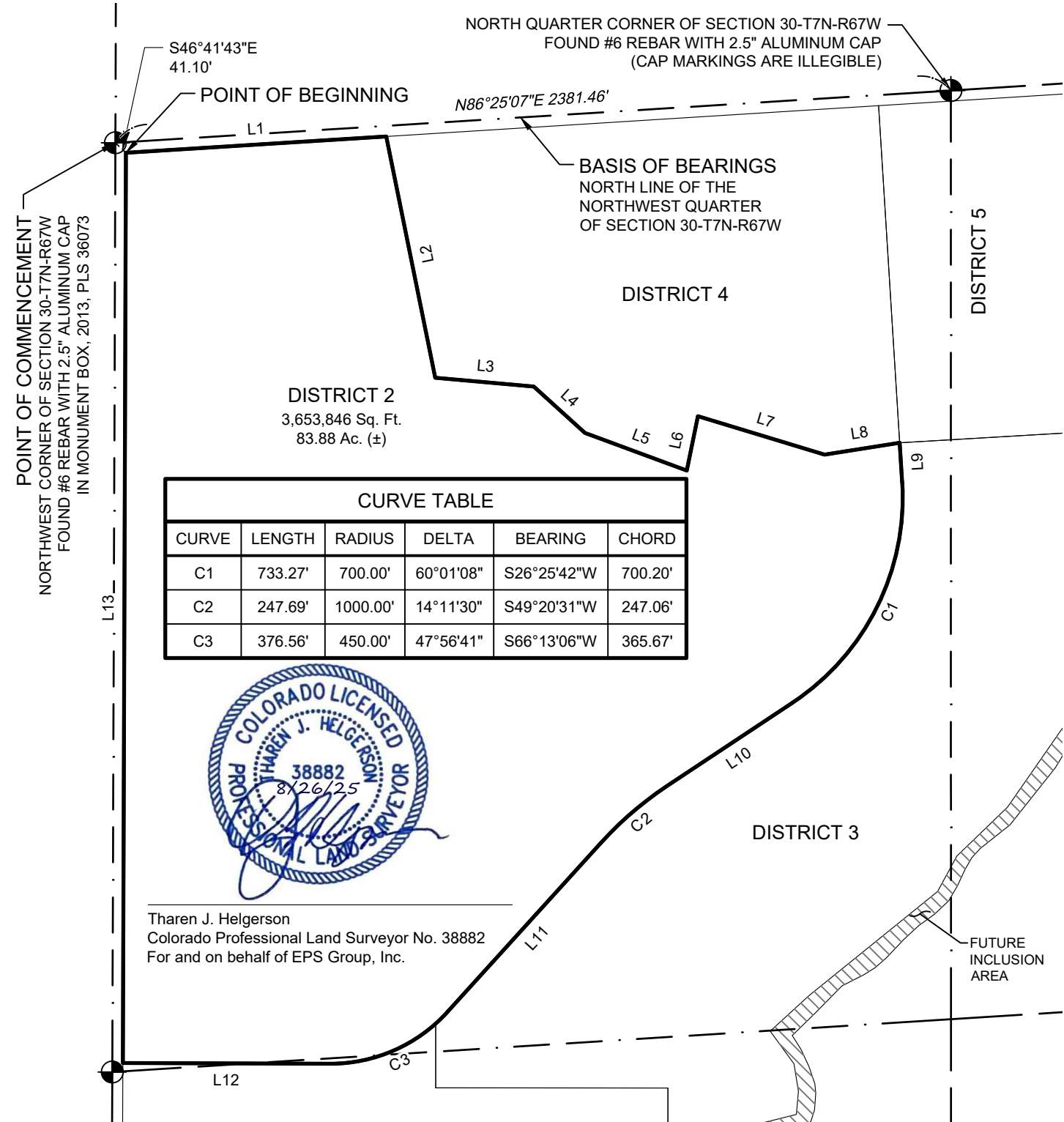
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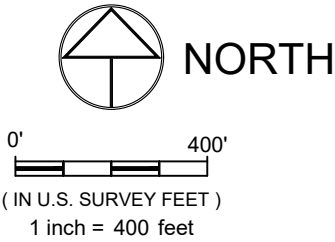
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BUFFALO CREEK METROPOLITAN DISTRICT 2 EXHIBIT



LINE TABLE		
Line #	Direction	Length
L1	N86°25'07"E	742.26'
L2	S11°27'41"E	700.34'
L3	S84°53'41"E	281.41'
L4	S47°50'36"E	196.74'
L5	S69°42'35"E	308.55'
L6	N11°38'41"E	158.06'
L7	S73°07'00"E	376.27'
L8	N81°06'53"E	216.45'
L9	S3°34'53"E	112.18'
L10	S56°26'16"W	428.44'

LINE TABLE		
Line #	Direction	Length
L11	S42°14'45"W	650.81'
L12	N89°48'34"W	588.70'
L13	N0°11'26"E	2589.23'



LEGEND	
	EXHIBIT BOUNDARY LINE
	METRO DISTRICT BOUNDARY LINE
	SECTION LINE

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BUFFALO CREEK METROPOLITAN DISTRICT 3 DESCRIPTION:

A parcel of land located in the North Half and the Southwest Quarter of Section 30, Township 7 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado, being more particularly described as followed:

COMMENCING at the Northeast Corner of said Section 30 and assuming the East line of the Northeast Quarter of said Section 30 as bearing South 0° 24' 28" West, a distance of 2641.98 feet, with all other bearings contained herein relative thereto:

THENCE South 0° 24' 28" West, a distance of 929.06 feet to the POINT OF BEGINNING;
THENCE South 00° 24' 28" West, a distance of 700.00 feet; THENCE South 85° 44' 01" West, a distance of 1430.55 feet;
THENCE North 68° 58' 50" West, a distance of 78.80 feet; THENCE South 85° 16' 05" West, a distance of 300.00 feet;
THENCE South 55° 15' 00" West, a distance of 300.00 feet; THENCE South 34° 52' 28" West, a distance of 350.00 feet;
THENCE South 45° 57' 48" West, a distance of 200.00 feet; THENCE South 28° 34' 26" West, a distance of 115.00 feet;
THENCE South 51° 01' 43" West, a distance of 470.00 feet; THENCE South 47° 28' 30" West, a distance of 150.00 feet;
THENCE South 36° 04' 33" East, a distance of 115.00 feet; THENCE South 09° 00' 28" East, a distance of 79.00 feet;
THENCE South 04° 59' 36" West, a distance of 66.08 feet; THENCE South 75° 55' 36" West, a distance of 159.24 feet;
THENCE South 69° 36' 36" West, a distance of 116.53 feet; THENCE South 44° 12' 36" West, a distance of 115.03 feet;
THENCE South 29° 10' 36" West, a distance of 43.79 feet; THENCE North 00° 00' 00" East, a distance of 275.36 feet;
THENCE North 89° 59' 25" West, a distance of 660.74 feet; THENCE North 00° 00' 00" East, a distance of 183.23 feet;
THENCE along the arc of a curve to the left, a distance of 46.97 feet, said curve has a radius of 450.00 feet, a delta of 05° 58' 51" and is subtended by a chord bearing North 45° 14' 11" East, a distance of 46.95 feet;
THENCE North 42° 14' 45" East, a distance of 650.81 feet;
THENCE along the arc of a curve to the right, a distance of 247.69 feet, said curve has a radius of 1000.00 feet, a delta of 14° 11' 30" and is subtended by a chord bearing North 49° 20' 31" East, a distance of 247.06 feet;
THENCE North 56° 26' 16" East, a distance of 428.44 feet;
THENCE along the arc of a curve to the left, a distance of 733.27 feet, said curve has a radius of 700.00 feet, a delta of 60° 01' 08" and is subtended by a chord bearing North 26° 25' 42" East, a distance of 700.20 feet;
THENCE North 03° 34' 53" West, a distance of 112.18 feet; THENCE North 86° 35' 49" East, a distance of 799.94 feet;
THENCE South 55° 43' 37" East, a distance of 539.13 feet; THENCE North 54° 37' 49" East, a distance of 436.88 feet;
THENCE North 29° 03' 18" East, a distance of 730.04 feet; THENCE South 55° 43' 37" East, a distance of 728.88 feet to the POINT OF BEGINNING.

Said parcel contains 68.87 acres (2,999,993 square feet), more or less, and may be subject to easements and right-of-ways now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}.



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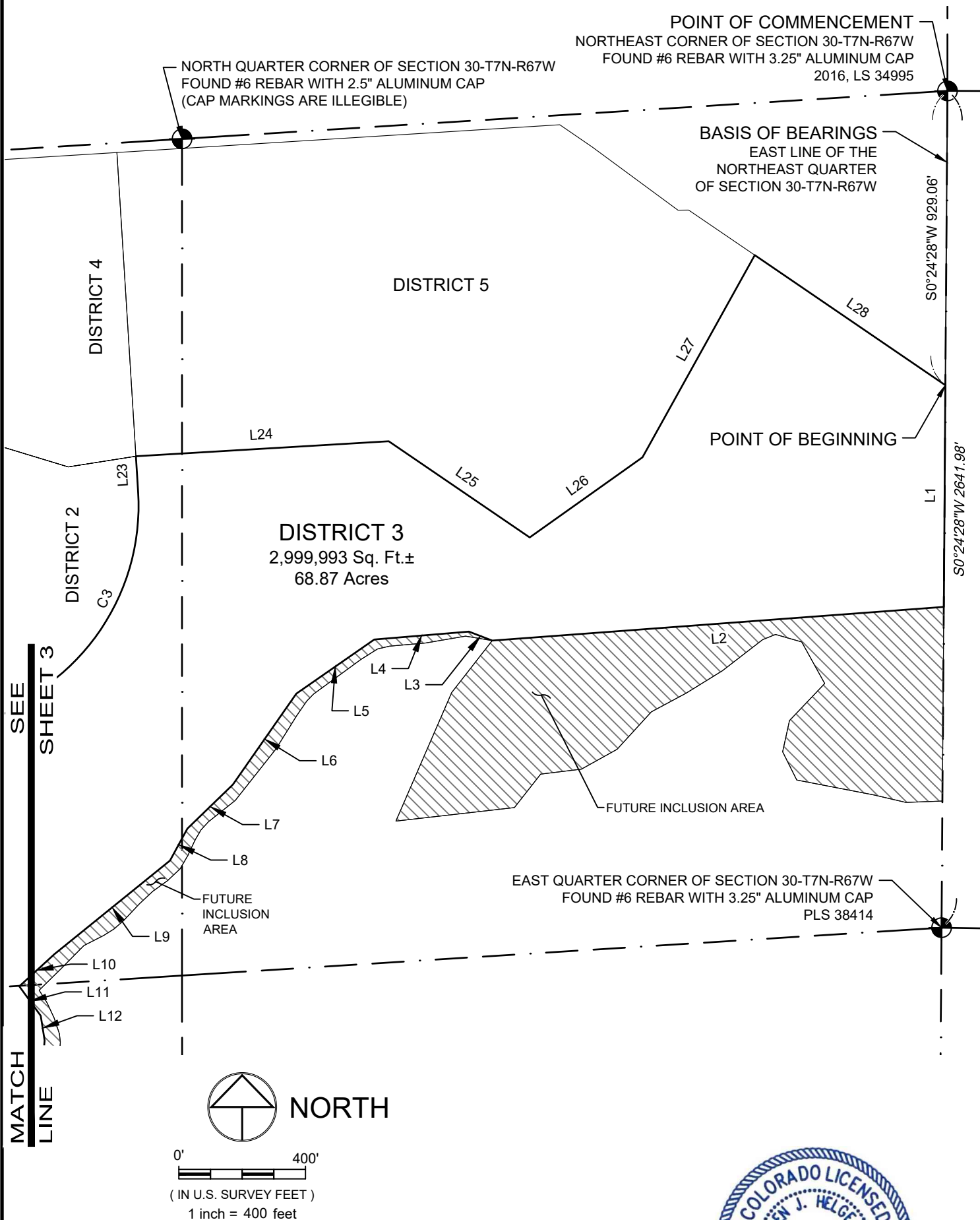
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BUFFALO CREEK METROPOLITAN DISTRICT 3 EXHIBIT



0' 400'
(IN U.S. SURVEY FEET)
1 inch = 400 feet

LEGEND

- EXHIBIT BOUNDARY LINE
- METRO DISTRICT BOUNDARY LINE
- SECTION LINE



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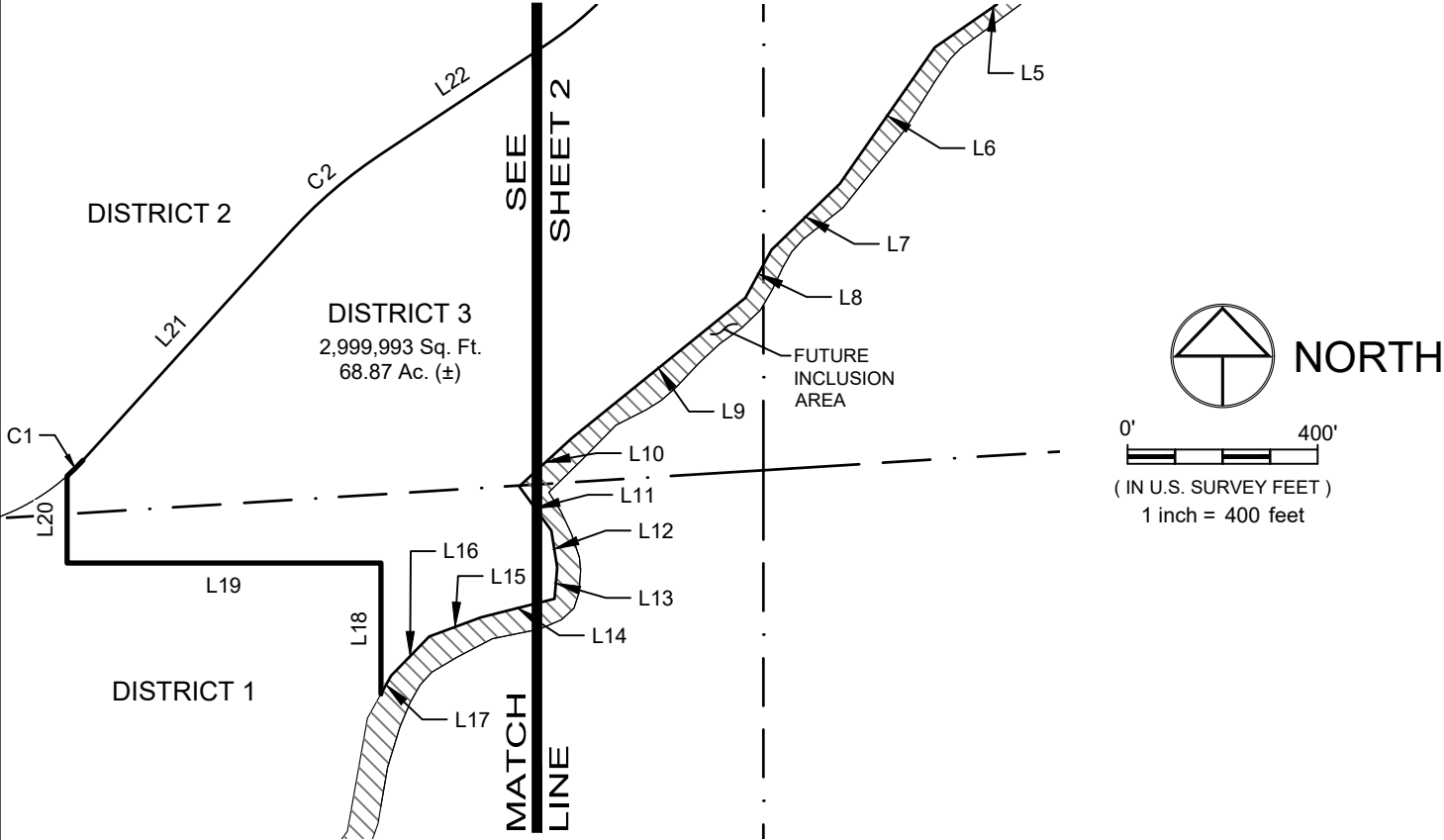
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BUFFALO CREEK METROPOLITAN DISTRICT 3 EXHIBIT



LINE TABLE		
Line #	Direction	Length
L1	S0°24'28"W	700.00'
L2	S85°44'01"W	1430.55'
L3	N68°58'50"W	78.80'
L4	S85°16'05"W	300.00'
L5	S55°15'00"W	300.00'
L6	S34°52'28"W	350.00'
L7	S45°57'48"W	200.00'
L8	S28°34'26"W	115.00'
L9	S51°01'43"W	470.00'
L10	S47°28'30"W	150.00'

LINE TABLE		
Line #	Direction	Length
L11	S36°04'33"E	115.00'
L12	S9°00'28"E	79.00'
L13	S4°59'36"W	66.08'
L14	S75°55'36"W	159.24'
L15	S69°36'36"W	116.53'
L16	S44°12'36"W	115.03'
L17	S29°10'36"W	43.79'
L18	N0°00'00"E	275.36'
L19	N89°59'25"W	660.74'
L20	N0°00'00"E	183.23'

LINE TABLE		
Line #	Direction	Length
L21	N42°14'45"E	650.81'
L22	N56°26'16"E	428.44'
L23	N3°34'53"W	112.18'
L24	N86°35'49"E	799.94'
L25	S55°43'37"E	539.13'
L26	N54°37'49"E	436.88'
L27	N29°03'18"E	730.04'
L28	S55°43'37"E	728.88'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	46.97'	450.00'	5°58'51"	N45°14'11"E	46.95'
C2	247.69'	1000.00'	14°11'30"	N49°20'31"E	247.06'
C3	733.27'	700.00'	60°01'08"	N26°25'42"E	700.20'

LEGEND

EXHIBIT BOUNDARY LINE

METRO DISTRICT BOUNDARY LINE

SECTION LINE



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

Sheet

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Of 3

Sheets

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PROJECT:
24-0648

DATE:
08/26/2025

DRAWN BY:
L. SMITH

CLIENT:
DRAPAC

SECTION-TWP-RGE:
S30-T7N-R67W

REVIEW BY:
T. HELGERSON

THIS EXHIBIT IS NOT A
MONUMENTED LAND SURVEY.
IT IS MEANT TO AID IN THE
VISUALIZATION OF THE
ACCOMPANYING WRITTEN
DESCRIPTION. THE WRITTEN
DESCRIPTION SUPERCEDES THE
EXHIBIT DRAWING.

BUFFALO CREEK METROPOLITAN DISTRICT 4 DESCRIPTION:

A parcel of land located in the Northwest Quarter of Section 30, Township 7 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado, being more particularly described as followed:

COMMENCING at the Northwest Corner of said Section 30 and assuming the North line of the Northwest Quarter of said Section 30 as bearing North 86° 25' 07" East, a distance of 2381.46 feet, with all other bearings contained herein relative thereto:

THENCE South 46° 41' 43" East a distance of 41.10 feet to the intersection of a line being 30.00 feet, as measured at a right angle, easterly of and parallel with the West line of the Northwest Quarter of said Section 30 and a line being 30.00 feet, as measured at a right angle, southerly of and parallel with the North line of the Northwest Quarter of said Section 30; THENCE North 86° 25' 07" East, a distance of 742.26 feet to the POINT OF BEGINNING;
THENCE North 86° 25' 07" East, a distance of 1403.22 feet;
THENCE South 03° 34' 53" East, a distance of 961.02 feet;
THENCE South 81° 06' 53" West, a distance of 216.45 feet;
THENCE North 73° 07' 00" West, a distance of 376.27 feet;
THENCE South 11° 38' 41" West, a distance of 158.06 feet;
THENCE North 69° 42' 35" West, a distance of 308.55 feet;
THENCE North 47° 50' 36" West, a distance of 196.74 feet;
THENCE North 84° 53' 41" West, a distance of 281.41 feet;
THENCE North 11° 27' 41" West, a distance of 700.34 feet to the POINT OF BEGINNING.

Said parcel contains 27.05 acres (1,178,419 square feet), more or less, and may be subject to easements and right-of-ways now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}.



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

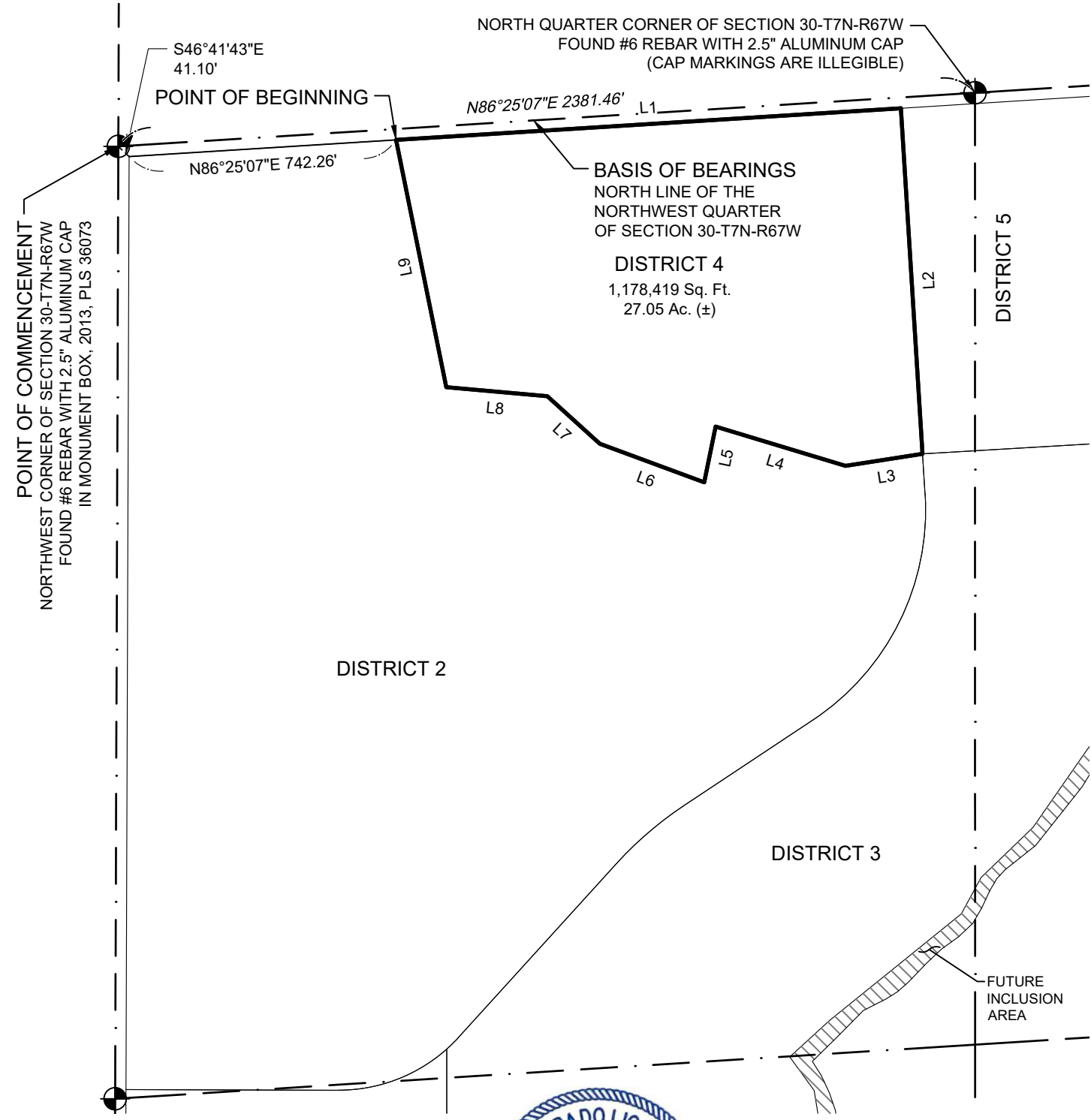
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Of 2
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PROJECT: 24-0648	CLIENT: DRAPAC
DATE: 08/26/2025	SECTION-TWP-RGE: S30-T7N-R67W
DRAWN BY: L. SMITH	REVIEW BY: T. HELGERSON

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

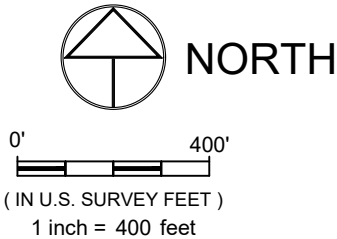
BUFFALO CREEK METROPOLITAN DISTRICT 4 EXHIBIT



LINE TABLE		
Line #	Direction	Length
L1	N86°25'07"E	1403.22'
L2	S3°34'53"E	961.02'
L3	S81°06'53"W	216.45'
L4	N73°07'00"W	376.27'
L5	S11°38'41"W	158.06'
L6	N69°42'35"W	308.55'
L7	N47°50'36"W	196.74'
L8	N84°53'41"W	281.41'
L9	N11°27'41"W	700.34'



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.



LEGEND

EXHIBIT BOUNDARY LINE

METRO DISTRICT BOUNDARY LINE

SECTION LINE

Sheet
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Of 2
Sheets



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PROJECT: 24-0648	CLIENT: DRAPAC
DATE: 08/26/2025	SECTION-TWP-RGE: S30-T7N-R67W
DRAWN BY: L. SMITH	REVIEW BY: T. HELGERSON

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EXHIBIT DRAWING.

BUFFALO CREEK METROPOLITAN DISTRICT 5 DESCRIPTION:

A parcel of land located in the North Half of Section 30, Township 7 North, Range 67 West of the 6th P.M., Town of Severance, County of Weld, State of Colorado, being more particularly described as followed:

COMMENCING at the Northwest Corner of said Section 30 and assuming the North line of the Northwest Quarter of said Section 30 as bearing North 86° 25' 07" East, a distance of 2381.46 feet, with all other bearings contained herein relative thereto:

THENCE South 46° 41' 43" East a distance of 41.10 feet to the intersection of a line being 30.00 feet, as measured at a right angle, easterly of and parallel with the West line of the Northwest Quarter of said Section 30 and a line being 30.00 feet, as measured at a right angle, southerly of and parallel with the North line of the Northwest Quarter of said Section 30; THENCE North 86° 25' 07" East, a distance of 2145.48 feet to the POINT OF BEGINNING;
THENCE North 86° 25' 07" East, a distance of 1401.98 feet;
THENCE South 55° 30' 09" East, a distance of 124.27 feet;
THENCE South 53° 39' 39" East, a distance of 336.11 feet;
THENCE North 89° 43' 32" East, a distance of 33.52 feet;
THENCE South 55° 43' 37" East, a distance of 252.85 feet;
THENCE South 29° 03' 18" West, a distance of 730.04 feet;
THENCE South 54° 37' 49" West, a distance of 436.88 feet;
THENCE North 55° 43' 37" West, a distance of 539.13 feet;
THENCE South 86° 35' 49" West, a distance of 799.94 feet;
THENCE North 03° 34' 53" West, a distance of 961.02 feet to the POINT OF BEGINNING.

Said parcel contains 42.49 acres (1,850,853 square feet), more or less, and may be subject to easements and right-of-ways now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}.



Tharen J. Helgerson
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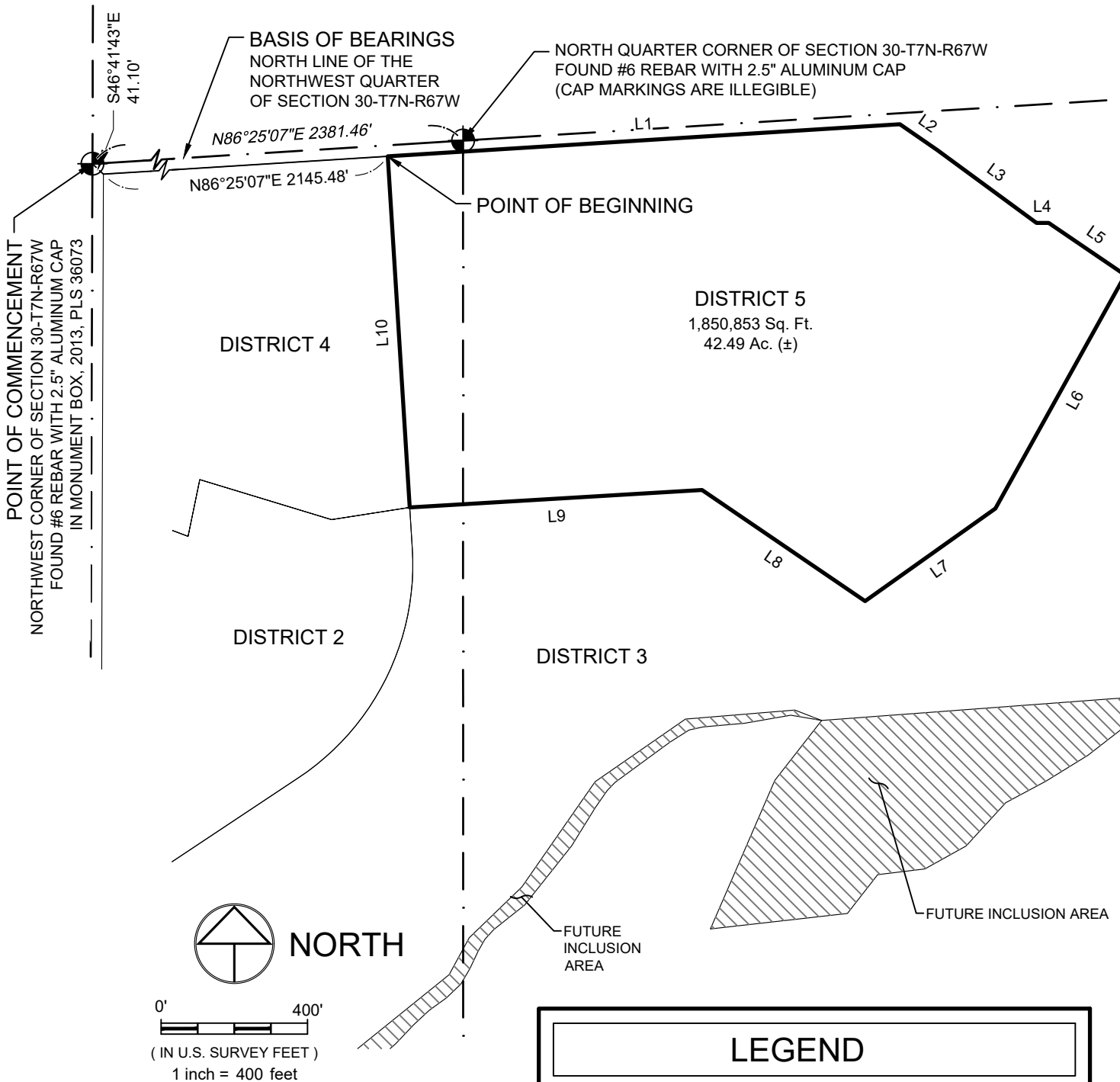
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Of 2
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PROJECT: 24-0648	CLIENT: DRAPAC
DATE: 08/26/2025	SECTION-TWP-RGE: S30-T7N-R67W
DRAWN BY: L. SMITH	REVIEW BY: T. HELGERSON

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BUFFALO CREEK METROPOLITAN DISTRICT 5 EXHIBIT



LINE TABLE		
Line #	Direction	Length
L1	N86°25'07"E	1401.98'
L2	S55°30'09"E	124.27'
L3	S53°39'39"E	336.11'
L4	N89°43'32"E	33.52'
L5	S55°43'37"E	252.85'
L6	S29°03'18"W	730.04'
L7	S54°37'49"W	436.88'
L8	N55°43'37"W	539.13'
L9	S86°35'49"W	799.94'
L10	N3°34'53"W	961.02'

LEGEND

EXHIBIT BOUNDARY LINE

METRO DISTRICT BOUNDARY LINE

SECTION LINE



Tharen J. Helgerson
Colorado Professional Land Surveyor No. 38882
For and on behalf of EPS Group, Inc.

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Sheets

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PROJECT:
24-0648

DATE:
08/26/2025

DRAWN BY:
L. SMITH

CLIENT:
DRAPAC

SECTION-TWP-RGE:
S30-T7N-R67W

REVIEW BY:
T. HELGERSON

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

EXHIBIT B

Initial Districts' Boundary Map & Future Inclusion Area Boundaries

BUFFALO CREEK METROPOLITAN DISTRICT DESCRIPTION:

A parcel of land located in the North Half and the Southwest Quarter of Section Thirty (30), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.), of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado, being more particularly described as follows:
COMMENCING at the Northwest Corner of said Section 30 and assuming the North line of the Northwest Quarter of said Section 30 as bearing North 86° 25' 07" East, a distance of 2381.46 feet, with all other bearings contained herein relative thereto:
THENCE South 46° 41' 43" East, a distance of 41.10 feet, to the intersection of a line being 30.00 feet, as measured at a right angle, easterly of and parallel with the West line of the Northwest Quarter of said Section 30, and a line being 30.00 feet, as measured at a right angle, southerly of and parallel with the North line of the Northwest Quarter of said Section 30, said point being the **POINT OF BEGINNING**;

THENCE North 86° 25' 07" East, a distance of 2353.38 feet; THENCE North 86° 24' 59" East, a distance of 1194.02 feet; THENCE South 55° 30' 09" East, a distance of 124.35 feet; THENCE South 53° 39' 39" East, a distance of 336.11 feet; THENCE North 89° 43' 32" East, a distance of 33.52 feet; THENCE South 55° 43' 37" East, a distance of 981.73 feet; THENCE South 00° 24' 28" West, a distance of 700.00 feet; THENCE South 85° 44' 01" West, a distance of 1430.55 feet;
THENCE North 68° 58' 50" West, a distance of 78.80 feet; THENCE South 85° 16' 05" West, a distance of 75.52 feet; THENCE South 85° 16' 05" West, a distance of 224.48 feet; THENCE South 55° 15' 00" West, a distance of 300.00 feet; THENCE South 34° 52' 28" West, a distance of 350.00 feet; THENCE South 45° 57' 48" West, a distance of 200.00 feet; THENCE South 28° 34' 26" West, a distance of 115.00 feet; THENCE South 51° 01' 43" West, a distance of 470.00 feet; THENCE South 47° 28' 30" West, a distance of 150.00 feet; THENCE South 36° 04' 33" East, a distance of 115.00 feet; THENCE South 09° 00' 28" East, a distance of 79.00 feet; THENCE South 04° 59' 36" West, a distance of 66.08 feet; THENCE South 75° 55' 36" West, a distance of 159.24 feet; THENCE South 69° 36' 36" West, a distance of 116.53 feet; THENCE South 44° 12' 36" West, a distance of 115.03 feet; THENCE South 29° 10' 36" West, a distance of 101.83 feet; THENCE South 10° 02' 36" West, a distance of 242.37 feet; THENCE South 36° 39' 36" West, a distance of 129.04 feet; THENCE South 68° 24' 36" West, a distance of 641.28 feet; THENCE South 81° 48' 34" West, a distance of 96.70 feet; THENCE North 70° 22' 26" West, a distance of 173.00 feet; THENCE South 82° 58' 34" West, a distance of 99.65 feet; THENCE North 59° 19' 49" West, a distance of 524.93 feet; THENCE North 00° 11' 26" East, a distance of 3264.41 feet to the **POINT OF BEGINNING**.

Said parcel contains 251.37 acres (10,949,883 square feet), more or less, and may be subject to easements and right-of-ways now on record or existing.

Exhibit attached hereto and made a part hereof.

SURVEYOR'S CERTIFICATE

I, Tharen J. Helgerson, a Colorado Professional Land Surveyor, do hereby certify that this property description was prepared under my personal supervision and checking, that it is true and correct to the best of my knowledge, information and belief and is in accordance with applicable standards of practice. This is not a guaranty or warranty, either expressed or implied. {4 CCR 730-1}.



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Sheet
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Of 2
Sheets

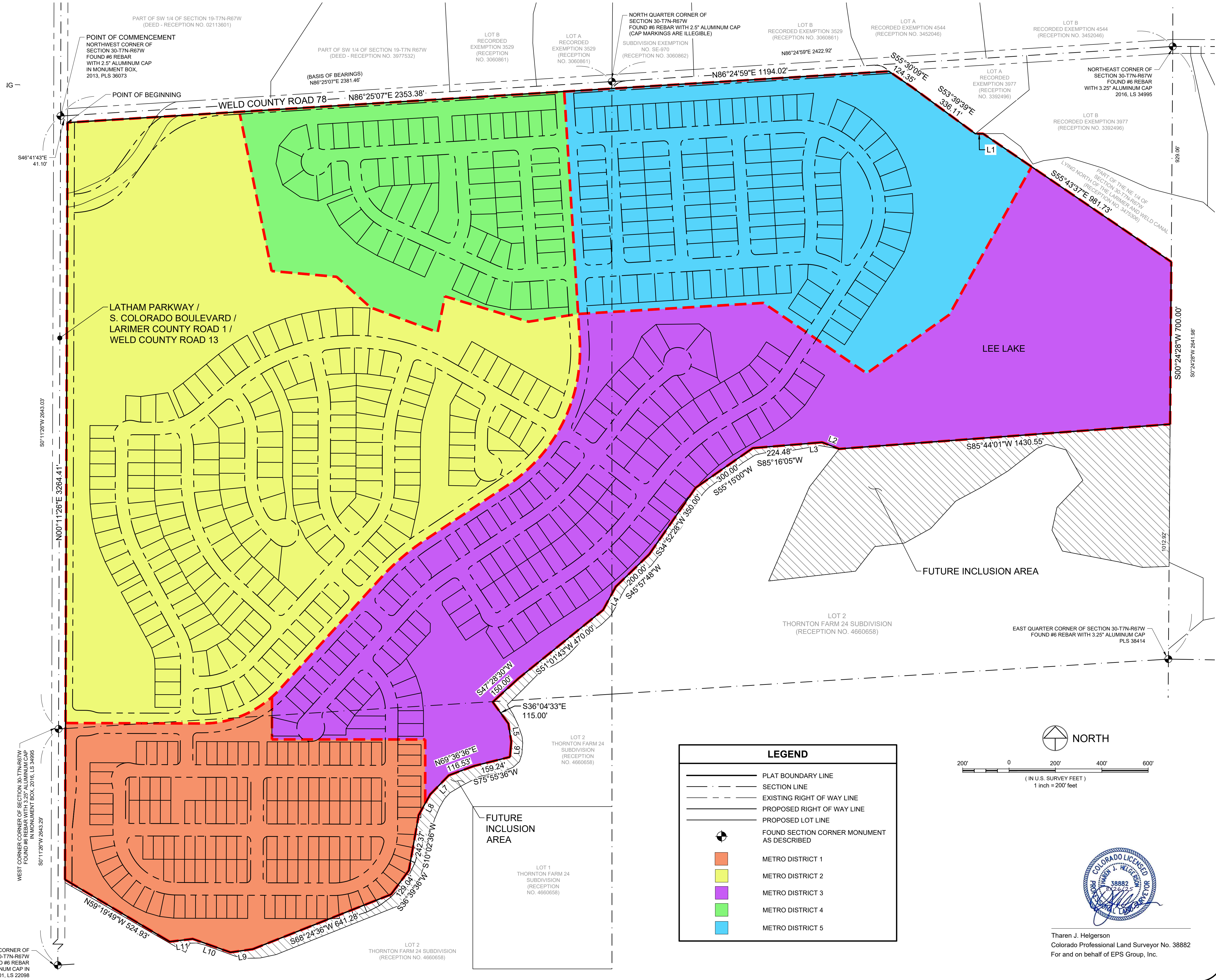
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PROJECT: 24-0648	CLIENT: DRAPAC
DATE: 08/26/2025	SECTION-TWP-RGE: S30-T7N-R67W
DRAWN BY: L. SMITH	REVIEW BY: T. HELGERSON

THIS EXHIBIT IS NOT A MONUMENTED LAND SURVEY. IT IS MEANT TO AID IN THE VISUALIZATION OF THE ACCOMPANYING WRITTEN DESCRIPTION. THE WRITTEN DESCRIPTION SUPERCEDES THE EXHIBIT DRAWING.

BUFFALO CREEK METROPOLITAN DISTRICT
LOCATED IN THE NORTH HALF AND SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 7 NORTH, RANGE 67 WEST
OF THE 6TH P.M., TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

LINE TABLE		
Line #	Direction	Length
L1	N89°43'32"E	33.52'
L2	N68°58'50"W	78.80'
L3	S85°16'05"W	75.52'
L4	S28°34'26"W	115.00'
L5	S9°00'28"E	79.00'
L6	S4°59'36"W	66.08'
L7	S44°12'36"W	115.03'
L8	S29°10'36"W	101.83'
L9	N81°48'34"E	96.70'
L10	N70°22'26"W	173.00'
L11	S82°58'34"W	99.65'



NOTICE:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:
30

TOWNSHIP:
7 NORTH

RANGE:
67 WEST OF 6TH PM

PROJECT:
24-0648

CLIENT:
DRAPAC

DRAWN BY:
L. SMITH

DATE:
08/26/2025

SCALE:
1" = 200'

REVIEWED BY:
T. HELGERSON

EPS GROUP

ARIZONA | COLORADO

BUFFALO CREEK METROPOLITAN DISTRICT

TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

Sheet
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Of 2 Sheets

EXHIBIT C

Vicinity Map

EXHIBIT D

Capital Infrastructure Estimate

Client:	Stars & Stripes 3Q, LLC	Date:	4/16/2025
Project:	Buffalo Creek	Prepared By:	KH TEAM
KHA No.:	196753007	Checked By:	MEC

Summary of Costs

Kimley-Horn and Associates, Inc. has not prepared fully engineered construction drawings for this entire site; therefore, the final quantities are subject to change. Additionally, the final land plan could change significantly through the development process. Review all notes and assumptions. Since Kimley-Horn and Associates, Inc. has no control over the cost of labor, materials, equipment, or services furnished by others, or over methods of determining price, or over competitive bidding or market conditions, any and all opinions as to the cost herein, including but not limited to opinions as to the costs of construction materials, shall be made on the basis of experience and best available data. Kimley-Horn and Associates, Inc. cannot and does not guarantee that proposals, bids, or actual costs will not vary from the opinions on costs shown herein. The total costs and other numbers in this Opinion of Probable Cost have been rounded.

Item Description	Item Cost
Buffalo Creek Onsite	\$75,337,876.04
SUB-TOTAL SEWER:	\$2,544,476.49
SUB-TOTAL WATER:	\$7,585,365.71
SUB-TOTAL STORM DRAINAGE:	\$3,124,558.77
SUB-TOTAL SURFACE IMPROVEMENTS:	\$17,842,939.74
SUB-TOTAL EARTHWORK:	\$11,766,222.67
SUB-TOTAL MISCELLANEOUS:	\$12,991,000.00
SUB-TOTAL ADMINISTRATION, DESIGN & PERMITTING:	\$6,927,000.00
20% CONTINGENCY:	\$12,556,312.67
Buffalo Creek Offsite	\$12,868,750.36
SUB-TOTAL SEWER:	\$150,801.75
SUB-TOTAL WATER:	\$1,016,275.80
SUB-TOTAL WCR 78 & HWY 257 SURFACE IMPROVEMENTS:	\$4,049,632.96
SUB-TOTAL CO BLVD SURFACE IMPROVEMENTS:	\$3,736,609.12
SUB-TOTAL EARTHWORK:	\$386,639.00
SUB-TOTAL MISCELLANEOUS:	\$200,000.00
SUB-TOTAL ADMINISTRATION, DESIGN & PERMITTING:	\$1,184,000.00
20% CONTINGENCY:	\$2,144,791.73
Total:	\$88,206,626.40

Basis for Cost Projection:

- ☒ No Design Completed
- ☐ Preliminary Design
- ☐ Final Design

Design Engineer: Kimley-Horn


 Mary Carlson, P.E.

Registered Professional Engineer, State of Colorado No. 56766



PROJECT NAME: Buffalo Creek
 PROJECT NO: 196753007
 DATE PREPARED: April 16, 2025

OPINION OF PROBABLE COST - BUFFALO CREEK ONSITES

	QUANTITY	UNIT	UNIT COST	TOTAL
SEWER				
8" PVC SEWER LINE	26,408	LF	\$65.69	\$1,734,708.68
4' DIAMETER MANHOLES	136	EA	\$5,879.23	\$799,575.28
CONNECT TO EXISTING	1	EA	\$10,192.53	\$10,192.53
			SEWER SUB-TOTAL	\$2,544,476.49
WATER				
8" PVC WATER LINE	27,515	LF	\$82.13	\$2,259,790.52
8" NON-POTABLE WATER LINE	40,965	LF	\$82.13	\$3,364,414.39
NON-POTABLE PUMP STATION	1	EA	\$450,000.00	\$450,000.00
12" PVC WATER LINE	4,736	LF	\$90.02	\$426,289.71
VERTICAL REALIGNMENT	5	EA	\$8,027.55	\$40,137.75
8" TO 6" REDUCER	5	EA	\$260.00	\$1,300.00
8" X 8" CROSS	1	EA	\$1,444.84	\$1,444.84
12" X 8" CROSS	5	EA	\$1,800.00	\$9,000.00
STD FIRE HYDRANT ASSEMBLY	51	EA	\$10,942.24	\$558,054.24
8" X 6" TEE	44	EA	\$742.32	\$32,662.08
12" X 6" TEE	2	EA	\$1,115.48	\$2,230.96
8" X 8" TEE	31	EA	\$1,244.67	\$38,584.77
8" GATE VALVE	119	EA	\$3,101.39	\$369,065.41
12" GATE VALVE	7	EA	\$3,425.00	\$23,975.00
8" BEND MJ	8	EA	\$821.03	\$6,568.24
12" BEND MJ	2	EA	\$923.90	\$1,847.80
			WATER SUB-TOTAL	\$7,585,365.71
STORM DRAIN				
18" CLASS III RCP	3,088	LF	\$93.36	\$288,295.68
24" CLASS III RCP	253	LF	\$123.41	\$31,282.95
30" CLASS III RCP	596	LF	\$157.84	\$94,072.64
36" CLASS III RCP	443	LF	\$202.38	\$89,553.15
76"x48" CLASS III HERCP	1,060	LF	\$726.00	\$769,560.00
18" RCP FLARED END SECTION	6	EA	\$1,360.00	\$8,160.00
76"x48" FLARED END SECTION	20	EA	\$2,501.00	\$50,020.00
5' DIAM. STORM MANHOLE	8	EA	\$5,944.86	\$47,558.88
8' DIAM. STORM MANHOLE	1	EA	\$11,816.38	\$11,816.38
DOUBLE COMBINATION INLET	16	EA	\$10,676.33	\$170,821.28
FOREBAY STRUCTURE	10	EA	\$36,000.00	\$360,000.00
ACCESS ROAD 4" THICK CL 6 ROAD BASE	1,124	SY	\$30.00	\$33,733.33
POND OUTLET STRUCTURE	10	EA	\$82,554.14	\$825,541.40
4' TRICKLE CHANNEL	2,344	LF	\$140.00	\$328,160.00
TYPE "C" INLET	3	EA	\$5,327.69	\$15,983.07
			STORM DRAIN SUB-TOTAL	\$3,124,558.77



PROJECT NAME: Buffalo Creek
 PROJECT NO: 196753007
 DATE PREPARED: April 16, 2025

OPINION OF PROBABLE COST - BUFFALO CREEK ONSITES

	QUANTITY	UNIT	UNIT COST	TOTAL
SURFACE IMPROVEMENTS/ROADWAY				
5' SIDEWALK (5.5" DEPTH)	49,194	LF	\$36.10	\$1,775,903.40
6' SIDEWALK (7" DEPTH)	8,318	LF	\$43.32	\$360,335.76
6' CONC. TRAIL	20,407	LF	\$43.32	\$884,031.24
6' BOARDWALK	25,738	SF	\$150.00	\$3,860,700.00
6" VERT CURB & GUTTER	8,318	LF	\$28.12	\$233,902.16
4" MOUNTABLE CURB & GUTTER	49,194	LF	\$28.12	\$1,383,335.28
COMPOSITE ASPHALT (4" DEPTH)*	92,922	SY	\$32.81	\$3,048,770.82
CLASS 6 ROAD BASE (8" DEPTH)*	92,922	SY	\$10.36	\$962,671.92
COMPOSITE ASPHALT (5.5" DEPTH)*	18,484	SY	\$35.00	\$646,955.56
CLASS 6 ROAD BASE (8" DEPTH)*	18,484	SY	\$15.54	\$287,248.27
8' CONCRETE CROSSPAN	32,800	SF	\$16.45	\$539,560.00
PAVEMENT STRIPING	1	LS	\$10,000.00	\$10,000.00
STOP SIGN	45	EA	\$730.38	\$32,867.10
SPEED LIMIT SIGNAGE	10	EA	\$320.00	\$3,200.00
STREET SIGNS	44	EA	\$380.00	\$16,720.00
REGULATORY SIGNS	10	EA	\$380.00	\$3,800.00
STREET LIGHTING	329	EA	\$10,000.00	\$3,290,000.00
CURB RAMPS	192	EA	\$2,619.47	\$502,938.24
SURFACE IMPROVEMENTS SUB-TOTAL:				\$17,842,939.74

*TO BE CONFIRMED BY GEOTECHNICAL ENGINEER.

EARTHWORK				
CLEARING AND GRUBBING	210	AC	\$2,000.00	\$420,000.00
MASS GRADING (CUT TO FILL)*	379,978	CY	\$6.60	\$2,507,854.80
ROUGH GRADE PONDS*	52,067	SY	\$2.50	\$130,166.67
SITE IMPORT*	301,658	CY	\$25.00	\$7,541,450.00
ROADWAY OVER-EXCAVATION (ASSUMING 3' DEPTH REQUIRED FOR ROADWAYS)**	111,406	CY	\$3.60	\$401,063.20
SITE STRIPPING (12" DEPTH)**	338,800	CY	\$2.26	\$765,688.00
EARTHWORK SUB-TOTAL:				\$11,766,222.67

*MASS GRADING NUMBERS HAVE BEEN APPROXIMATED BASED ON PRELIMINARY GRADING SURFACE AND ARE SUBJECT TO CHANGE.

IMPORT ASSUMES DIRT IS TRANSPORTED >5 MILES.

**TO BE CONFIRMED BY GEOTECHNICAL ENGINEER

MISCELLANEOUS				
DECORATIVE MONUMENT SIGNS	2	EA	\$25,000.00	\$50,000.00
LANDSCAPING & IRRIGATION	1	LS	\$10,606,000.00	\$10,606,000.00
EROSION CONTROL	210	AC	\$5,000.00	\$1,050,000.00
TRAFFIC CONTROL	1	LS	\$25,000.00	\$25,000.00
MOBILIZATION	210	AC	\$6,000.00	\$1,260,000.00
MISCELLANEOUS SUB-TOTAL:				\$12,991,000.00



PROJECT NAME: Buffalo Creek
PROJECT NO: 196753007
DATE PREPARED: April 16, 2025

OPINION OF PROBABLE COST - BUFFALO CREEK ONSITES

	QUANTITY	UNIT	UNIT COST	TOTAL
ADMINISTRATION, DESIGN & PERMITTING				
ENGINEERING/SURVEYING	1	LS	\$4,748,000.00	\$4,748,000.00
CONSTRUCTION MANAGEMENT/INSPECTION/TESTING	1	LS	\$782,000.00	\$782,000.00
ADMINISTRATION/PLANNING/PERMITTING	1	LS	\$1,397,000.00	\$1,397,000.00
ADMINISTRATION, DESIGN & PERMITTING SUB-TOTAL:				\$6,927,000.00
SUB-TOTAL SEWER:				\$2,544,476.49
SUB-TOTAL WATER:				\$7,585,365.71
SUB-TOTAL STORM DRAINAGE:				\$3,124,558.77
SUB-TOTAL SURFACE IMPROVEMENTS:				\$17,842,939.74
SUB-TOTAL EARTHWORK:				\$11,766,222.67
SUB-TOTAL MISCELLANEOUS:				\$12,991,000.00
SUB-TOTAL ADMINISTRATION, DESIGN & PERMITTING:				\$6,927,000.00
SUB-TOTAL CONSTRUCTION:				\$62,781,563.37
20% CONTINGENCY:				\$12,556,312.67
TOTAL ESTIMATE FOR ONSITES:				\$75,337,876.04

ESTIMATE NOTES

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PROJECT NAME: Buffalo Creek
 PROJECT NO: 196753007
 DATE PREPARED: April 16, 2025

OPINION OF PROBABLE COST - BUFFALO CREEK OFFSITES

	QUANTITY	UNIT	UNIT COST	TOTAL
SEWER				
8" PVC SEWER LINE	1,335	LF	\$65.69	\$87,696.15
4' DIAMETER MANHOLES	9	EA	\$5,879.23	\$52,913.07
CONNECT TO EXISTING	1	EA	\$10,192.53	\$10,192.53
SEWER SUB-TOTAL:				\$150,801.75

WATER*				
12" PVC WATER LINE	2,345	LF	\$90.02	\$211,096.90
12" PVC WATER LINE EXTENSION	7,833	LF	\$90.02	\$705,126.66
STD FIRE HYDRANT ASSEMBLY	3	EA	\$10,942.24	\$32,826.72
24" X 12" TEE	2	EA	\$4,973.00	\$9,946.00
12" X 6" TEE	3	EA	\$1,135.00	\$3,405.00
12" X 12" TEE	2	EA	\$1,890.00	\$3,780.00
12" GATE VALVE	4	EA	\$3,425.00	\$13,700.00
12" BEND MJ	3	EA	\$923.90	\$2,771.70
12" PLUG & BLOW-OFF	2	EA	\$5,677.00	\$11,354.00
CONNECT TO EXISTING WATER	2	EA	\$11,134.41	\$22,268.82
WATER SUB-TOTAL:				\$1,016,275.80

SURFACE IMPROVEMENTS/ROADWAY WCR 78 & HWY 257				
6' SIDEWALK (7" DEPTH)	1,036	LF	\$43.32	\$44,879.52
COMPOSITE ASPHALT (5.5" DEPTH)*	40,800	SY	\$35.00	\$1,428,000.00
CLASS 6 ROAD BASE (8" DEPTH)*	40,800	SY	\$15.54	\$634,032.00
8' CONCRETE CROSSSPAN	1,050	SF	\$16.45	\$17,272.50
PAVEMENT STRIPING	1	LS	\$11,250.00	\$11,250.00
INTERSECTION IMPROVEMENTS	1	EA	\$500,000.00	\$500,000.00
BOX CULVERT BRIDGE	1	EA	\$1,000,000.00	\$1,000,000.00
SPEED LIMIT SIGNAGE	3	EA	\$320.00	\$960.00
STREET LIGHTING	41	EA	\$10,000.00	\$408,000.00
CURB RAMPS	2	EA	\$2,619.47	\$5,238.94
WCR 78 & HWY 257 SURFACE IMPROVEMENTS SUB-TOTAL:				\$4,049,632.96

*TO BE CONFIRMED BY GEOTECHNICAL ENGINEER

SURFACE IMPROVEMENTS/ROADWAY CO BLVD				
10' SIDEWALK (7" DEPTH)	3,265	LF	\$72.20	\$235,733.00
COMPOSITE ASPHALT (5.5" DEPTH)*	5,782	SY	\$35.00	\$202,358.33
CLASS 6 ROAD BASE (8" DEPTH)*	5,782	SY	\$15.54	\$89,847.10
8' CONCRETE CROSSSPAN	1,500	SF	\$16.45	\$24,675.00
PAVEMENT STRIPING	1	LS	\$3,750.00	\$3,750.00
INTERSECTION IMPROVEMENTS	1	EA	\$3,000,000.00	\$3,000,000.00
SPEED LIMIT SIGNAGE	1	EA	\$320.00	\$320.00
STREET LIGHTING	14	EA	\$10,000.00	\$138,760.00
CURB RAMPS	2	EA	\$2,619.47	\$5,238.94
SAW CUT	3,275	LF	\$10.97	\$35,926.75
CO BLVD SURFACE IMPROVEMENTS SUB-TOTAL:				\$3,736,609.12

*TO BE CONFIRMED BY GEOTECHNICAL ENGINEER



PROJECT NAME: Buffalo Creek
 PROJECT NO: 196753007
 DATE PREPARED: April 16, 2025

OPINION OF PROBABLE COST - BUFFALO CREEK OFFSITES

	QUANTITY	UNIT	UNIT COST	TOTAL
EARTHWORK				
MASS GRADING (CUT TO FILL)*	6,700	CY	\$6.60	\$44,220.00
SITE IMPORT*	6,989	CY	\$25.00	\$174,725.00
ROADWAY OVER-EXCAVATION (ASSUMING 3' DEPTH REQUIRED FOR ROADWAYS - TO BE CONFIRMED BY GEOTECH)	46,582	CY	\$3.60	\$167,694.00
			EARTHWORK SUB-TOTAL:	\$386,639.00
*MASS GRADING NUMBERS HAVE BEEN APPROXIMATED BASED ON LIMITED TOPOGRAPHICAL INFORMATION AND ARE SUBJECT TO CHANGE. IMPORT ASSUMES DIRT IS TRANSPORTED >5 MILES.				
MISCELLANEOUS				
EROSION CONTROL	15	AC	\$5,000.00	\$75,000.00
TRAFFIC CONTROL	1	LS	\$35,000.00	\$35,000.00
MOBILIZATION	15	AC	\$6,000.00	\$90,000.00
			MISCELLANEOUS SUB-TOTAL:	\$200,000.00
ADMINISTRATION, DESIGN & PERMITTING				
ENGINEERING/SURVEYING	1	LS	\$811,000.00	\$811,000.00
CONSTRUCTION MANAGEMENT/INSPECTION/TESTING	1	LS	\$134,000.00	\$134,000.00
ADMINISTRATION/PLANNING/PERMITTING	1	LS	\$239,000.00	\$239,000.00
			ADMINISTRATION, DESIGN & PERMITTING SUB-TOTAL:	\$1,184,000.00
SUB-TOTAL SEWER:				\$150,801.75
SUB-TOTAL WATER:				\$1,016,275.80
SUB-TOTAL WCR 78 & HWY 257 SURFACE IMPROVEMENTS:				\$4,049,632.96
SUB-TOTAL CO BLVD SURFACE IMPROVEMENTS:				\$3,736,609.12
SUB-TOTAL EARTHWORK:				\$386,639.00
SUB-TOTAL MISCELLANEOUS:				\$200,000.00
SUB-TOTAL ADMINISTRATION, DESIGN & PERMITTING:				\$1,184,000.00
SUB-TOTAL CONSTRUCTION:				\$10,723,958.63
20% CONTINGENCY:				\$2,144,791.73
TOTAL ESTIMATE FOR OFFSITES:				\$12,868,750.36

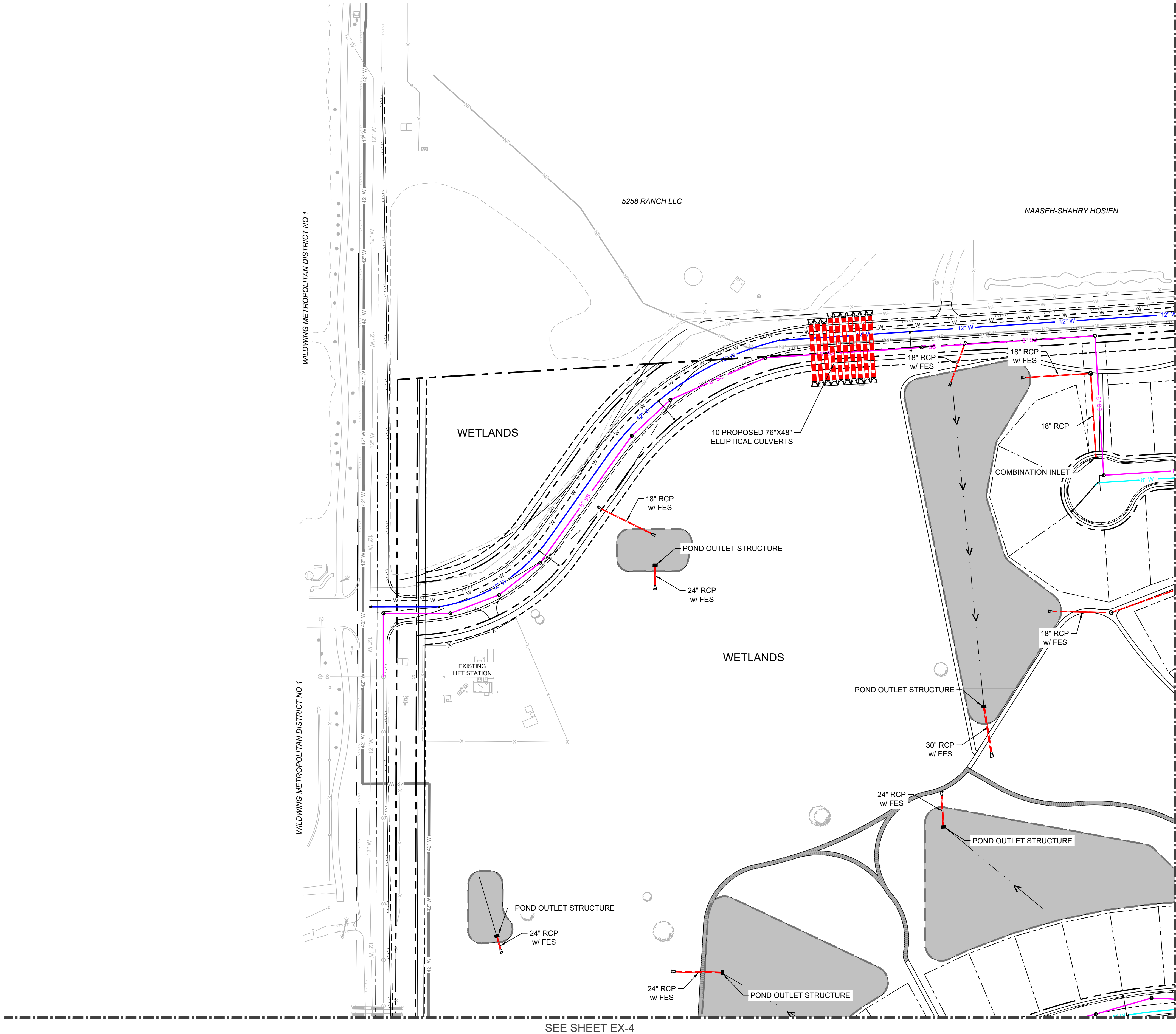
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EXHIBIT E

Preliminary Infrastructure Plan

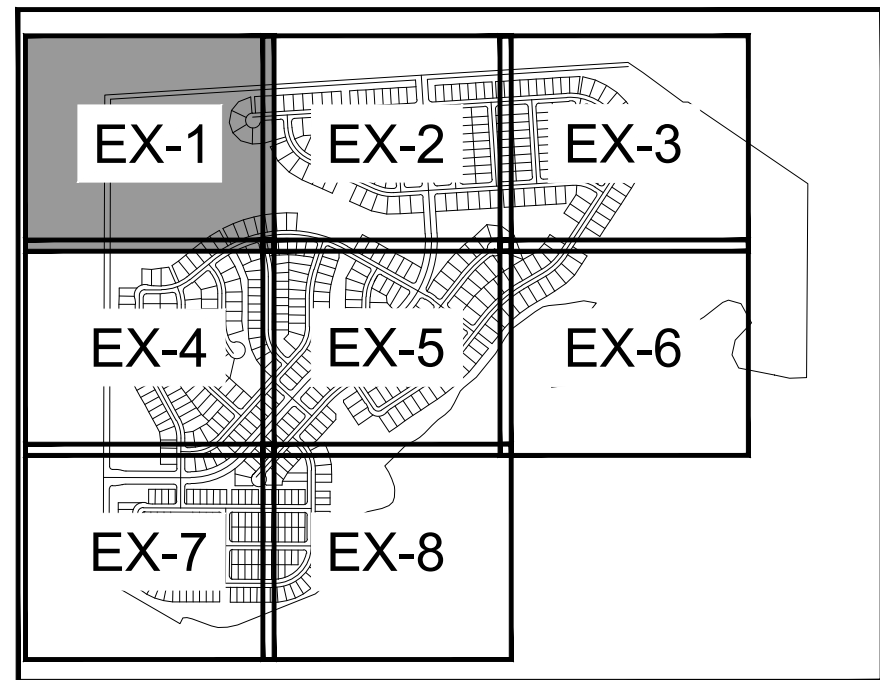
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LEGEND

	PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED RIGHT-OF-WAY
	EXISTING SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	EXISTING WATER LINE
	PROPOSED 8" WATER LINE
	PROPOSED 12" WATER LINE
	FUTURE WATER LINE BY OTHERS
	EXISTING NON-POTABLE WATER LINE
	EXISTING STORM LINE
	PROPOSED STORM LINE
	PROPOSED STORM MANHOLE
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED COMBO STORM INLET
	PROPOSED OUTLET STRUCTURE
	PROPOSED FLARED END SECTION
	PROPOSED FIRE HYDRANT
	PROPOSED WATER GATE VALVE
	PROPOSED REDUCER
	PROPOSED DETENTION POND

- PLAN NOTES**
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KEY MAP

NORTH

GRAPHIC SCALE IN FEET
0 40 80 160
SCALE: 1" = 80'

811

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DATE: 04/02/25

BUFFALO CREEK

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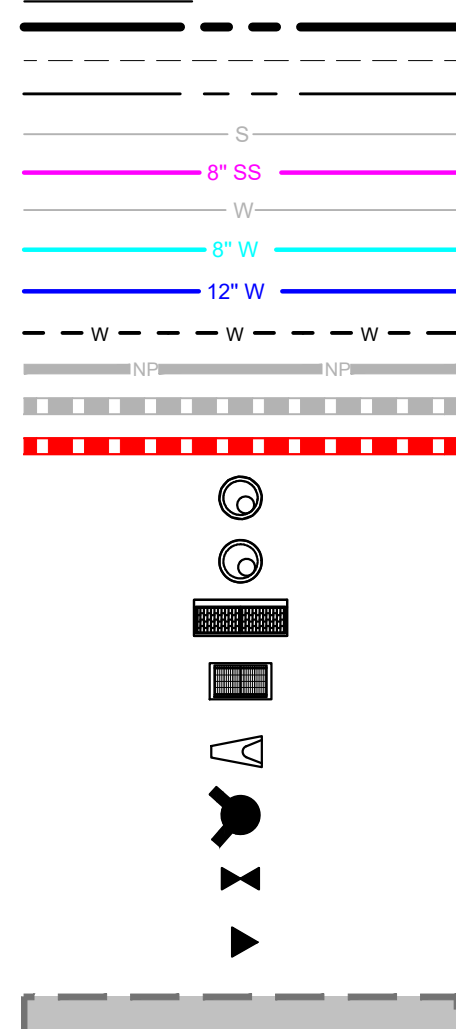
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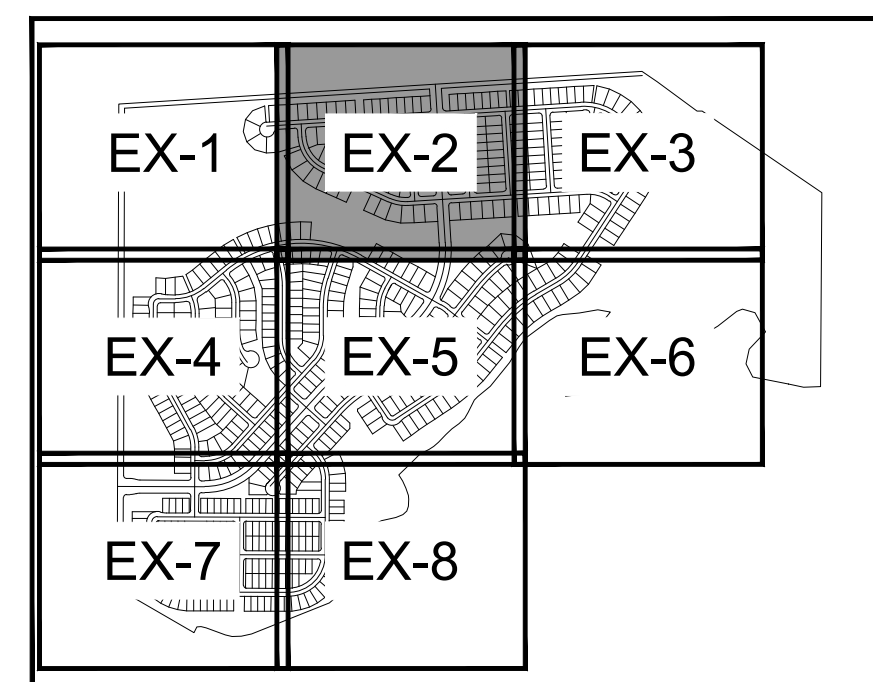
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PROPERTY LINE
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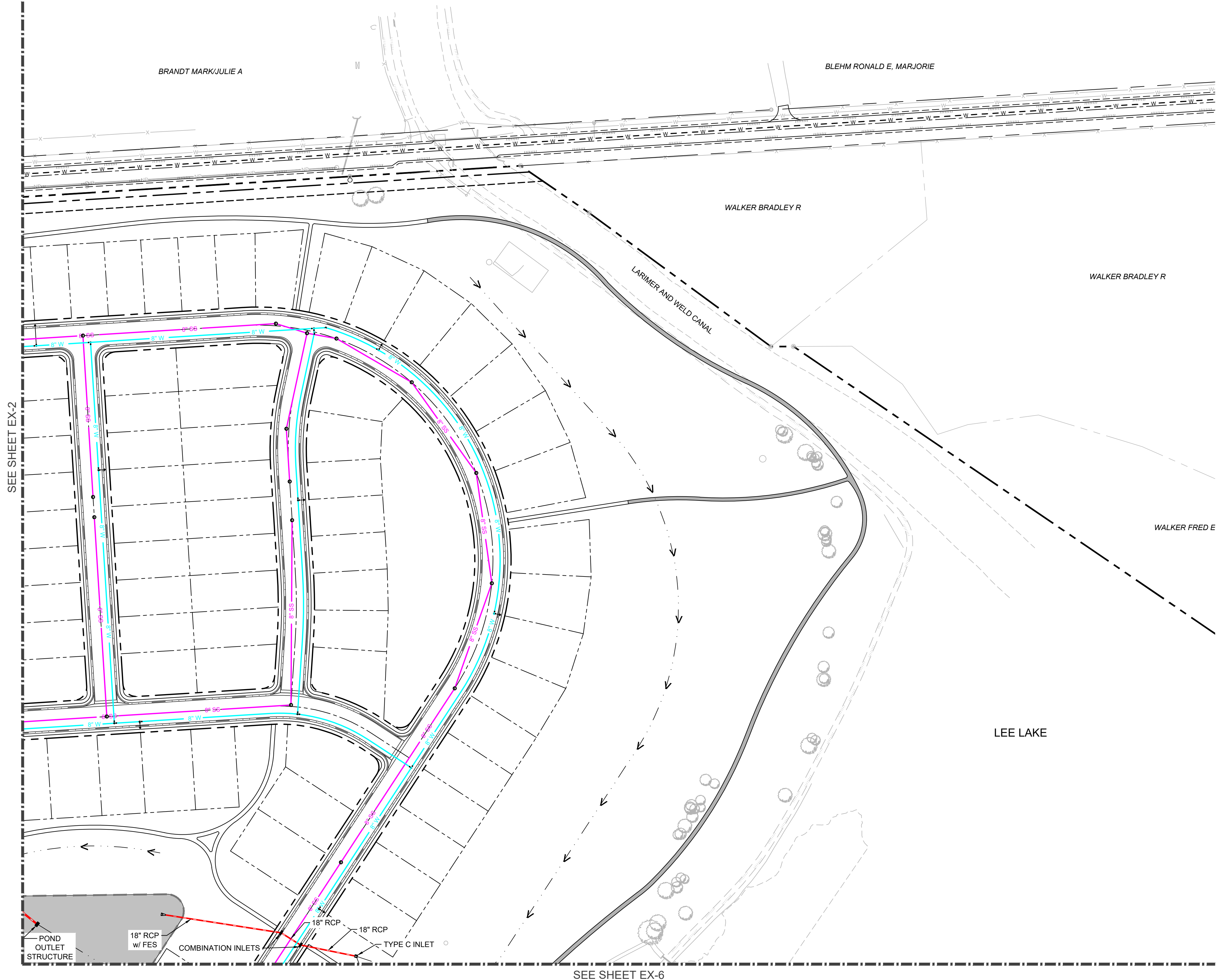
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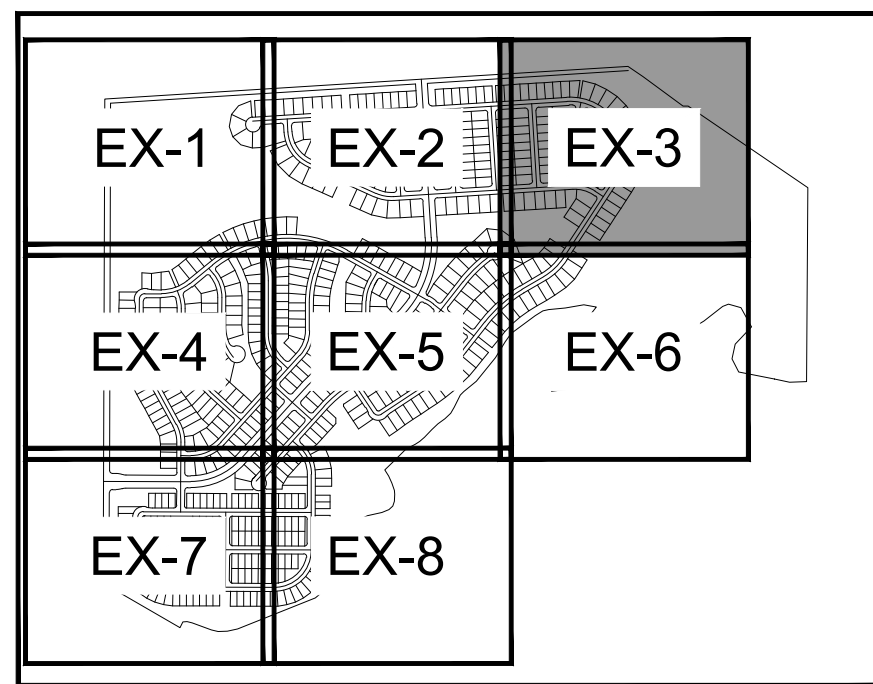
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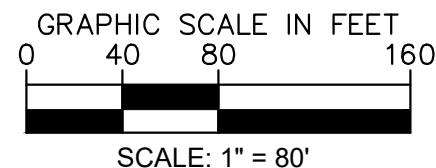
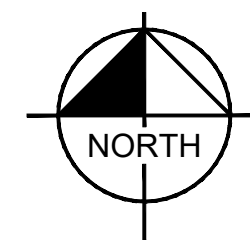
LEGEND

---	PROPERTY LINE
- - -	EXISTING EASEMENT
- - -	PROPOSED RIGHT-OF-WAY
S	EXISTING SANITARY SEWER LINE
W	PROPOSED 8" SANITARY SEWER LINE
8" SS	EXISTING WATER LINE
8" W	PROPOSED 8" WATER LINE
12" W	PROPOSED 12" WATER LINE
W - W	FUTURE WATER LINE BY OTHERS
NP	EXISTING NON-POTABLE WATER LINE
NP	EXISTING STORM LINE
NP	PROPOSED STORM LINE
○	PROPOSED STORM MANHOLE
○	PROPOSED SANITARY SEWER MANHOLE
□	PROPOSED COMBO STORM INLET
□	PROPOSED OUTLET STRUCTURE
△	PROPOSED FLARED END SECTION
▽	PROPOSED FIRE HYDRANT
▽	PROPOSED WATER GATE VALVE
▽	PROPOSED REDUCER
▽	PROPOSED DETENTION POND

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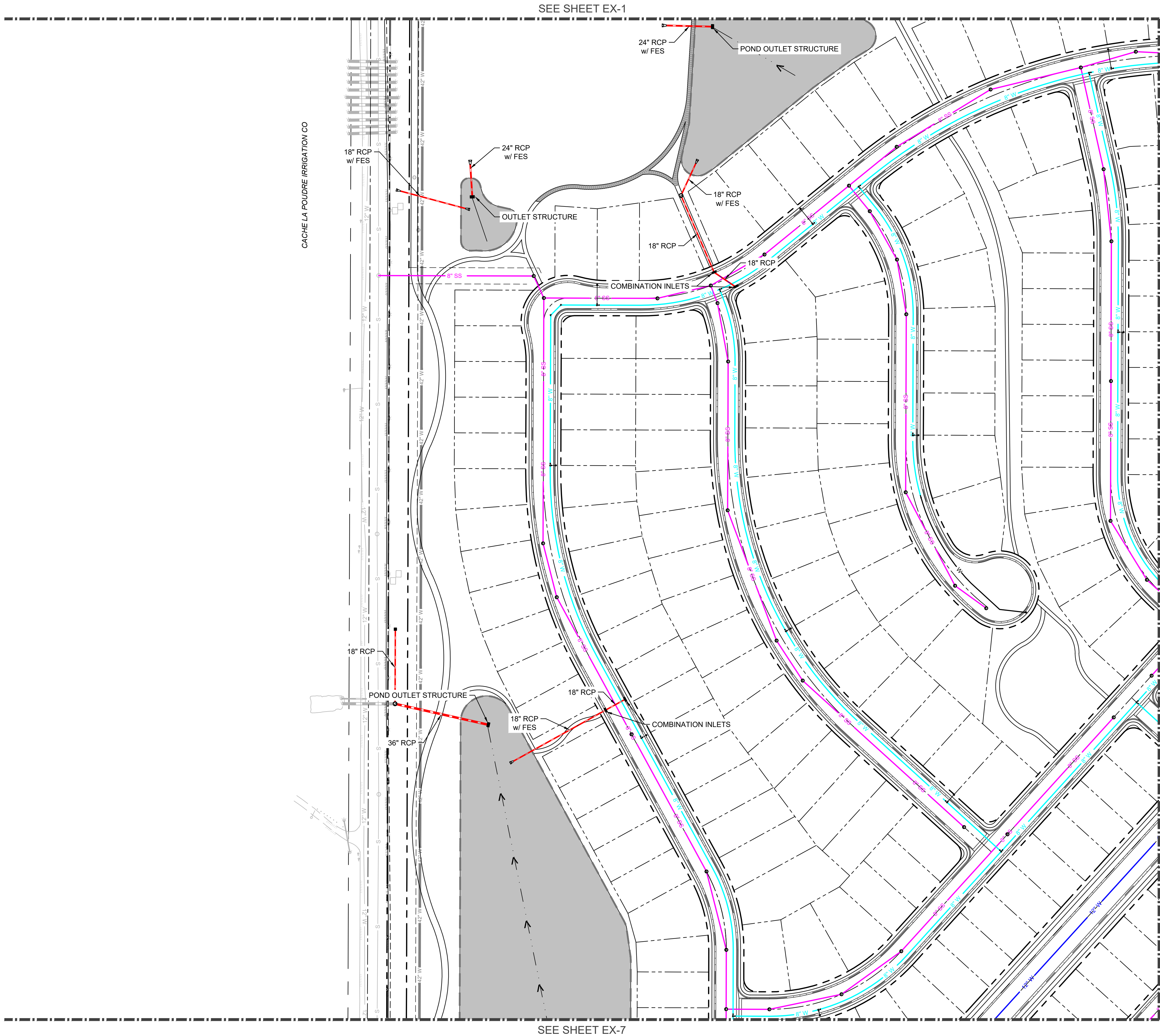
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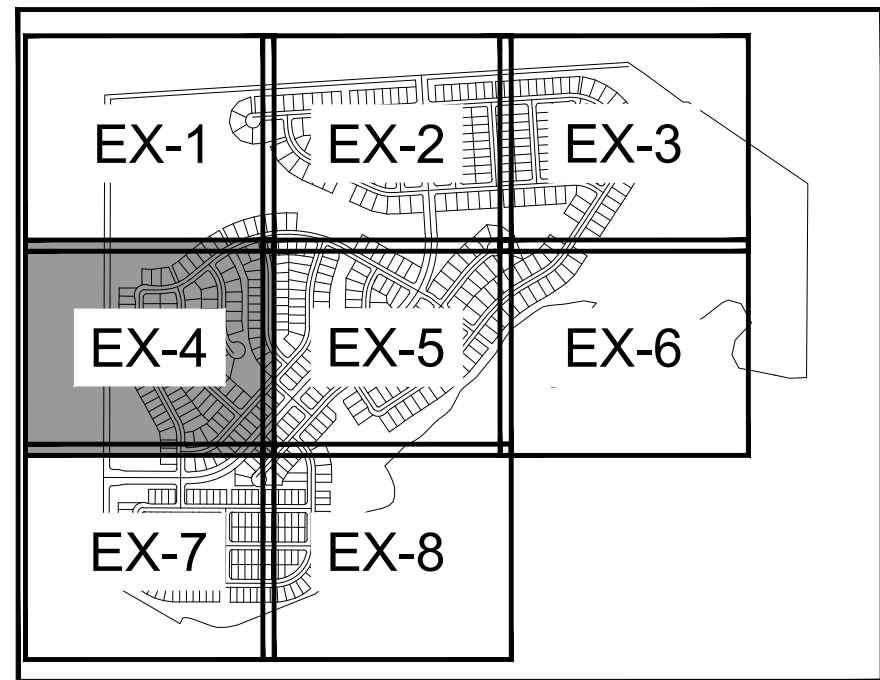
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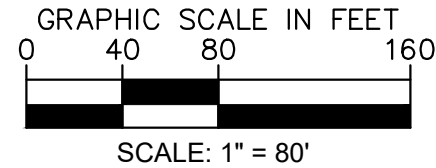
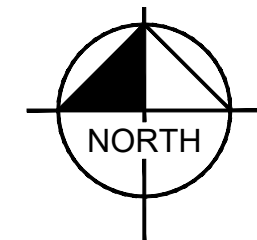
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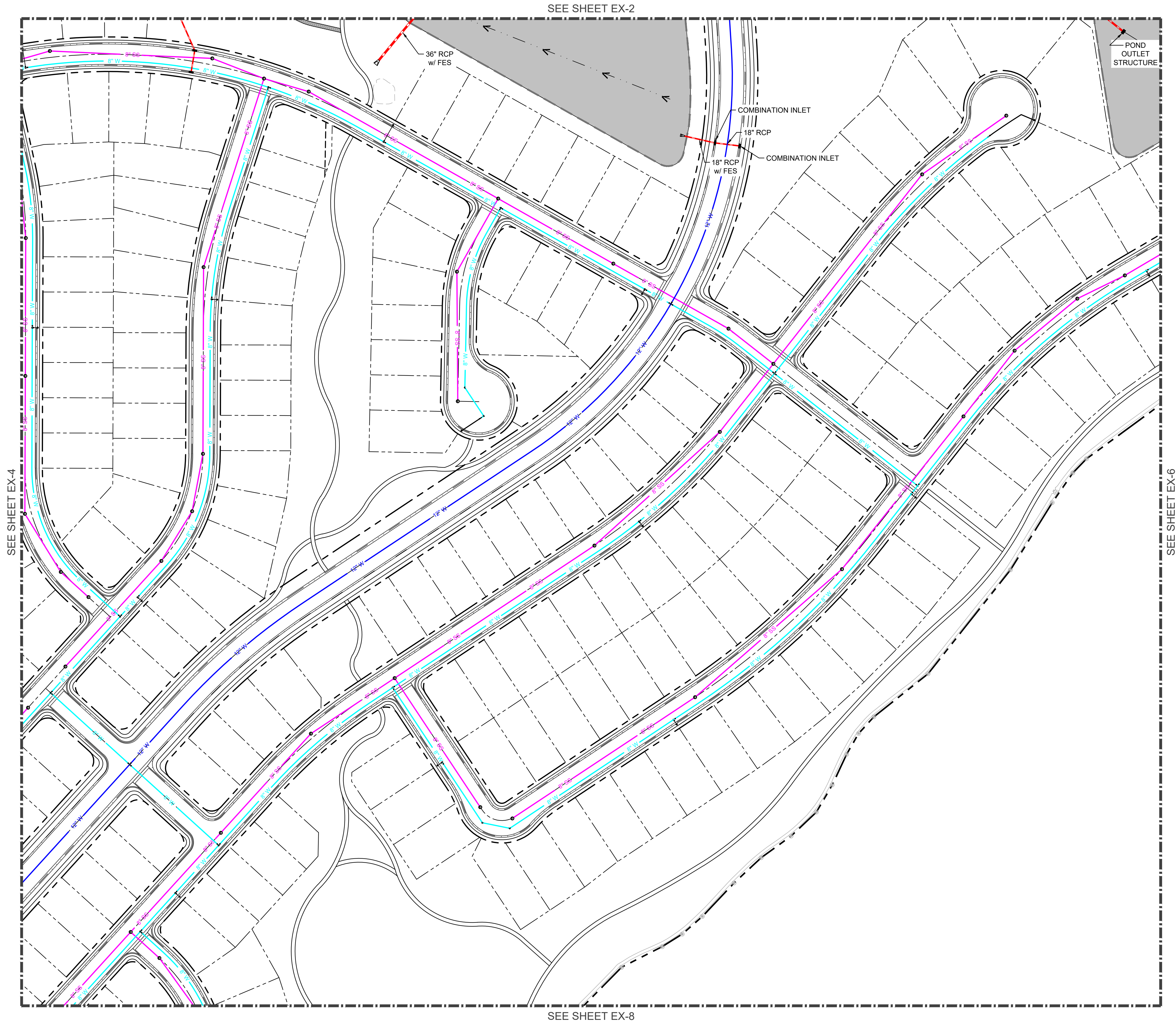
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		NO. REVISION BY DATE	

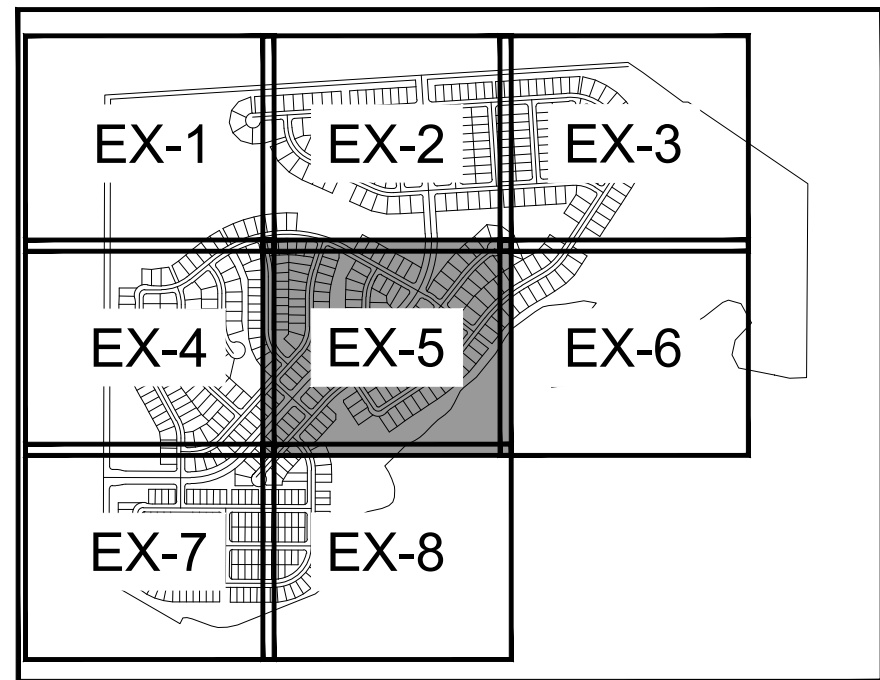


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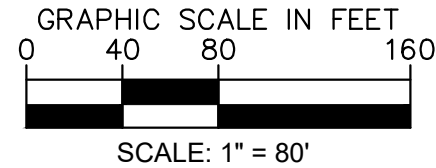
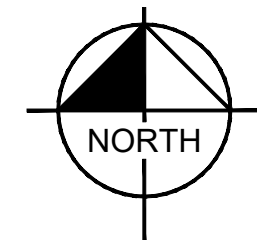
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BUFFALO CREEK

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5 OF 8

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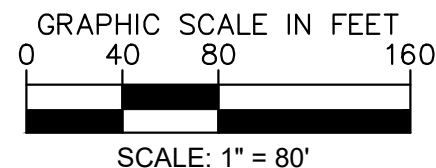


LEE LAKE

CITY OF THORNTON

- PROPERTY LINE
EXISTING EASEMENT
PROPOSED RIGHT-OF-WAY
EXISTING SANITARY SEWER LINE
PROPOSED 8" SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED 8" WATER LINE
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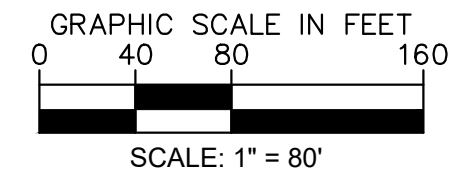
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- PROPERTY LINE
EXISTING EASEMENT
PROPOSED RIGHT-OF-WAY
EXISTING SANITARY SEWER LINE
PROPOSED 8" SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED 8" WATER LINE
PROPOSED 12" WATER LINE
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EXISTING STORM LINE
PROPOSED STORM LINE
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BUFFALO CREEK

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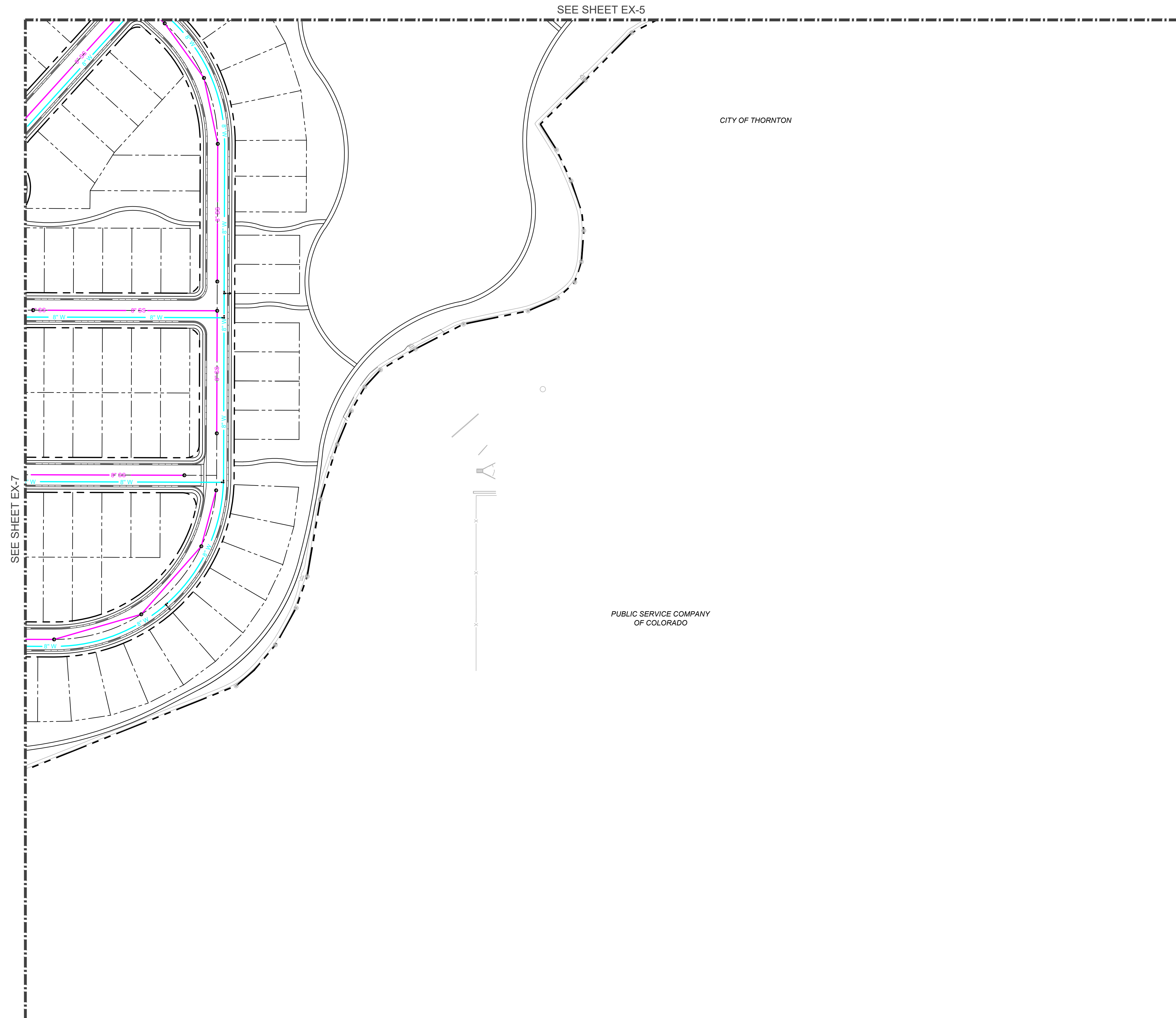
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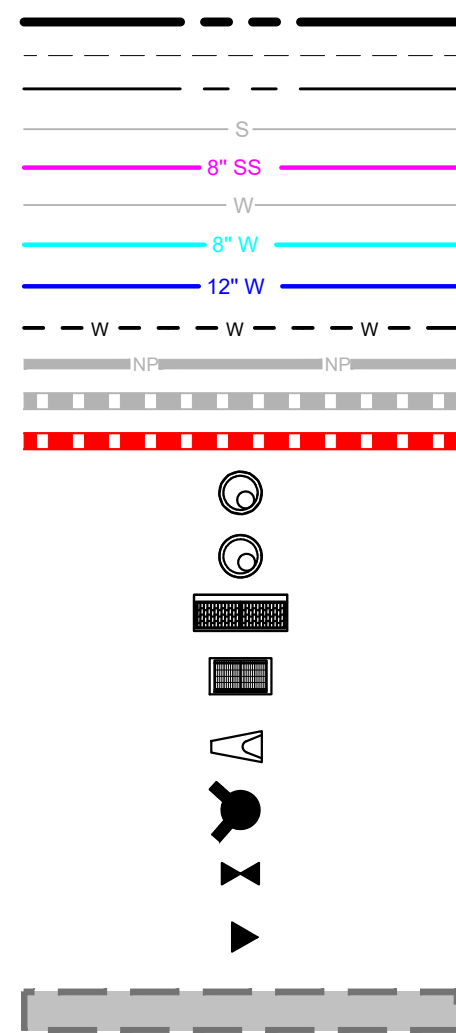
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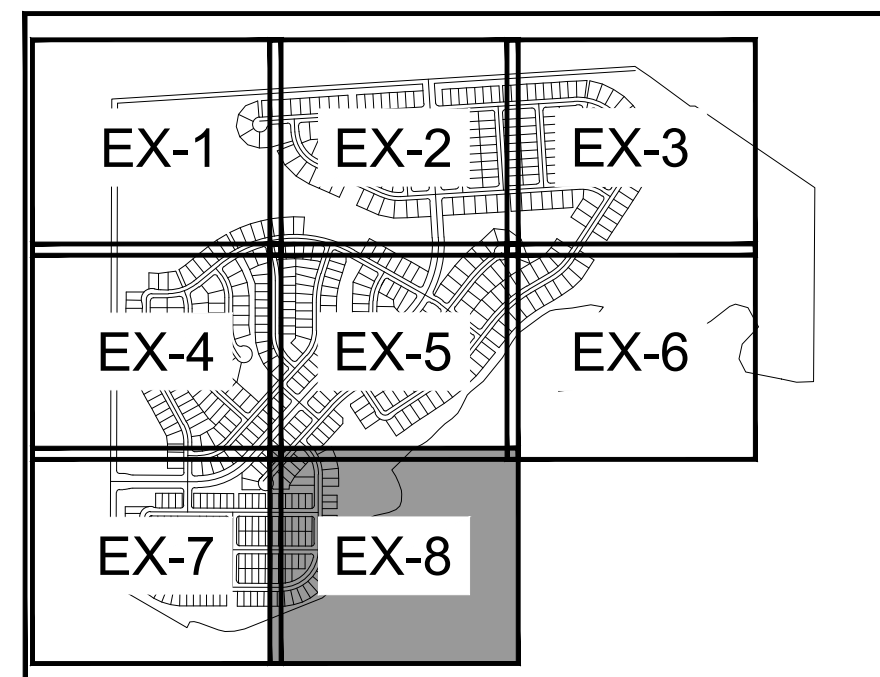
LEGEND



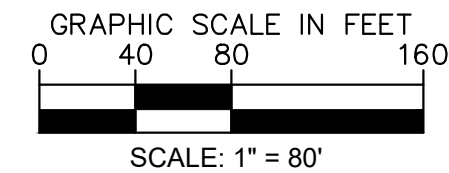
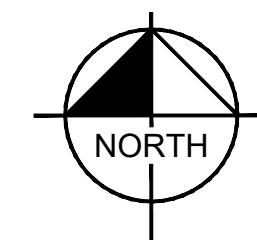
PROPERTY LINE
EXISTING EASEMENT
PROPOSED RIGHT-OF-WAY
EXISTING SANITARY SEWER LINE
PROPOSED 8" SANITARY SEWER LINE
EXISTING WATER LINE
PROPOSED 8" WATER LINE
PROPOSED 12" WATER LINE
FUTURE WATER LINE BY OTHERS
EXISTING NON-POTABLE WATER LINE
EXISTING STORM LINE
PROPOSED STORM LINE
PROPOSED STORM MANHOLE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED COMBO STORM INLET
PROPOSED OUTLET STRUCTURE
PROPOSED FLARED END SECTION
PROPOSED FIRE HYDRANT
PROPOSED WATER GATE VALVE
PROPOSED REDUCER
PROPOSED DETENTION POND

PLAN NOTES

1. UTILITIES SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE AS DESIGN PROGRESSES.
2. NOT ALL COST ITEMS INCLUDED IN LIST OF PUBLIC IMPROVEMENTS ARE DEPICTED ON THESE PLANS.



KEY MAP



BUFFALO CREEK

MAP OF PUBLIC IMPROVEMENTS

PRELIMINARY
FOR REVIEW ONLY
NOT FOR
CONSTRUCTION
Kimley»Horn
Kimley-Horn and Associates, Inc.

PROJECT NO.
196753005

SHEET
EX-8
8 OF 8

[illegible]

Kimley»»Horn

DESIGNED BY: MEC
DRAWN BY: MKL
CHECKED BY: AGR
DATE: 04/02/25

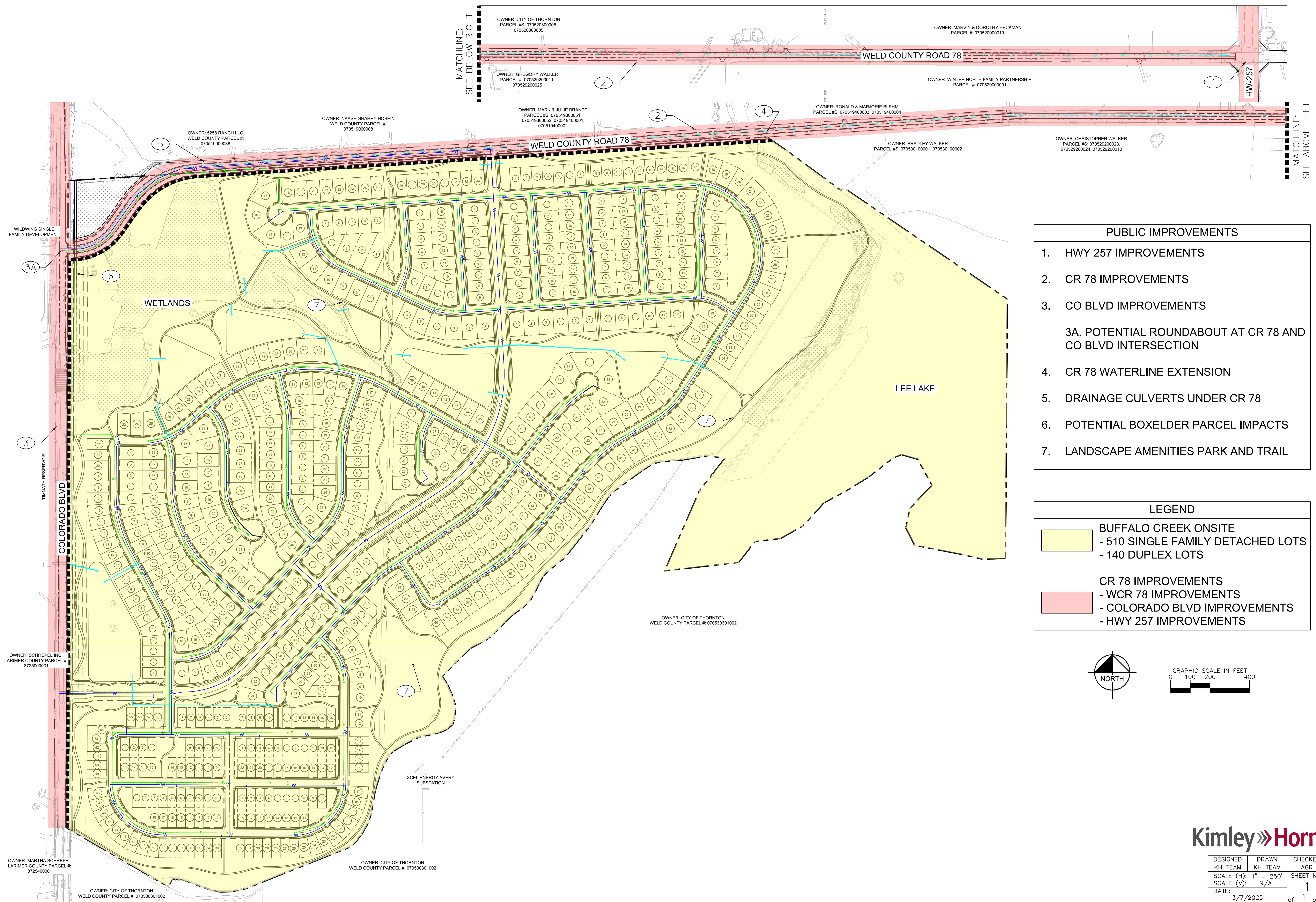


EXHIBIT F

Financial Plan

BUFFALO CREEK METROPOLITAN DISTRICT
Weld County, Colorado

~~~~~  
**GENERAL OBLIGATION BONDS, SERIES 2030**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040**  
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Service Plan (40-year Imposition Term)

Bond Assumptions	Series 2030	Series 2040	Total
Closing Date	12/1/2030	12/1/2040	
First Call Date	12/1/2035	12/1/2050	
Final Maturity	12/1/2060	12/1/2070	
Sources of Funds			
Par Amount	23,735,000	38,730,000	62,465,000
Funds on Hand	0	3,519,458	3,519,458
Total	23,735,000	42,249,458	65,984,458
Uses of Funds			
Project Fund	\$19,649,092	\$18,551,708	\$38,200,800
Refunding Escrow	0	23,175,000	23,175,000
Debt Service Reserve	2,174,458	0	2,174,458
Capitalized Interest	1,186,750	129,100	1,315,850
Costs of Issuance	724,700	393,650	1,118,350
Total	23,735,000	42,249,458	65,984,458
Bond Features			
Projected Coverage	110x	100x	
Tax Status	Tax-Exempt	Tax-Exempt	
Rating	Non-Rated	Inv. Grade	
Average Coupon	5.000%	4.000%	
Annual Trustee Fee	\$4,000	\$4,000	
Biennial Reassessment			
Residential	6.00%	6.00%	
Taxing Authority Assumptions			
Metropolitan District Revenue			
Residential Assessment Ratio			
<i>Service Plan Gallagherization Base</i>	7.96%		
<i>Current Assumption</i>	6.80%		
Residential (Multi-Family) Assessment Ratio			
<i>Service Plan Gallagherization Base</i>	7.96%		
<i>Current Assumption</i>	6.80%		
Commercial Assessment Ratio			
<i>Service Plan Gallagherization Base</i>	29.00%		
<i>Current Assumption</i>	25.00%		
Debt Service Mills			
<i>Service Plan Mill Levy Cap (Unadj.)</i>	35.000		
<i>Target Mill Levy</i>	40.970		
Specific Ownership Taxes	6.00%		
County Treasurer Fee	1.50%		
Operations			
<i>Operations Mill Levy</i>	5.853		
<i>Total Mill Levy</i>	46.823		

BUFFALO CREEK METROPOLITAN DISTRICT
Development Summary

	Residential								Total Residential
	55x110 SF Detached Lots	65x110 SF Detached Lots	75x145 SF Detached Lots	45x100 Paired Home	Product 5	Product 6	Product 7	Product 8	
Statutory Actual Value (2025)	\$550,000	\$615,000	\$800,000	\$485,000	\$	\$	\$	\$	
2025	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-
2027	24	24	-	36	-	-	-	-	84
2028	24	24	-	36	-	-	-	-	84
2029	24	24	12	36	-	-	-	-	96
2030	36	24	12	32	-	-	-	-	104
2031	36	36	12	-	-	-	-	-	84
2032	48	20	18	-	-	-	-	-	86
2033	60	-	8	-	-	-	-	-	68
2034	44	-	-	-	-	-	-	-	44
2035	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-
Total Units	296	152	62	140	-	-	-	-	650
Total Statutory Actual Value	\$162,800,000	\$93,480,000	\$49,600,000	\$67,900,000	\$	\$	\$	\$	\$373,780,000

BUFFALO CREEK METROPOLITAN DISTRICT
Assessed Value Calculation

	Vacant Land			Residential				Total
	Cumulative Statutory	Assessed Value	VAR	Total	Biennial	Cumulative Statutory	Assessed Value	Assessed Value
	Actual Value ¹	in Collection Year (2-year lag)		Residential Units	Reassessment	Actual Value	RAR	in Collection Year (2-year lag)
					6.00%			
2025	0	27.90%	0	0		0	6.700%	0
2026	4,542,000	27.00%	0	0	0	0	6.250%	0
2027	4,542,000	26.00%	0	84		47,254,968	6.800%	0
2028	5,502,000	25.00%	1,135,500	84	2,835,298	98,290,333	6.800%	0
2029	5,968,000	25.00%	1,135,500	96		157,845,751	6.800%	3,213,338
2030	5,154,000	25.00%	1,375,500	104	9,470,745	233,208,038	6.800%	6,683,743
2031	5,310,000	25.00%	1,492,000	84		291,250,449	6.800%	10,733,511
2032	3,940,000	25.00%	1,288,500	86	17,475,027	369,720,685	6.800%	15,858,147
2033	2,420,000	25.00%	1,327,500	68		415,884,065	6.800%	19,805,031
2034	0	25.00%	985,000	44	24,953,044	469,758,349	6.800%	25,141,007
2035	0	25.00%	605,000	0		469,758,349	6.800%	28,280,116
2036	0	25.00%	0	0	28,185,501	497,943,850	6.800%	31,943,568
2037	0	25.00%	0	0		497,943,850	6.800%	31,943,568
2038	0	25.00%	0	0	29,876,631	527,820,481	6.800%	33,860,182
2039	0	25.00%	0	0		527,820,481	6.800%	33,860,182
2040	0	25.00%	0	0	31,669,229	559,489,710	6.800%	35,891,793
2041	0	25.00%	0	0		559,489,710	6.800%	35,891,793
2042	0	25.00%	0	0	33,569,383	593,059,092	6.800%	38,045,300
2043	0	25.00%	0	0		593,059,092	6.800%	38,045,300
2044	0	25.00%	0	0	35,583,546	628,642,638	6.800%	40,328,018
2045	0	25.00%	0	0		628,642,638	6.800%	40,328,018
2046	0	25.00%	0	0	37,718,558	666,361,196	6.800%	42,747,699
2047	0	25.00%	0	0		666,361,196	6.800%	42,747,699
2048	0	25.00%	0	0	39,981,672	706,342,868	6.800%	45,312,561
2049	0	25.00%	0	0		706,342,868	6.800%	45,312,561
2050	0	25.00%	0	0	42,380,572	748,723,440	6.800%	48,031,315
2051	0	25.00%	0	0		748,723,440	6.800%	48,031,315
2052	0	25.00%	0	0	44,923,406	793,646,846	6.800%	50,913,194
2053	0	25.00%	0	0		793,646,846	6.800%	50,913,194
2054	0	25.00%	0	0	47,618,811	841,265,657	6.800%	53,967,986
2055	0	25.00%	0	0		841,265,657	6.800%	53,967,986
2056	0	25.00%	0	0	50,475,939	891,741,597	6.800%	57,206,065
2057	0	25.00%	0	0		891,741,597	6.800%	57,206,065
2058	0	25.00%	0	0	53,504,496	945,246,092	6.800%	60,638,429
2059	0	25.00%	0	0		945,246,092	6.800%	60,638,429
2060	0	25.00%	0	0	56,714,766	1,001,960,858	6.800%	64,276,734
2061	0	25.00%	0	0		1,001,960,858	6.800%	64,276,734
2062	0	25.00%	0	0	60,117,651	1,062,078,509	6.800%	68,133,338
2063	0	25.00%	0	0		1,062,078,509	6.800%	68,133,338
2064	0	25.00%	0	0	63,724,711	1,125,803,220	6.800%	72,221,339
2065	0	25.00%	0	0		1,125,803,220	6.800%	72,221,339
2066	0	25.00%	0	0	67,548,193	1,193,351,413	6.800%	76,554,619
2067	0	25.00%	0	0		1,193,351,413	6.800%	76,554,619
2068	0	25.00%	0	0	71,601,085	1,264,952,498	6.800%	81,147,896
2069	0	25.00%	0	0		1,264,952,498	6.800%	81,147,896
2070	0	25.00%	0	0	75,897,150	1,340,849,648	6.800%	86,016,770
Total				650	925,825,413			

1. Vacant land value calculated in year prior to construction as 10% of built-out market value

BUFFALO CREEK METROPOLITAN DISTRICT
Revenue Calculation

	District Mill Levy Revenue				District Fee Revenue		Expenses		Total
	Assessed Value	District Mill Levy ¹	Debt Mill Levy	Specific Ownership	SFD	SFA	County Treasurer	Annual Trustee	Revenue Available for Debt Service
	In Collection Year	35.000 SP Cap	Collections	Taxes	Facility Fees	Facility Fees	Fee	Fee	
	(2-year lag)		100%	6.00%	\$2,500 / unit	\$2,500 / unit	1.50%	\$4,000	
		40.970 Target							
2025	0	0.000	0	0	0	0	0	0	0
2026	0	0.000	0	0	0	0	0	0	0
2027	0	0.000	0	0	120,000	90,000	0	0	210,000
2028	1,135,500	0.000	0	0	120,000	90,000	0	0	210,000
2029	4,348,838	0.000	0	0	150,000	90,000	0	0	240,000
2030	8,059,243	0.000	0	0	180,000	80,000	0	0	260,000
2031	12,225,511	40.925	497,827	29,870	210,000	0	(7,467)	(4,000)	726,230
2032	17,146,647	40.942	698,508	41,910	215,000	0	(10,478)	(4,000)	940,941
2033	21,132,531	40.947	860,987	51,659	170,000	0	(12,915)	(4,000)	1,065,732
2034	26,126,007	40.956	1,064,667	63,880	110,000	0	(15,970)	(4,000)	1,218,577
2035	28,885,116	40.962	1,177,276	70,637	0	0	(17,659)	(4,000)	1,226,254
2036	31,943,568	40.970	1,302,184	78,131	0	0	(19,533)	(4,000)	1,356,783
2037	31,943,568	40.970	1,302,184	78,131	0	0	(19,533)	(4,000)	1,356,783
2038	33,860,182	40.970	1,380,315	82,819	0	0	(20,705)	(4,000)	1,438,430
2039	33,860,182	40.970	1,380,315	82,819	0	0	(20,705)	(4,000)	1,438,430
2040	35,891,793	40.970	1,463,134	87,788	0	0	(21,947)	(4,000)	1,524,975
2041	35,891,793	40.970	1,463,134	87,788	0	0	(21,947)	(4,000)	1,524,975
2042	38,045,300	40.970	1,550,922	93,055	0	0	(23,264)	(4,000)	1,616,714
2043	38,045,300	40.970	1,550,922	93,055	0	0	(23,264)	(4,000)	1,616,714
2044	40,328,018	40.970	1,643,978	98,639	0	0	(24,660)	(4,000)	1,713,957
2045	40,328,018	40.970	1,643,978	98,639	0	0	(24,660)	(4,000)	1,713,957
2046	42,747,699	40.970	1,742,616	104,557	0	0	(26,139)	(4,000)	1,817,034
2047	42,747,699	40.970	1,742,616	104,557	0	0	(26,139)	(4,000)	1,817,034
2048	45,312,561	40.970	1,847,173	110,830	0	0	(27,708)	(4,000)	1,926,296
2049	45,312,561	40.970	1,847,173	110,830	0	0	(27,708)	(4,000)	1,926,296
2050	48,031,315	40.970	1,958,004	117,480	0	0	(29,370)	(4,000)	2,042,114
2051	48,031,315	40.970	1,958,004	117,480	0	0	(29,370)	(4,000)	2,042,114
2052	50,913,194	40.970	2,075,484	124,529	0	0	(31,132)	(4,000)	2,164,881
2053	50,913,194	40.970	2,075,484	124,529	0	0	(31,132)	(4,000)	2,164,881
2054	53,967,986	40.970	2,200,013	132,001	0	0	(33,000)	(4,000)	2,295,014
2055	53,967,986	40.970	2,200,013	132,001	0	0	(33,000)	(4,000)	2,295,014
2056	57,206,065	40.970	2,332,014	139,921	0	0	(34,980)	(4,000)	2,432,954
2057	57,206,065	40.970	2,332,014	139,921	0	0	(34,980)	(4,000)	2,432,954
2058	60,638,429	40.970	2,471,935	148,316	0	0	(37,079)	(4,000)	2,579,172
2059	60,638,429	40.970	2,471,935	148,316	0	0	(37,079)	(4,000)	2,579,172
2060	64,276,734	40.970	2,620,251	157,215	0	0	(39,304)	(4,000)	2,734,162
2061	64,276,734	40.970	2,620,251	157,215	0	0	(39,304)	(4,000)	2,734,162
2062	68,133,338	40.970	2,777,466	166,648	0	0	(41,662)	(4,000)	2,898,452
2063	68,133,338	40.970	2,777,466	166,648	0	0	(41,662)	(4,000)	2,898,452
2064	72,221,339	40.970	2,944,114	176,647	0	0	(44,162)	(4,000)	3,072,599
2065	72,221,339	40.970	2,944,114	176,647	0	0	(44,162)	(4,000)	3,072,599
2066	76,554,619	40.970	3,120,761	187,246	0	0	(46,811)	(4,000)	3,257,195
2067	76,554,619	40.970	3,120,761	187,246	0	0	(46,811)	(4,000)	3,257,195
2068	81,147,896	40.970	3,308,006	198,480	0	0	(49,620)	(4,000)	3,452,866
2069	81,147,896	40.970	3,308,006	198,480	0	0	(49,620)	(4,000)	3,452,866
2070	86,016,770	40.970	3,506,487	210,389	0	0	(52,597)	(4,000)	3,660,278
Total			81,282,492	4,876,950	1,275,000	350,000	(1,219,237)	(160,000)	86,405,204

1. Estimated; Annual mill expected to fluctuate with future legislative/market value exemptions (tbd).

BUFFALO CREEK METROPOLITAN DISTRICT
Senior Debt Service

	Total	Net Debt Service			Funds on Hand as a Source	Senior Surplus Fund			Ratio Analysis	
		Series 2030	Series 2040	Total		Annual Surplus	Cumulative Balance \$2,373,500 Max	Released Revenue	Senior Debt to Assessed Value	Debt Service Coverage
	Dated: 12/1/30	Dated: 12/1/40								
	Revenue Available for Debt Service	Par: \$23,735,000 Proj: \$19,649,092	Par: \$38,730,000 Proj: \$18,551,708 Esc: \$23,175,000							
2025										
2026										
2027	n/a									
2028	n/a									
2029	n/a									
2030	260,000	0		0		260,000	260,000	0	351%	n/a
2031	726,230	0		0		726,230	986,230	0	194%	n/a
2032	940,941	1,186,750		1,186,750		(245,809)	740,420	0	138%	79%
2033	1,065,732	1,186,750		1,186,750		(121,018)	619,402	0	112%	90%
2034	1,218,577	1,186,750		1,186,750		31,827	651,229	0	91%	103%
2035	1,226,254	1,186,750		1,186,750		39,504	690,732	0	82%	103%
2036	1,356,783	1,231,750		1,231,750		125,033	815,765	0	74%	110%
2037	1,356,783	1,229,500		1,229,500		127,283	943,047	0	74%	110%
2038	1,438,430	1,307,250		1,307,250		131,180	1,074,227	0	70%	110%
2039	1,438,430	1,306,000		1,306,000		132,430	1,206,657	0	69%	110%
2040	1,524,975	1,384,500	0	1,384,500	\$1,345,000	(1,204,525)	2,132	0	65%	110%
2041	1,524,975	Ref'd by Ser. '40	1,420,100	1,420,100		104,875	107,007	0	108%	107%
2042	1,616,714		1,614,200	1,614,200		2,514	109,521	0	102%	100%
2043	1,616,714		1,616,600	1,616,600		114	109,635	0	102%	100%
2044	1,713,957		1,713,800	1,713,800		157	109,792	0	96%	100%
2045	1,713,957		1,712,000	1,712,000		1,957	111,749	0	95%	100%
2046	1,817,034		1,815,000	1,815,000		2,034	113,783	0	89%	100%
2047	1,817,034		1,813,600	1,813,600		3,434	117,217	0	89%	100%
2048	1,926,296		1,921,800	1,921,800		4,496	121,713	0	83%	100%
2049	1,926,296		1,925,200	1,925,200		1,096	122,809	0	82%	100%
2050	2,042,114		2,037,800	2,037,800		4,314	127,123	0	77%	100%
2051	2,042,114		2,040,200	2,040,200		1,914	129,037	0	75%	100%
2052	2,164,881		2,161,600	2,161,600		3,281	132,318	0	70%	100%
2053	2,164,881		2,162,200	2,162,200		2,681	134,998	0	69%	100%
2054	2,295,014		2,291,600	2,291,600		3,414	138,412	0	63%	100%
2055	2,295,014		2,294,600	2,294,600		414	138,826	0	62%	100%
2056	2,432,954		2,431,000	2,431,000		1,954	140,780	0	56%	100%
2057	2,432,954		2,430,400	2,430,400		2,554	143,335	0	54%	100%
2058	2,579,172		2,578,000	2,578,000		1,172	144,506	0	49%	100%
2059	2,579,172		2,577,800	2,577,800		1,372	145,878	0	47%	100%
2060	2,734,162		2,730,400	2,730,400		3,762	149,640	0	42%	100%
2061	2,734,162		2,729,600	2,729,600		4,562	154,202	0	40%	100%
2062	2,898,452		2,896,200	2,896,200		2,252	156,454	0	35%	100%
2063	2,898,452		2,898,400	2,898,400		52	156,505	0	32%	100%
2064	3,072,599		3,072,400	3,072,400		199	156,704	0	27%	100%
2065	3,072,599		3,071,200	3,071,200		1,399	158,103	0	24%	100%
2066	3,257,195		3,256,400	3,256,400		795	158,898	0	20%	100%
2067	3,257,195		3,255,400	3,255,400		1,795	160,693	0	16%	100%
2068	3,452,866		3,450,200	3,450,200		2,666	163,359	0	12%	100%
2069	3,452,866		3,447,800	3,447,800		5,066	168,425	0	8%	100%
2070	3,660,278		3,655,600	3,655,600		4,678	0	173,104	4%	100%
Total	85,745,204	11,206,000	73,021,100	84,227,100	1,345,000	173,104		173,104		

BUFFALO CREEK METROPOLITAN DISTRICT
Operations Projection

	Total	Operations Revenue				Total	Total Mills
	Assessed Value	Operations	Ops Mill Levy	Specific Ownership	County Treasurer	Revenue Available	Total
	In Collection Year (2-year lag)	Mill Levy <i>5.000 Target</i>	Collections 99.5%	Taxes 6%	Fee 1.50%	for Operations	District Mills
2025	0	0.000	0	0	0	0	0.000
2026	0	0.000	0	0	0	0	0.000
2027	0	0.000	0	0	0	0	0.000
2028	1,135,500	0.000	0	0	0	0	0.000
2029	4,348,838	0.000	0	0	0	0	0.000
2030	8,059,243	0.000	0	0	0	0	0.000
2031	12,225,511	5.846	71,118	4,267	(1,131)	74,255	46.771
2032	17,146,647	5.849	99,787	5,987	(1,587)	104,187	46.791
2033	21,132,531	5.850	122,998	7,380	(1,956)	128,422	46.797
2034	26,126,007	5.851	152,095	9,126	(2,418)	158,803	46.807
2035	28,885,116	5.852	168,182	10,091	(2,674)	175,599	46.814
2036	31,943,568	5.853	186,026	11,162	(2,958)	194,230	46.823
2037	31,943,568	5.853	186,026	11,162	(2,958)	194,230	46.823
2038	33,860,182	5.853	197,188	11,831	(3,135)	205,884	46.823
2039	33,860,182	5.853	197,188	11,831	(3,135)	205,884	46.823
2040	35,891,793	5.853	209,019	12,541	(3,323)	218,237	46.823
2041	35,891,793	5.853	209,019	12,541	(3,323)	218,237	46.823
2042	38,045,300	5.853	221,560	13,294	(3,523)	231,331	46.823
2043	38,045,300	5.853	221,560	13,294	(3,523)	231,331	46.823
2044	40,328,018	5.853	234,854	14,091	(3,734)	245,211	46.823
2045	40,328,018	5.853	234,854	14,091	(3,734)	245,211	46.823
2046	42,747,699	5.853	248,945	14,937	(3,958)	259,924	46.823
2047	42,747,699	5.853	248,945	14,937	(3,958)	259,924	46.823
2048	45,312,561	5.853	263,882	15,833	(4,196)	275,519	46.823
2049	45,312,561	5.853	263,882	15,833	(4,196)	275,519	46.823
2050	48,031,315	5.853	279,715	16,783	(4,447)	292,050	46.823
2051	48,031,315	5.853	279,715	16,783	(4,447)	292,050	46.823
2052	50,913,194	5.853	296,498	17,790	(4,714)	309,573	46.823
2053	50,913,194	5.853	296,498	17,790	(4,714)	309,573	46.823
2054	53,967,986	5.853	314,288	18,857	(4,997)	328,148	46.823
2055	53,967,986	5.853	314,288	18,857	(4,997)	328,148	46.823
2056	57,206,065	5.853	333,145	19,989	(5,297)	347,837	46.823
2057	57,206,065	5.853	333,145	19,989	(5,297)	347,837	46.823
2058	60,638,429	5.853	353,134	21,188	(5,615)	368,707	46.823
2059	60,638,429	5.853	353,134	21,188	(5,615)	368,707	46.823
2060	64,276,734	5.853	374,322	22,459	(5,952)	390,829	46.823
2061	64,276,734	5.853	374,322	22,459	(5,952)	390,829	46.823
2062	68,133,338	5.853	396,781	23,807	(6,309)	414,279	46.823
2063	68,133,338	5.853	396,781	23,807	(6,309)	414,279	46.823
2064	72,221,339	5.853	420,588	25,235	(6,687)	439,136	46.823
2065	72,221,339	5.853	420,588	25,235	(6,687)	439,136	46.823
2066	76,554,619	5.853	445,823	26,749	(7,089)	465,484	46.823
2067	76,554,619	5.853	445,823	26,749	(7,089)	465,484	46.823
2068	81,147,896	5.853	472,572	28,354	(7,514)	493,413	46.823
2069	81,147,896	5.853	472,572	28,354	(7,514)	493,413	46.823
2070	86,016,770	5.853	500,927	30,056	(7,965)	523,018	46.823
Total			11,611,785	696,707	(184,627)	12,123,864	

SOURCES AND USES OF FUNDS

BUFFALO CREEK METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030
40.970 (target) Mills
Non-Rated, 110x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

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|               |            |
|---------------|------------|
| Dated Date    | 12/01/2030 |
| Delivery Date | 12/01/2030 |

**Sources:**

|                |               |
|----------------|---------------|
| <hr/>          |               |
| Bond Proceeds: |               |
| Par Amount     | 23,735,000.00 |
|                | <hr/>         |
|                | 23,735,000.00 |
|                | <hr/> <hr/>   |

**Uses:**

|                           |                    |
|---------------------------|--------------------|
| <hr/>                     |                    |
| Project Fund Deposits:    |                    |
| Project Fund              | 19,649,091.67      |
| Other Fund Deposits:      |                    |
| Capitalized Interest Fund | 1,186,750.00       |
| Debt Service Reserve Fund | <hr/> 2,174,458.33 |
|                           | 3,361,208.33       |
| Cost of Issuance:         |                    |
| Other Cost of Issuance    | 250,000.00         |
| Delivery Date Expenses:   |                    |
| Underwriter's Discount    | 474,700.00         |
|                           | <hr/>              |
|                           | 23,735,000.00      |
|                           | <hr/> <hr/>        |

# BOND SUMMARY STATISTICS

## BUFFALO CREEK METROPOLITAN DISTRICT WELD COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2030 40.970 (target) Mills

Non-Rated, 110x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

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Dated Date	12/01/2030
Delivery Date	12/01/2030
First Coupon	06/01/2031
Last Maturity	12/01/2060
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.148992%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.229243%
Average Coupon	5.000000%
Average Life (years)	23.975
Weighted Average Maturity (years)	23.975
Duration of Issue (years)	13.846
Par Amount	23,735,000.00
Bond Proceeds	23,735,000.00
Total Interest	28,452,000.00
Net Interest	28,926,700.00
Bond Years from Dated Date	569,040,000.00
Bond Years from Delivery Date	569,040,000.00
Total Debt Service	52,187,000.00
Maximum Annual Debt Service	4,656,750.00
Average Annual Debt Service	1,739,566.67
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2060	23,735,000.00	100.000	5.000%	23.975	11/21/2054	36,789.25
	23,735,000.00			23.975		36,789.25

	TIC	All-In TIC	Arbitrage Yield
Par Value	23,735,000.00	23,735,000.00	23,735,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-474,700.00	-474,700.00	
- Cost of Issuance Expense		-250,000.00	
- Other Amounts			
Target Value	23,260,300.00	23,010,300.00	23,735,000.00
Target Date	12/01/2030	12/01/2030	12/01/2030
Yield	5.148992%	5.229243%	5.000000%

BOND DEBT SERVICE

BUFFALO CREEK METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION BONDS, SERIES 2030
40.970 (target) Mills
Non-Rated, 110x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

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Dated Date                      12/01/2030  
Delivery Date                12/01/2030

| Period<br>Ending | Principal  | Coupon | Interest   | Debt<br>Service | Annual<br>Debt<br>Service |
|------------------|------------|--------|------------|-----------------|---------------------------|
| 06/01/2031       |            |        | 593,375    | 593,375         |                           |
| 12/01/2031       |            |        | 593,375    | 593,375         | 1,186,750                 |
| 06/01/2032       |            |        | 593,375    | 593,375         |                           |
| 12/01/2032       |            |        | 593,375    | 593,375         | 1,186,750                 |
| 06/01/2033       |            |        | 593,375    | 593,375         |                           |
| 12/01/2033       |            |        | 593,375    | 593,375         | 1,186,750                 |
| 06/01/2034       |            |        | 593,375    | 593,375         |                           |
| 12/01/2034       |            |        | 593,375    | 593,375         | 1,186,750                 |
| 06/01/2035       |            |        | 593,375    | 593,375         |                           |
| 12/01/2035       |            |        | 593,375    | 593,375         | 1,186,750                 |
| 06/01/2036       |            |        | 593,375    | 593,375         |                           |
| 12/01/2036       | 45,000     | 5.000% | 593,375    | 638,375         | 1,231,750                 |
| 06/01/2037       |            |        | 592,250    | 592,250         |                           |
| 12/01/2037       | 45,000     | 5.000% | 592,250    | 637,250         | 1,229,500                 |
| 06/01/2038       |            |        | 591,125    | 591,125         |                           |
| 12/01/2038       | 125,000    | 5.000% | 591,125    | 716,125         | 1,307,250                 |
| 06/01/2039       |            |        | 588,000    | 588,000         |                           |
| 12/01/2039       | 130,000    | 5.000% | 588,000    | 718,000         | 1,306,000                 |
| 06/01/2040       |            |        | 584,750    | 584,750         |                           |
| 12/01/2040       | 215,000    | 5.000% | 584,750    | 799,750         | 1,384,500                 |
| 06/01/2041       |            |        | 579,375    | 579,375         |                           |
| 12/01/2041       | 225,000    | 5.000% | 579,375    | 804,375         | 1,383,750                 |
| 06/01/2042       |            |        | 573,750    | 573,750         |                           |
| 12/01/2042       | 320,000    | 5.000% | 573,750    | 893,750         | 1,467,500                 |
| 06/01/2043       |            |        | 565,750    | 565,750         |                           |
| 12/01/2043       | 335,000    | 5.000% | 565,750    | 900,750         | 1,466,500                 |
| 06/01/2044       |            |        | 557,375    | 557,375         |                           |
| 12/01/2044       | 440,000    | 5.000% | 557,375    | 997,375         | 1,554,750                 |
| 06/01/2045       |            |        | 546,375    | 546,375         |                           |
| 12/01/2045       | 465,000    | 5.000% | 546,375    | 1,011,375       | 1,557,750                 |
| 06/01/2046       |            |        | 534,750    | 534,750         |                           |
| 12/01/2046       | 580,000    | 5.000% | 534,750    | 1,114,750       | 1,649,500                 |
| 06/01/2047       |            |        | 520,250    | 520,250         |                           |
| 12/01/2047       | 610,000    | 5.000% | 520,250    | 1,130,250       | 1,650,500                 |
| 06/01/2048       |            |        | 505,000    | 505,000         |                           |
| 12/01/2048       | 740,000    | 5.000% | 505,000    | 1,245,000       | 1,750,000                 |
| 06/01/2049       |            |        | 486,500    | 486,500         |                           |
| 12/01/2049       | 775,000    | 5.000% | 486,500    | 1,261,500       | 1,748,000                 |
| 06/01/2050       |            |        | 467,125    | 467,125         |                           |
| 12/01/2050       | 920,000    | 5.000% | 467,125    | 1,387,125       | 1,854,250                 |
| 06/01/2051       |            |        | 444,125    | 444,125         |                           |
| 12/01/2051       | 965,000    | 5.000% | 444,125    | 1,409,125       | 1,853,250                 |
| 06/01/2052       |            |        | 420,000    | 420,000         |                           |
| 12/01/2052       | 1,125,000  | 5.000% | 420,000    | 1,545,000       | 1,965,000                 |
| 06/01/2053       |            |        | 391,875    | 391,875         |                           |
| 12/01/2053       | 1,180,000  | 5.000% | 391,875    | 1,571,875       | 1,963,750                 |
| 06/01/2054       |            |        | 362,375    | 362,375         |                           |
| 12/01/2054       | 1,360,000  | 5.000% | 362,375    | 1,722,375       | 2,084,750                 |
| 06/01/2055       |            |        | 328,375    | 328,375         |                           |
| 12/01/2055       | 1,425,000  | 5.000% | 328,375    | 1,753,375       | 2,081,750                 |
| 06/01/2056       |            |        | 292,750    | 292,750         |                           |
| 12/01/2056       | 1,625,000  | 5.000% | 292,750    | 1,917,750       | 2,210,500                 |
| 06/01/2057       |            |        | 252,125    | 252,125         |                           |
| 12/01/2057       | 1,705,000  | 5.000% | 252,125    | 1,957,125       | 2,209,250                 |
| 06/01/2058       |            |        | 209,500    | 209,500         |                           |
| 12/01/2058       | 1,925,000  | 5.000% | 209,500    | 2,134,500       | 2,344,000                 |
| 06/01/2059       |            |        | 161,375    | 161,375         |                           |
| 12/01/2059       | 2,020,000  | 5.000% | 161,375    | 2,181,375       | 2,342,750                 |
| 06/01/2060       |            |        | 110,875    | 110,875         |                           |
| 12/01/2060       | 4,435,000  | 5.000% | 110,875    | 4,545,875       | 4,656,750                 |
|                  | 23,735,000 |        | 28,452,000 | 52,187,000      | 52,187,000                |

# NET DEBT SERVICE

## BUFFALO CREEK METROPOLITAN DISTRICT WELD COUNTY, COLORADO GENERAL OBLIGATION BONDS, SERIES 2030 40.970 (target) Mills

Non-Rated, 110x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

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Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest Fund	Net Debt Service
12/01/2031		1,186,750	1,186,750		1,186,750	
12/01/2032		1,186,750	1,186,750			1,186,750.00
12/01/2033		1,186,750	1,186,750			1,186,750.00
12/01/2034		1,186,750	1,186,750			1,186,750.00
12/01/2035		1,186,750	1,186,750			1,186,750.00
12/01/2036	45,000	1,186,750	1,231,750			1,231,750.00
12/01/2037	45,000	1,184,500	1,229,500			1,229,500.00
12/01/2038	125,000	1,182,250	1,307,250			1,307,250.00
12/01/2039	130,000	1,176,000	1,306,000			1,306,000.00
12/01/2040	215,000	1,169,500	1,384,500			1,384,500.00
12/01/2041	225,000	1,158,750	1,383,750			1,383,750.00
12/01/2042	320,000	1,147,500	1,467,500			1,467,500.00
12/01/2043	335,000	1,131,500	1,466,500			1,466,500.00
12/01/2044	440,000	1,114,750	1,554,750			1,554,750.00
12/01/2045	465,000	1,092,750	1,557,750			1,557,750.00
12/01/2046	580,000	1,069,500	1,649,500			1,649,500.00
12/01/2047	610,000	1,040,500	1,650,500			1,650,500.00
12/01/2048	740,000	1,010,000	1,750,000			1,750,000.00
12/01/2049	775,000	973,000	1,748,000			1,748,000.00
12/01/2050	920,000	934,250	1,854,250			1,854,250.00
12/01/2051	965,000	888,250	1,853,250			1,853,250.00
12/01/2052	1,125,000	840,000	1,965,000			1,965,000.00
12/01/2053	1,180,000	783,750	1,963,750			1,963,750.00
12/01/2054	1,360,000	724,750	2,084,750			2,084,750.00
12/01/2055	1,425,000	656,750	2,081,750			2,081,750.00
12/01/2056	1,625,000	585,500	2,210,500			2,210,500.00
12/01/2057	1,705,000	504,250	2,209,250			2,209,250.00
12/01/2058	1,925,000	419,000	2,344,000			2,344,000.00
12/01/2059	2,020,000	322,750	2,342,750			2,342,750.00
12/01/2060	4,435,000	221,750	4,656,750	2,174,458.33		2,482,291.67
	23,735,000	28,452,000	52,187,000	2,174,458.33	1,186,750	48,825,791.67

BOND SOLUTION

BUFFALO CREEK METROPOLITAN DISTRICT **WELD COUNTY, COLORADO** **GENERAL OBLIGATION BONDS, SERIES 2030** **40.970 (target) Mills** **Non-Rated, 110x, 30-yr. Maturity** **(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Service Coverage
12/01/2031		1,186,750	-1,186,750		516,230	516,230	
12/01/2032		1,186,750		1,186,750	725,941	-460,809	61.17%
12/01/2033		1,186,750		1,186,750	895,732	-291,018	75.48%
12/01/2034		1,186,750		1,186,750	1,108,577	-78,173	93.41%
12/01/2035		1,186,750		1,186,750	1,226,254	39,504	103.33%
12/01/2036	45,000	1,231,750		1,231,750	1,356,783	125,033	110.15%
12/01/2037	45,000	1,229,500		1,229,500	1,356,783	127,283	110.35%
12/01/2038	125,000	1,307,250		1,307,250	1,438,430	131,180	110.03%
12/01/2039	130,000	1,306,000		1,306,000	1,438,430	132,430	110.14%
12/01/2040	215,000	1,384,500		1,384,500	1,524,975	140,475	110.15%
12/01/2041	225,000	1,383,750		1,383,750	1,524,975	141,225	110.21%
12/01/2042	320,000	1,467,500		1,467,500	1,616,714	149,214	110.17%
12/01/2043	335,000	1,466,500		1,466,500	1,616,714	150,214	110.24%
12/01/2044	440,000	1,554,750		1,554,750	1,713,957	159,207	110.24%
12/01/2045	465,000	1,557,750		1,557,750	1,713,957	156,207	110.03%
12/01/2046	580,000	1,649,500		1,649,500	1,817,034	167,534	110.16%
12/01/2047	610,000	1,650,500		1,650,500	1,817,034	166,534	110.09%
12/01/2048	740,000	1,750,000		1,750,000	1,926,296	176,296	110.07%
12/01/2049	775,000	1,748,000		1,748,000	1,926,296	178,296	110.20%
12/01/2050	920,000	1,854,250		1,854,250	2,042,114	187,864	110.13%
12/01/2051	965,000	1,853,250		1,853,250	2,042,114	188,864	110.19%
12/01/2052	1,125,000	1,965,000		1,965,000	2,164,881	199,881	110.17%
12/01/2053	1,180,000	1,963,750		1,963,750	2,164,881	201,131	110.24%
12/01/2054	1,360,000	2,084,750		2,084,750	2,295,014	210,264	110.09%
12/01/2055	1,425,000	2,081,750		2,081,750	2,295,014	213,264	110.24%
12/01/2056	1,625,000	2,210,500		2,210,500	2,432,954	222,454	110.06%
12/01/2057	1,705,000	2,209,250		2,209,250	2,432,954	223,704	110.13%
12/01/2058	1,925,000	2,344,000		2,344,000	2,579,172	235,172	110.03%
12/01/2059	2,020,000	2,342,750		2,342,750	2,579,172	236,422	110.09%
12/01/2060	4,435,000	4,656,750	-2,174,458	2,482,292	2,734,162	251,870	110.15%
	23,735,000	52,187,000	-3,361,208	48,825,792	53,023,540	4,197,748	

SOURCES AND USES OF FUNDS

**BUFFALO CREEK METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
40.970 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

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|               |            |
|---------------|------------|
| Dated Date    | 12/01/2040 |
| Delivery Date | 12/01/2040 |

**Sources:**

|                                    |               |
|------------------------------------|---------------|
| <b>Bond Proceeds:</b>              |               |
| Par Amount                         | 38,730,000.00 |
| <br><b>Other Sources of Funds:</b> |               |
| Funds on Hand*                     | 1,345,000.00  |
| Series 2030 - DSRF*                | 2,174,458.33  |
|                                    | 3,519,458.33  |
|                                    | 42,249,458.33 |

**Uses:**

|                                       |               |
|---------------------------------------|---------------|
| <b>Project Fund Deposits:</b>         |               |
| Project Fund                          | 18,551,708.33 |
| <br><b>Refunding Escrow Deposits:</b> |               |
| Cash Deposit*                         | 23,175,000.00 |
| <br><b>Other Fund Deposits:</b>       |               |
| Capitalized Interest Fund             | 129,100.00    |
| <br><b>Cost of Issuance:</b>          |               |
| Other Cost of Issuance                | 200,000.00    |
| <br><b>Delivery Date Expenses:</b>    |               |
| Underwriter's Discount                | 193,650.00    |
|                                       | 42,249,458.33 |

[\*] Estimated balances (tbd)

## BOND SUMMARY STATISTICS

**BUFFALO CREEK METROPOLITAN DISTRICT  
WELD COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040  
Pay & Cancel Refunding of (proposed) Series 2030 + New Money  
40.970 (target) Mills  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

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Dated Date	12/01/2040
Delivery Date	12/01/2040
First Coupon	06/01/2041
Last Maturity	12/01/2070
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.035170%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.071753%
Average Coupon	4.000000%
Average Life (years)	22.218
Weighted Average Maturity (years)	22.218
Duration of Issue (years)	14.526
Par Amount	38,730,000.00
Bond Proceeds	38,730,000.00
Total Interest	34,420,200.00
Net Interest	34,613,850.00
Bond Years from Dated Date	860,505,000.00
Bond Years from Delivery Date	860,505,000.00
Total Debt Service	73,150,200.00
Maximum Annual Debt Service	3,655,600.00
Average Annual Debt Service	2,438,340.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	5.000000
Total Underwriter's Discount	5.000000
Bid Price	99.500000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2070	38,730,000.00	100.000	4.000%	22.218	02/19/2063	67,390.20
	38,730,000.00			22.218		67,390.20

	TIC	All-In TIC	Arbitrage Yield
Par Value	38,730,000.00	38,730,000.00	38,730,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-193,650.00	-193,650.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	38,536,350.00	38,336,350.00	38,730,000.00
Target Date	12/01/2040	12/01/2040	12/01/2040
Yield	4.035170%	4.071753%	4.000000%

BOND DEBT SERVICE

BUFFALO CREEK METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
40.970 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

Dated Date 12/01/2040
Delivery Date 12/01/2040

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2041			774,600	774,600	
12/01/2041			774,600	774,600	1,549,200
06/01/2042			774,600	774,600	
12/01/2042	65,000	4.000%	774,600	839,600	1,614,200
06/01/2043			773,300	773,300	
12/01/2043	70,000	4.000%	773,300	843,300	1,616,600
06/01/2044			771,900	771,900	
12/01/2044	170,000	4.000%	771,900	941,900	1,713,800
06/01/2045			768,500	768,500	
12/01/2045	175,000	4.000%	768,500	943,500	1,712,000
06/01/2046			765,000	765,000	
12/01/2046	285,000	4.000%	765,000	1,050,000	1,815,000
06/01/2047			759,300	759,300	
12/01/2047	295,000	4.000%	759,300	1,054,300	1,813,600
06/01/2048			753,400	753,400	
12/01/2048	415,000	4.000%	753,400	1,168,400	1,921,800
06/01/2049			745,100	745,100	
12/01/2049	435,000	4.000%	745,100	1,180,100	1,925,200
06/01/2050			736,400	736,400	
12/01/2050	565,000	4.000%	736,400	1,301,400	2,037,800
06/01/2051			725,100	725,100	
12/01/2051	590,000	4.000%	725,100	1,315,100	2,040,200
06/01/2052			713,300	713,300	
12/01/2052	735,000	4.000%	713,300	1,448,300	2,161,600
06/01/2053			698,600	698,600	
12/01/2053	765,000	4.000%	698,600	1,463,600	2,162,200
06/01/2054			683,300	683,300	
12/01/2054	925,000	4.000%	683,300	1,608,300	2,291,600
06/01/2055			664,800	664,800	
12/01/2055	965,000	4.000%	664,800	1,629,800	2,294,600
06/01/2056			645,500	645,500	
12/01/2056	1,140,000	4.000%	645,500	1,785,500	2,431,000
06/01/2057			622,700	622,700	
12/01/2057	1,185,000	4.000%	622,700	1,807,700	2,430,400
06/01/2058			599,000	599,000	
12/01/2058	1,380,000	4.000%	599,000	1,979,000	2,578,000
06/01/2059			571,400	571,400	
12/01/2059	1,435,000	4.000%	571,400	2,006,400	2,577,800
06/01/2060			542,700	542,700	
12/01/2060	1,645,000	4.000%	542,700	2,187,700	2,730,400
06/01/2061			509,800	509,800	
12/01/2061	1,710,000	4.000%	509,800	2,219,800	2,729,600
06/01/2062			475,600	475,600	
12/01/2062	1,945,000	4.000%	475,600	2,420,600	2,896,200
06/01/2063			436,700	436,700	
12/01/2063	2,025,000	4.000%	436,700	2,461,700	2,898,400
06/01/2064			396,200	396,200	
12/01/2064	2,280,000	4.000%	396,200	2,676,200	3,072,400
06/01/2065			350,600	350,600	
12/01/2065	2,370,000	4.000%	350,600	2,720,600	3,071,200
06/01/2066			303,200	303,200	
12/01/2066	2,650,000	4.000%	303,200	2,953,200	3,256,400
06/01/2067			250,200	250,200	
12/01/2067	2,755,000	4.000%	250,200	3,005,200	3,255,400
06/01/2068			195,100	195,100	
12/01/2068	3,060,000	4.000%	195,100	3,255,100	3,450,200
06/01/2069			133,900	133,900	
12/01/2069	3,180,000	4.000%	133,900	3,313,900	3,447,800
06/01/2070			70,300	70,300	
12/01/2070	3,515,000	4.000%	70,300	3,585,300	3,655,600
	38,730,000		34,420,200	73,150,200	73,150,200

NET DEBT SERVICE

**BUFFALO CREEK METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
40.970 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Principal	Interest	Total Debt Service	Capitalized Interest Fund	Net Debt Service
12/01/2041		1,549,200	1,549,200	129,100	1,420,100
12/01/2042	65,000	1,549,200	1,614,200		1,614,200
12/01/2043	70,000	1,546,600	1,616,600		1,616,600
12/01/2044	170,000	1,543,800	1,713,800		1,713,800
12/01/2045	175,000	1,537,000	1,712,000		1,712,000
12/01/2046	285,000	1,530,000	1,815,000		1,815,000
12/01/2047	295,000	1,518,600	1,813,600		1,813,600
12/01/2048	415,000	1,506,800	1,921,800		1,921,800
12/01/2049	435,000	1,490,200	1,925,200		1,925,200
12/01/2050	565,000	1,472,800	2,037,800		2,037,800
12/01/2051	590,000	1,450,200	2,040,200		2,040,200
12/01/2052	735,000	1,426,600	2,161,600		2,161,600
12/01/2053	765,000	1,397,200	2,162,200		2,162,200
12/01/2054	925,000	1,366,600	2,291,600		2,291,600
12/01/2055	965,000	1,329,600	2,294,600		2,294,600
12/01/2056	1,140,000	1,291,000	2,431,000		2,431,000
12/01/2057	1,185,000	1,245,400	2,430,400		2,430,400
12/01/2058	1,380,000	1,198,000	2,578,000		2,578,000
12/01/2059	1,435,000	1,142,800	2,577,800		2,577,800
12/01/2060	1,645,000	1,085,400	2,730,400		2,730,400
12/01/2061	1,710,000	1,019,600	2,729,600		2,729,600
12/01/2062	1,945,000	951,200	2,896,200		2,896,200
12/01/2063	2,025,000	873,400	2,898,400		2,898,400
12/01/2064	2,280,000	792,400	3,072,400		3,072,400
12/01/2065	2,370,000	701,200	3,071,200		3,071,200
12/01/2066	2,650,000	606,400	3,256,400		3,256,400
12/01/2067	2,755,000	500,400	3,255,400		3,255,400
12/01/2068	3,060,000	390,200	3,450,200		3,450,200
12/01/2069	3,180,000	267,800	3,447,800		3,447,800
12/01/2070	3,515,000	140,600	3,655,600		3,655,600
	38,730,000	34,420,200	73,150,200	129,100	73,021,100

BOND SOLUTION

**BUFFALO CREEK METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
40.970 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

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| Period<br>Ending | Proposed<br>Principal | Proposed<br>Debt Service | Debt Service<br>Adjustments | Total Adj<br>Debt Service | Revenue<br>Constraints | Unused<br>Revenues | Debt Service<br>Coverage |
|------------------|-----------------------|--------------------------|-----------------------------|---------------------------|------------------------|--------------------|--------------------------|
| 12/01/2041       |                       | 1,549,200                | -129,100                    | 1,420,100                 | 1,524,975              | 104,875            | 107.39%                  |
| 12/01/2042       | 65,000                | 1,614,200                |                             | 1,614,200                 | 1,616,714              | 2,514              | 100.16%                  |
| 12/01/2043       | 70,000                | 1,616,600                |                             | 1,616,600                 | 1,616,714              | 114                | 100.01%                  |
| 12/01/2044       | 170,000               | 1,713,800                |                             | 1,713,800                 | 1,713,957              | 157                | 100.01%                  |
| 12/01/2045       | 175,000               | 1,712,000                |                             | 1,712,000                 | 1,713,957              | 1,957              | 100.11%                  |
| 12/01/2046       | 285,000               | 1,815,000                |                             | 1,815,000                 | 1,817,034              | 2,034              | 100.11%                  |
| 12/01/2047       | 295,000               | 1,813,600                |                             | 1,813,600                 | 1,817,034              | 3,434              | 100.19%                  |
| 12/01/2048       | 415,000               | 1,921,800                |                             | 1,921,800                 | 1,926,296              | 4,496              | 100.23%                  |
| 12/01/2049       | 435,000               | 1,925,200                |                             | 1,925,200                 | 1,926,296              | 1,096              | 100.06%                  |
| 12/01/2050       | 565,000               | 2,037,800                |                             | 2,037,800                 | 2,042,114              | 4,314              | 100.21%                  |
| 12/01/2051       | 590,000               | 2,040,200                |                             | 2,040,200                 | 2,042,114              | 1,914              | 100.09%                  |
| 12/01/2052       | 735,000               | 2,161,600                |                             | 2,161,600                 | 2,164,881              | 3,281              | 100.15%                  |
| 12/01/2053       | 765,000               | 2,162,200                |                             | 2,162,200                 | 2,164,881              | 2,681              | 100.12%                  |
| 12/01/2054       | 925,000               | 2,291,600                |                             | 2,291,600                 | 2,295,014              | 3,414              | 100.15%                  |
| 12/01/2055       | 965,000               | 2,294,600                |                             | 2,294,600                 | 2,295,014              | 414                | 100.02%                  |
| 12/01/2056       | 1,140,000             | 2,431,000                |                             | 2,431,000                 | 2,432,954              | 1,954              | 100.08%                  |
| 12/01/2057       | 1,185,000             | 2,430,400                |                             | 2,430,400                 | 2,432,954              | 2,554              | 100.11%                  |
| 12/01/2058       | 1,380,000             | 2,578,000                |                             | 2,578,000                 | 2,579,172              | 1,172              | 100.05%                  |
| 12/01/2059       | 1,435,000             | 2,577,800                |                             | 2,577,800                 | 2,579,172              | 1,372              | 100.05%                  |
| 12/01/2060       | 1,645,000             | 2,730,400                |                             | 2,730,400                 | 2,734,162              | 3,762              | 100.14%                  |
| 12/01/2061       | 1,710,000             | 2,729,600                |                             | 2,729,600                 | 2,734,162              | 4,562              | 100.17%                  |
| 12/01/2062       | 1,945,000             | 2,896,200                |                             | 2,896,200                 | 2,898,452              | 2,252              | 100.08%                  |
| 12/01/2063       | 2,025,000             | 2,898,400                |                             | 2,898,400                 | 2,898,452              | 52                 | 100.00%                  |
| 12/01/2064       | 2,280,000             | 3,072,400                |                             | 3,072,400                 | 3,072,599              | 199                | 100.01%                  |
| 12/01/2065       | 2,370,000             | 3,071,200                |                             | 3,071,200                 | 3,072,599              | 1,399              | 100.05%                  |
| 12/01/2066       | 2,650,000             | 3,256,400                |                             | 3,256,400                 | 3,257,195              | 795                | 100.02%                  |
| 12/01/2067       | 2,755,000             | 3,255,400                |                             | 3,255,400                 | 3,257,195              | 1,795              | 100.06%                  |
| 12/01/2068       | 3,060,000             | 3,450,200                |                             | 3,450,200                 | 3,452,866              | 2,666              | 100.08%                  |
| 12/01/2069       | 3,180,000             | 3,447,800                |                             | 3,447,800                 | 3,452,866              | 5,066              | 100.15%                  |
| 12/01/2070       | 3,515,000             | 3,655,600                |                             | 3,655,600                 | 3,660,278              | 4,678              | 100.13%                  |
|                  | 38,730,000            | 73,150,200               | -129,100                    | 73,021,100                | 73,192,072             | 170,972            |                          |

## SUMMARY OF BONDS REFUNDED

**BUFFALO CREEK METROPOLITAN DISTRICT  
WELD COUNTY, COLORADO  
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040  
Pay & Cancel Refunding of (proposed) Series 2030 + New Money  
40.970 (target) Mills  
Assumes Investment Grade, 100x, 30-yr. Maturity  
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

| Bond                                                               | Maturity Date | Interest Rate | Par Amount | Call Date  | Call Price |
|--------------------------------------------------------------------|---------------|---------------|------------|------------|------------|
| 9/3/25: Ser 30 NR SP, 5.00%, 110x, 40.970mls+fees, FG+6% BiRE, SP: |               |               |            |            |            |
| TERM60                                                             | 12/01/2041    | 5.000%        | 225,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2042    | 5.000%        | 320,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2043    | 5.000%        | 335,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2044    | 5.000%        | 440,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2045    | 5.000%        | 465,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2046    | 5.000%        | 580,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2047    | 5.000%        | 610,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2048    | 5.000%        | 740,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2049    | 5.000%        | 775,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2050    | 5.000%        | 920,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2051    | 5.000%        | 965,000    | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2052    | 5.000%        | 1,125,000  | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2053    | 5.000%        | 1,180,000  | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2054    | 5.000%        | 1,360,000  | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2055    | 5.000%        | 1,425,000  | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2056    | 5.000%        | 1,625,000  | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2057    | 5.000%        | 1,705,000  | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2058    | 5.000%        | 1,925,000  | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2059    | 5.000%        | 2,020,000  | 12/01/2040 | 100.000    |
|                                                                    | 12/01/2060    | 5.000%        | 4,435,000  | 12/01/2040 | 100.000    |
|                                                                    |               |               | 23,175,000 |            |            |

## ESCROW REQUIREMENTS

**BUFFALO CREEK METROPOLITAN DISTRICT**  
**WELD COUNTY, COLORADO**  
**GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040**  
**Pay & Cancel Refunding of (proposed) Series 2030 + New Money**  
**40.970 (target) Mills**  
**Assumes Investment Grade, 100x, 30-yr. Maturity**  
**(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

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Dated Date	12/01/2040
Delivery Date	12/01/2040

9/3/25: Ser 30 NR SP, 5.00%, 110x, 40.970mls+fees, FG+6% BiRE, SP

Period Ending	Principal Redeemed	Total
12/01/2040	23,175,000	23,175,000.00
	23,175,000	23,175,000.00

PRIOR BOND DEBT SERVICE

**BUFFALO CREEK METROPOLITAN DISTRICT
WELD COUNTY, COLORADO
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2040
Pay & Cancel Refunding of (proposed) Series 2030 + New Money
40.970 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)**

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2041			579,375	579,375	
12/01/2041	225,000	5.000%	579,375	804,375	1,383,750
06/01/2042			573,750	573,750	
12/01/2042	320,000	5.000%	573,750	893,750	1,467,500
06/01/2043			565,750	565,750	
12/01/2043	335,000	5.000%	565,750	900,750	1,466,500
06/01/2044			557,375	557,375	
12/01/2044	440,000	5.000%	557,375	997,375	1,554,750
06/01/2045			546,375	546,375	
12/01/2045	465,000	5.000%	546,375	1,011,375	1,557,750
06/01/2046			534,750	534,750	
12/01/2046	580,000	5.000%	534,750	1,114,750	1,649,500
06/01/2047			520,250	520,250	
12/01/2047	610,000	5.000%	520,250	1,130,250	1,650,500
06/01/2048			505,000	505,000	
12/01/2048	740,000	5.000%	505,000	1,245,000	1,750,000
06/01/2049			486,500	486,500	
12/01/2049	775,000	5.000%	486,500	1,261,500	1,748,000
06/01/2050			467,125	467,125	
12/01/2050	920,000	5.000%	467,125	1,387,125	1,854,250
06/01/2051			444,125	444,125	
12/01/2051	965,000	5.000%	444,125	1,409,125	1,853,250
06/01/2052			420,000	420,000	
12/01/2052	1,125,000	5.000%	420,000	1,545,000	1,965,000
06/01/2053			391,875	391,875	
12/01/2053	1,180,000	5.000%	391,875	1,571,875	1,963,750
06/01/2054			362,375	362,375	
12/01/2054	1,360,000	5.000%	362,375	1,722,375	2,084,750
06/01/2055			328,375	328,375	
12/01/2055	1,425,000	5.000%	328,375	1,753,375	2,081,750
06/01/2056			292,750	292,750	
12/01/2056	1,625,000	5.000%	292,750	1,917,750	2,210,500
06/01/2057			252,125	252,125	
12/01/2057	1,705,000	5.000%	252,125	1,957,125	2,209,250
06/01/2058			209,500	209,500	
12/01/2058	1,925,000	5.000%	209,500	2,134,500	2,344,000
06/01/2059			161,375	161,375	
12/01/2059	2,020,000	5.000%	161,375	2,181,375	2,342,750
06/01/2060			110,875	110,875	
12/01/2060	4,435,000	5.000%	110,875	4,545,875	4,656,750
	23,175,000		16,619,250	39,794,250	39,794,250



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 183 - Ordinance 2025-25: An Ordinance of the Town Council of the Town of Severance, Colorado, reenacting section 10-10-20(b) of the Severance Municipal Code regarding hunting permits	Nicholas Wharton, Town Manager	Town Manager Nicholas J. Wharton
ACTION REQUESTED		
Town Management asks that the Town Council review and discuss Ordinance 2025-25 An Ordinance of the Town Council of the Town of Severance, Colorado, reenacting section 10-10-20(b) of the Severance Municipal Code regarding hunting permits and take action. Action that may be taken: • Adopt Ordinance 2025-25 • Adopt Ordinance 2025-25 with amendments • Taken no action		<u>Ordinance</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
In 2022, the Severance Municipal Code was updated with Ordinance 2022-09, and the Hunting Permit section was inadvertently omitted in the update. This item comes before the Town Council requesting the adoption of Ordinance 2025-25 to add the section to the Severance Municipal Code.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Ord 2025-25 Hunting Permit		

**TOWN OF SEVERANCE
ORDINANCE NO. 2025-25**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, REENACTING SECTION 10-10-20(b) OF THE SEVERANCE
MUNICIPAL CODE REGARDING HUNTING PERMITS**

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, in the course of that reenactment, provisions governing hunting permits that had been adopted by Ordinance No. 2022-09 were inadvertently omitted; and

WHEREAS, those provisions were originally adopted to delegate the authority to review, approve, and issue hunting permits to the Town Manager or their designee in order to promote efficiency in Town operations; and

WHEREAS, the Town Council continues to find that delegation of hunting permit authority to the Town Manager or designee ensures timely processing of applications, reduces administrative burdens on the Town Council, and promotes the public health, safety, and welfare; and

WHEREAS, the Town Council therefore desires to restore the omitted provisions to maintain consistency in the regulation of hunting within the Town.

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

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

Section 2. Section 10-10-20(b) Enacted. Section 10-10-20(b), “Hunting Permits,” of the Severance Municipal Code is reenacted to read as follows:

(b) Hunting Permits.

1. The Town may grant a written exception to the prohibitions contained in this Article for hunting small game or waterfowl within the Town under circumstances when a weapon or bow and arrow can be fired, discharged, or operated in such a manner as not to endanger persons or property and also in such manner as to prevent the projectile from traversing any grounds or space outside the limits of such gallery, grounds, or residence (special license to hunt).
2. Any person hunting must comply with all applicable federal and state laws and regulations.
3. In addition to obtaining all federal and state licenses, any person who wishes to hunt within Town limits must submit a written application to the Town for a special license to hunt. The application is subject to a nonrefundable fee set by the Town Council.

4. The application must include details such as the proposed hunting site, hours of hunting, and location for any non-permanent hunting apparatus (e.g., blind, tree stand). Furthermore, the application must verify that the landowner has granted permission to hunt on the property. The Town Manager or designee may require that the applicant provide other details in the application.
5. The Town Manager or designee will issue any special license to hunt.
6. It is unlawful to hunt within one hundred (100) yards of a school, dwelling, sidewalk, trail, park, street, or roadway.
7. Any approved blind, tree stand, or other hunting apparatus must have a minimum setback of two hundred (200) yards from the nearest school, dwelling, sidewalk, park, street, or roadway.
8. The Town Manager or designee may impose additional restrictions on the license (e.g., posting requirements, limited hunting hours).
9. The Town may revoke a special license to hunt at any time after issuance.

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 23rd DAY OF SEPTEMBER, 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. 2025-25 enacted by the Town Council on September 23 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. 187 - Resolution 2025-41R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a memorandum of understanding between the Towns of Severance, Nunn, Ault, Eaton, Johnstown and Windsor and North Range Behavioral Health pertaining a co-responder program	Kenneth Chavez, Chief of Police	Chief Kenneth Chavez
ACTION REQUESTED		
The Chief of Police asks the Town Council to discuss Resolution 2025-41R a Resolution of the Town Council of the Town of Severance, Colorado, approving a memorandum of understanding between the Towns of Severance, Nunn, Ault, Eaton, Johnstown and Windsor and North Range Behavioral Health pertaining a co-responder program, and take action. Action that may be taken: • Move to approve Resolution 2025-41R • Move to approve Resolution 2025-41R with amendments • Take no action		<u>Resolution</u> <u>Attorney Approved</u> <u>Action Requested</u>
BRIEF HISTORY OF ITEM		
In 2023 the Town of Severance entered into an agreement with North Range Behavioral Health (NRBH) due to our desire to create a partnership supporting the work of our Police Department that may have a behavioral health component.		
BRIEF SUMMARY		
The agreement with NRBH is a co-responder program involving several neighboring communities. Since the original agreement, there has been a desire to clarify and amend certain requirements and responsibilities, which are outlined in the Memorandum of Understanding.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Chief of Police recommends that the Town Council take action on Resolution 2025-41R		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Res 2025-41R - North Weld CoResponder MOU		

2. North Weld 2025 Memo of Understanding
3. Exhibit A - North Weld Co-Responder Cost Sharing Document
4. Exhibit B - North Weld Co-Responder Financial Investment Overview

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-41R**

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROVING A MEMORANDUM OF UNDERSTANDING BETWEEN THE TOWNS OF SEVERANCE, NUNN, AULT, EATON, JOHNSTOWN AND WINDSOR AND NORTH RANGE BEHAVIORAL HEALTH PERTAINING A CO-RESPONDER PROGRAM

WHEREAS, in 2023, the Town of Severance entered into an agreement with North Range Behavioral Health (NRBH), and the Towns of Eaton, Windsor, Ault, and Nunn (collectively, “Participating Agencies”) due to a desire to create a partnership supporting the work of personnel across the Participating Agencies’ respective police departments responding to 911 calls that may have a behavioral health component (“Co-Responders”); and

WHEREAS, the Participating Agencies desired to establish and provide a coordinated approach to behavioral health intervention for 911 calls, thus allowing for reduction in: emergency room admissions, jail admissions, costs for healthcare, duplication of services (“Co-Responder Program”); and

WHEREAS, since the original agreement was entered into, it has become necessary to clarify and amend certain requirements and responsibilities as well as to add the Town of Johnstown to the list of Participating Agencies; and

WHEREAS, the Town Council desires to approve the Memorandum of Understanding, and to direct the Town Staff to move forward with such matters as may be advisable to implement the Memorandum of Understanding.

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

Section 1. The Memorandum of Understanding between North Range Behavioral Health and the Towns of Nunn, Ault, Easton, Severance, Johnstown and Windsor pertaining to a co-responder program is approved in the form substantially similar to the form attached hereto as **Exhibit A** and incorporated herein by this reference.

Section 2. The Chief of Police is authorized to sign the Memorandum of Understanding, and the Town Manager, Chief of Police and Town Staff are hereby authorized and directed to take such other actions as are necessary to implement and carry out the actions in the Memorandum of Understanding, subject to and consistent with budgetary and other measures adopted by the Town Council.

RESOLVED AND APPROVED THIS 23 DAY OF SEPTEMBER 2025.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

MEMORANDUM OF UNDERSTANDING AMONG PARTNER AGENCIES OF THE NORTH WELD CO- RESPONDER TEAM

This Memorandum of Understanding (“MOU”) is between and among the following agencies: North Range Behavioral Health (“NRBH”), the Towns of Nunn, Ault, Eaton, Severance, Johnstown, and Windsor (collectively “the Parties”).

INTENT: These agencies enter into this memorandum of understanding (MOU), to establish and provide a coordinated approach of behavioral health intervention for 911 calls, thus allowing for reduction in: emergency room admissions, jail admissions, costs for healthcare, duplication of services. (“Co-Responder Program” or “Program”) This agreement allows for partnership in data collection / analysis and resource referrals & connections. The parties mutually desire to maintain compliance with the Health Insurance Portability and Accountability Act of 1996 (“HIPAA”) for the purpose of safeguarding the privacy of any protected health information the Parties may share for joint activities as part of the Co-Responder program.

BACKGROUND: North Range Behavioral Health (NRBH), and the towns of Eaton, Windsor, Severance, Ault, Nunn, and Johnstown (collectively, “Participating Agencies” or “Parties”) have created a partnership supporting the work of personnel across the partnering police departments responding to 911 calls that may have a behavioral health component (“Co-Responders”). Each Participating Agency has agreed to contribute various resources needed to make the Program successful.

PURPOSE: This MOU outlines and clarifies the mutual responsibilities of the Participating Agencies and highlights the responsibilities of a steering committee, to be known as the North Weld Co-Responder Steering Committee.

North Weld Co-Responder Program activities include the following:

- Primary response to 911 calls with a behavioral health component (when riding with law enforcement).
- Secondary response to 911 calls with a behavioral health component (either at the request of an officer or by self-deploying based on information received monitoring the CAD).
- Outreach, education and follow-up contacts to those identified by law enforcement officers as frequent utilizers of the 911 system for behavioral health needs.
- Behavioral health screening individual or group contacts for needs, resources or education.
- Referral to care managers, primary care & alternative destinations.
- Outreach & education to those experiencing addiction / mental health problems / crisis.
- Collection and storage of release of information documents.
- Case reviews.
- Data collection and analysis.

PARTICIPATING AGENCIES: Agencies may participate in either of the following capacities:

1. **Core and Lead Agencies**

a. Core Agencies of the Program are defined as Participating Agencies that contribute appropriate resources as negotiated and agreed upon within the partnership (“Core Agency”). A Core Agency shall have one voting member appointed to the North Weld Co-Responder Steering Committee. Each Town wishing to be considered a Core Agency will make some level of contribution in the form of equipment, data collection, space at the department, or some other necessary resource identified by the partnership. The Towns of Ault, Eaton, Severance, Nunn, and Johnstown will be Core Agencies.

b. Lead Agencies of the Program are defined as Participating Agencies that have the same requirements as Core Agencies with additional responsibilities for contributions of time, money, staff, support and/or office space and furnishings (“Lead Agency”). The Town of Windsor and NRBH will be considered Lead Agencies. Each Lead Agency shall have one voting member appointed to the North Weld Co-Responder Steering Committee.

c. As other needs for the Program arise, responsibility for those needs shall be decided upon among the Core and Lead Agencies.

2. **Support Agency** - Support agencies may be added or included in the partnerships when appropriate. This role is defined as partner agencies that participate on the Co-Responder Steering Committee and may contribute ideas and solutions to process development and implementation (“Support Agencies”). These agencies are encouraged to participate in all functions of the Co-Responder programs however will not have a voting capacity on the Co-Responder Steering Committee.

AGENCY CONTRIBUTIONS: The participation and contribution levels are set forth in Exhibit A, North Weld Co-Responder Partnership Cost sharing document, and in Exhibit B, North Weld Co-Responder Financial Investment Overview, both documents are attached hereto and incorporated herein by reference.

CO-RESPONDER STEERING COMMITTEE:

The Co-Responder Steering Committee oversees and monitors the implementation and ongoing development as well as the functioning efficacy of the Co-Responder Program. The Steering Committee shall meet at least biannually to discuss, problem solve and/or guide any changes or issues around the implementation or ongoing development of the program. The Steering Committee shall include high-level, decision-making representatives. Each Core and Lead Agency will appoint one representative of their respective organization to serve as a voting member of the Co-Responder Steering Committee. Other Support Agency personnel which the Steering Committee has determined are integral to the success of the program, may attend and contribute to processes, discussion, and/or solutions at any time, however, will not serve as voting members.

RESPONSIBILITIES OF STEERING COMMITTEE

Agencies serving on the Co-Responder Steering Committee agree to review processes, offer suggestions, and give input to be considered for the Co-Responders and the good of the community.

The Co-Responder Steering Committee is committed to the following:

- Regularly attending the Co-Responder Program meetings
- Perform an initial examination of the nature of the problem to help develop the Program's objectives and design.
- Provide a forum of planning decisions and ongoing leadership, problem solving and design modifications throughout the life of the program.
- Soliciting regular feedback from the Participating Agencies,
- Identify and understand any barriers to the program's success and work to positively offer solutions for the betterment of all communities involved,
- Consider how the Program relates to other local criminal justice or behavioral health partnerships that may be in place or are in the process of being established.
- Identifying additional funding that may become available,
- Providing technical assistance as identified by the group,
- Providing data obtained from Co-Responder contacts and support its use in individual agencies' funding applications when appropriate
- Participating in case reviews.
- Develop procedures to ensure that essential information is shared in an appropriate and timely manner.
- Measure the program's progress toward stated goals

MONITORING AND REPORTING:

Appointed members of Participating Agencies are responsible for reporting back to their respective agency leadership on the progress of the Co-Responder Program, with information and data provided by the Co-Responder Steering Committee. Information shall be shared in a way that protects an individual's confidentiality rights as treatment consumers and constitutional rights as possible defendants. Individuals with behavioral health disorders who have been in contact with a behavioral health agency should be offered an opportunity to provide consent in advance for behavioral health providers to share specific information with law enforcement authorities if an incident occurs (sometimes called an advance directive).

AGENCY RESPONSIBILITIES:

Participating Agencies agree to seek feedback from the other Participating Agencies regarding the selection and evaluation of staff assigned to collaborative activities and agree to work within the scope and mission of the partnership. Participating Agencies retain responsibility and liability for the actions of their staff and volunteers.

TERM AND TERMINATION: This updated MOU shall commence on October 1, 2025, and shall continue in full force and effect and shall be renewed for successive one (1) year periods, unless terminated by any Party as to such Party with thirty (30) days written notice.

APPROPRIATION: It is understood and agreed that the obligations of the Towns as set forth herein shall be subject to annual appropriation. Nothing herein shall be deemed a multiple fiscal-

year obligation in violation of Article X, Section 20 of the Colorado Constitution. If any Town fails to appropriate the funds necessary to meet the requirements of this MOU, such Town shall provide notice to each Participating Agency of the non-appropriation. This MOU shall then terminate unless the remaining Participating Agencies enter into a new memorandum of understanding to affirm or restate obligations.

OPEN RECORDS REQUESTS/CORA: The Towns are governmental entities, subject to the public records laws codified at Title 24, Article 72 of the *Colorado Revised Statutes*. In the event that a third party requests inspection or copying of any documents, reports or returns containing confidential or protected information under this section, the Town subject to the open records request shall immediately notify all Participating Agencies of the request upon receipt, and shall deny disclosure under Section 24-72-204 (3) (a) (IV), C.R.S. and any other applicable exceptions or privileges from disclosure. In the event a Town(s) is named as a party in litigation over the denial of inspection as provided herein, the Town(s) shall immediately notify all Participating Agencies and confer with the Participating Agencies as to a settlement strategy. Each Participating Agency or Town, subject to the open records request, shall bear all costs of defending the denial.

ENTIRE AGREEMENT: This MOU contains the entire agreement and understanding between the Parties and supersedes any other agreements concerning the subject matter of this MOU, whether oral or written. No modification, amendment, novation, renewal or other alteration of or to this MOU shall be deemed valid or of any force or effect whatsoever, unless mutually agreed upon in writing by all Parties hereto.

NO WAIVER: Nothing contained herein shall be construed as a waiver of any and all rights, limitations and protections afforded the Parties by virtue of the Colorado Governmental Immunity Act, section 24-10-101, et. seq., C.R.S. The Towns specifically reserve unto themselves, their officers, employees and agents any and all defenses, rights, limitations and immunities provided by law.

NO THIRD PARTY BENEFICIARIES: It is expressly understood and agreed that enforcement of the terms and conditions of this MOU and all rights of action relating to such enforcement, shall be strictly reserved to the Parties and nothing contained in this MOU shall give or allow any claim or right of action whatsoever by any other person not included in this MOU. It is the express intention of the Parties that any entity, other than the undersigned Parties, receiving services or benefits under this MOU shall be deemed an incidental beneficiary only.

MODIFICATIONS: Any modifications to this MOU shall be in writing signed by all Parties. This MOU is at-will and may be modified by mutual consent of authorized officials from the Participating Agencies. It shall become effective upon signature and will remain in effect until modified or terminated as provided herein.

NO ASSIGNMENT: This MOU shall not be assigned or delegated.

NOTICE: Any notice required or permitted by this MOU shall be in writing and shall be deemed to have been successfully given for all purposes if sent by certified or registered mail, postage and fees prepaid, or electronically delivered by electronic mail, addressed to the Party to whom such

notice is intended to be given at the address set forth below, as may be modified from time to time. Such notice shall be deemed to have been given when deposited in the US mail or sent electronically.

NORTH RANGE BEHAVIORAL HEALTH
Kimberly Collins, Chief Executive Officer
1300 N 17th Ave
Greeley, CO 80631
Kim.Collins@NorthRange.org

TOWN OF WINDSOR
Stephen Garrison, Chief of Police
960 15th Street
Windsor, CO 80550
sgarrison@windsorgov.com

TOWN OF NUNN
Rick Florence, Chief of Police
185 Lincoln Avenue
Nunn, CO 80648
rflorence@nunnpolice.org

TOWN OF SEVERANCE
Ken Chavez, Chief of Police
209 1 Street
Severance, CO 80546
kchavez@townofseverance.org

TOWN OF EATON
Jason Bollhorst, Chief of Police
224 1st Street
Eaton, CO 80615
jbollhorst@eatonco.org

TOWN OF AULT
Dakota Germer, Chief of Police
201 1st Street
Ault, CO 80610
dgermer@aultcolorado.gov

TOWN OF JOHNSTOWN
Jeff Strossner, Chief of Police
430 S Parish Ave
Johnstown, CO 80534
jstrossner@johnstownco.gov

VENUE: This MOU shall be governed by the laws of the State of Colorado. Venue for any legal action shall be in Weld County.

COUNTERPARTS COMBINED: This MOU may be executed in several counterparts and, as so executed, shall constitute one agreement, binding on all the parties even though all parties have not signed the same counterpart. Any counterpart of this MOU which has attached to it separate signature pages, which altogether contain the signatures of all the parties, shall be deemed a fully executed document for all purposes.

SEVERABILITY: If any provision of this MOU is declared by a court of competent jurisdiction to be invalid, void or unenforceable, such provision shall be deemed to be severable, and all other provisions of this MOU shall remain fully enforceable, and this MOU shall be interpreted in all respects as if such provisions were omitted.

The signing parties below represent they have the authorization to enter into this MOU on behalf of their respective agencies.

NORTH RANGE BEHAVIORAL HEALTH

By: Kimberly Collins , Chief Executive Officer

Date

TOWN OF WINDSOR

By: Stephen Garrison , Chief of Police

Date

TOWN OF NUNN

By: Rick Florence , Chief of Police

Date

TOWN OF SEVERANCE

By: Ken Chavez , Chief of Police

Date

TOWN OF EATON

By: Jason Bollhorst , Chief of Police

Date

TOWN OF AULT

By: Dakota Germer , Chief of Police

Date

TOWN OF JOHNSTOWN

By: Jeff Strossner, Chief of Police

Date

North Weld Co-Responder Partnership

Cost sharing document

Personnel + Fringe Benefits + Indirect Costs*	Quantity	Cost Estimate	Designated Agency
Full-time NRBH Clinician	1	\$75,000 (North Range would contribute \$25,000 toward this. The request from partners is \$50,000 per FTE)	North Range – full cost Year 1 with OBHS funding
Clinical oversight, supervision and training, clinical liability insurance	1	\$4,000	North Range
Staff equipment			
- Gloves \$35 each	1	\$35	
- Ear Mold (fitted)	1	\$88	Windsor/Severance
- Flashlight	1	\$30	Windsor
- Ballistic vest	1	\$800	Windsor
- Radio	1	\$3500	Eaton
- Jacket	1	\$310	
- Tactical vest	1	\$116	
- Phone	1	\$150 (+\$50/month service)	North Range
- Laptop (and docking station)	1	\$900	Nunn
- Netmotion license	1	\$150	Ault
- Gas Card	1		Windsor (split between usage)
Infrastructure			
- Lead Agency role (legal consult, policy oversight, etc.)	1		Windsor
Other:			
Vehicle with security caging	1	\$(Vehicle cost?) \$8,000 (Half-Cage)	Severance

*Indirect costs include allocations from the following administrative departments within North Range Behavioral Health: Administration, Accounting & Finance, Contract Management, Accounts Receivable, Human Resources, Training and Development, Electronic Health Record, Information Technology, Quality Improvement, Quality Assurance, Clinical Records, Marketing, Project Management, Facilities, Disaster & Safety Coordination.

North Weld Co-Responder Financial Investment Overview

Cost sharing document

JAN 1st 2026 – DEC 31st 2026

Personnel + Fringe Benefits + Indirect Costs*	Total Cost	Cost Estimate**	Designated Agency
1.0 Full-time NRBH Clinician	\$65,000 for .5 FTE	\$23,750	North Range
		\$1,769	Town of Ault
		\$3,670	Town of Eaton
		\$8,357	Town of Johnstown
		\$336	Town of Nunn
		\$7,043	Town of Severance
		\$20,075	Town of Windsor

*Indirect costs include shared occupancy costs and operating costs: uniforms, office supplies, vehicle costs, etc. Indirect costs also include allocations from the following administrative departments within North Range Behavioral Health: Administration, Accounting & Finance, Contract Management, Accounts Receivable, Human Resources, Liability insurance, Training and Development, Electronic Health Record, Information Technology, Quality Improvement, Quality Assurance, Clinical Records, Marketing, Project Management, Facilities, Disaster & Safety Coordination.

**The 6 towns cover 63.5% of the costs. Cost breakout is based on 2023 populations:

https://demography.dola.colorado.gov/assets/lookups/muni_pop_lookup.html



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 200 - Resolution 2025-42R: A Resolution of the Town of Severance, Colorado, authorizing the acquisition of certain interests in real property through eminent domain proceedings and delegating authority to the town manager to accept deeds, easements or license agreements for such property interests on behalf of the town	Nicholas Wharton, Town Manager	Town Manager Nicholas J. Wharton
ACTION REQUESTED		
Town Management is asking that the Town Council consider Resolution 2025-42R A resolution of the town of Severance, Colorado, authorizing the acquisition of certain interests in real property through eminent domain proceedings and delegating authority to the town manager to accept deeds, easements or license agreements for such property interests on behalf of the town and take action. Action that may be taken: • Approve Resolution 2025-42R • Approve Resolution 2025-42R with amendments • Take no action		<u>Resolution</u> <u>Action Requested</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council take action and consider approving Resolution 2025-42R A resolution of the town of Severance, Colorado, authorizing the acquisition of certain interests in real property through eminent domain proceedings and delegating authority to the town manager to accept deeds, easements or license agreements for such property interests on behalf of the town.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet:		

1. Res 2025-42R Eminent Domain
2. Exhibit A Res 2025-42R
3. Exhibit B Res 2025-42R

**TOWN OF SEVERANCE
RESOLUTION NO. 2025-42R**

**A RESOLUTION OF THE TOWN OF SEVERANCE, COLORADO, AUTHORIZING THE
ACQUISITION OF CERTAIN INTERESTS IN REAL PROPERTY THROUGH EMINENT
DOMAIN PROCEEDINGS AND DELEGATING AUTHORITY TO THE TOWN MANAGER TO
ACCEPT DEEDS, EASEMENTS OR LICENSE AGREEMENTS FOR SUCH PROPERTY
INTERESTS ON BEHALF OF THE TOWN**

WHEREAS, the Town of Severance, Colorado ("Town") possesses the power of eminent domain pursuant to the provisions of Colorado law including but not limited to Sections 38-1-202(1)(e) and 38-6- 101 of the Colorado Revised Statutes ("C.R.S."); and

WHEREAS, C.R.S. § 38-6-101 authorizes the Town, in relevant part, to exercise its eminent domain powers after passage of a resolution or ordinance to “build, acquire, construct, or establish any public building or any other public work or public improvement” ; and

WHEREAS, the Town has determined that it may be necessary to acquire fee simple title for certain real property (collectively, "Property Interests") as necessary for following public purposes:

1. Access to, and construction, maintenance and improvement of a stormwater detention pond, as more particularly described in **Exhibit A** attached hereto,
2. Access to, and construction and maintenance of a water supply line as more particularly described in **Exhibit B** attached hereto, (collectively, the "Town Projects"); and

WHEREAS, with respect to the Town Projects, the Town may be required to acquire a "License to Enter Private Property" or similar right to enter property from certain property owners in the vicinity of the Town Projects (together, the "License Agreements") in order to support certain surveying and investigatory work related to the Town Projects, including but not limited to:

- Access for survey crews to survey existing property features including, but not limited to, buildings, vegetation, property corners, structures and fence lines;
- Access for consultants/contractors to observe environmental and geotechnical features;
- Access for independent appraisers to photograph and assess property values;
- Access for Town personnel or consultants/contractors performing work on behalf of the Town Projects as it relates to the Town Projects; and,
- Access for various utility companies or their representatives to perform utility location services on behalf of the Town (collectively, the "Project-Related Work"); and

WHEREAS, the Town has determined that the Town Projects are public projects and that acquiring the Property Interests is necessary to successfully complete the Town Projects; and

WHEREAS, a public purpose exists as the Property Interests will be acquired to permit the construction of the Town Projects and, upon completion, the Projects will be utilized by the public; and

WHEREAS, Town Council finds and declares that the Town Projects are being undertaken for public advantage and public benefit; and

WHEREAS, the Town may retain Western States Land Acquisition Services, LLC, or another qualified third-party consultant ("Property Acquisition Consultant") to act as the Town's representative in the acquisition of the Property Interests, if and as necessary; and

WHEREAS, Town Council desires to authorize the Property Acquisition Consultant and the Town Manager, or their designee, to conduct good faith negotiations with the property owners in the vicinity of the Town Projects in accordance with applicable law; and

WHEREAS, in the event that good faith negotiations are successful, and the Property Interests may be acquired by the Town without commencing formal condemnation proceedings, the Board of Trustees desires to delegate all necessary authority to the Town Manager to accept right-of-way deeds, permanent easements, temporary construction easements, or License Agreements for Project-Related Work for the Town Projects on behalf of the Town; and

WHEREAS, Town Council desires to authorize condemnation proceedings to acquire the Property Interests, if necessary, if such good faith negotiations prove unsuccessful, subject to the specific condition set forth in Section 4 of this Resolution below; and

WHEREAS, the timely completion of the Town projects is necessary for the continued health, safety, and welfare of the residents of the Town.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Severance, Weld County, Colorado, that:

Section 1. The foregoing recitals and findings are incorporated herein as findings and conclusions of the Town Council.

Section 2. The acquisition of Property Interests for the timely completion of the specific Town Projects identified in **Exhibits A and B** attached hereto is needed and required for public use and public purposes.

Section 3. The Town Manager, or his designee, and the Property Acquisition Consultant shall be authorized to conduct good faith negotiations with property owners in the vicinity of the Town Projects, as applicable, in accordance with applicable law and shall be further authorized to make offers of just compensation to the owners of the Property Interests for the voluntary acquisition thereof. In the event that good faith negotiations are successful, the Town Manager, or his designee, and the Property Acquisition Consultant shall be authorized to schedule and conduct closings with the property owners of the Property Interests. The Town Manager shall be authorized to cause compensation to be paid to the property owners of the Property Interests, in such amounts as may be negotiated between the Town and the property owners of the Property Interests, provided that such amounts in the aggregate shall not exceed the amount(s) appropriated for said purpose in the Town's approved 2025 and 2026 budgets, as the same may be amended from time to time.

Section 4. If compensation to be paid for any of the Property Interests cannot be agreed upon by the interested parties, or in case the owner or owner(s) of any of the Property Interests are incapable of consenting, then the Town Attorney, or his designee, shall be authorized to institute and prosecute to conclusion such proceedings as are available under Article 1 or Article 6 of Title 38, Colorado Revised Statutes, at counsel's discretion, through the exercise of the power of eminent domain.

In the event that acquisition by eminent domain is deemed necessary, the Town Attorney shall be authorized to request immediate possession of the Property Interests in furtherance of the purpose of this Resolution.

Section 5. If eminent domain proceedings commence following the satisfaction of the condition set forth in Section 4 of this Resolution above, the Town Manager and Town Attorney shall be authorized to employ all necessary persons for this purpose including special eminent domain counsel, appraisers, surveyors, engineers, and other experts as deemed necessary.

Section 6. The Town Manager, or the Town's consultants, consistent with the intent of the Town Projects, shall have the authority to amend or modify the legal descriptions of the Property Interests to be acquired, the nature of the interests to be acquired, and may add or delete parcels, in whole or in part, as deemed necessary for the timely completion of the Town Projects.

Section 7. The Town Manager (or the Town Manager's designee, which designation shall be in writing and filed of record with both the Town Clerk and Town Attorney) shall be authorized to execute and the Town Clerk to attest any document necessary for the acquisition of the Property Interests required for the Town Projects. The Town Manager or his designee shall also be authorized to execute any "acceptance" signature block on any right-of-way deeds or other deeds related to the Town Projects, or approve any permanent or temporary easements required for the Town Projects, or approve any License Agreements for Project-Related Work following review and approval as to the form of such documents by the Town Attorney. Following execution, the Town Clerk or the Property Acquisition Consultant shall cause a copy of any right-of-way deed(s), other deed(s) or permanent easement(s) related to the Town Project to be recorded in the real property records of Weld County, Colorado. Temporary construction

easements and License Agreements (as necessary for the Town Projects) shall not be recorded in the County records unless project timelines determine the necessity.

Section 8. During the pendency of the Town Project, the Town Manager shall provide periodic updates to Town Council regarding the status of the Town Projects.

Section 9. The Town Council shall indemnify, hold harmless, and defend the Town Manager in the exercise of the powers granted by this Resolution provided that such exercise is made in a reasonable and good faith reliance on the authority granted by this Resolution and such exercise is within the scope of the Town Manager's duties and authorities as the chief administrative officer of the Town of Severance.

Section 10. Effective Date. This resolution shall be effective immediately upon adoption.

Section 11. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 12. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSED, AND ADOPTED THIS 23RD DAY OF SEPTEMBER 2025

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

EXHIBIT A

PARCEL DESCRIPTION

A tract of land, being a part of that parcel as described in the Warranty Deed as recorded April 23, 2019 at Reception No. 4483421 of the Records of the Weld County Clerk and Recorder, situate in

the Southeast Quarter (SE1/4) of Section Two (2), Township Six North (T.6N.), 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:

The North 40.00 feet of the South 70.00 feet of said Reception No. 4483421.

It is the intent of this description for the subject parcel to abut the existing Right-of-Way of Weld County Road 72.

Said described parcel of land contains 12,262 Square Feet, more or less ($\pm$).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel
pervision and checking, and that it is true and

Description was prepared under my personal su
correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



EXHIBIT B
PARCEL DESCRIPTION

A tract of land, being a part of that parcel as described in the Warranty Deed as recorded April 23, 2019 at Reception No. 4483421 of the Records of the Weld County Clerk and Recorder (WCCR), situate in the Southeast Quarter (SE1/4) of Section Two (2), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado, and being more particularly described as follows:

BEGINNING at the Southeast corner of Outlot K, Timber Ridge PUD Third Filing as recorded February 10, 2005 as Reception No. 3260109 of the WCCR and assuming the most Easterly South line of said Timber Ridge PUD Third Filing as bearing South 83°46'27" East, as platted, a distance of 393.90 feet and with all other bearings contained herein relative thereto;

THENCE South 06°13'16" West, along the East line of said Reception No. 4483421, a distance of 623.35 feet;

THENCE North 77°00'06" West a distance of 96.48 feet;

THENCE North 13°12'52" East a distance of 184.97 feet;

THENCE North 14°42'40" West a distance of 361.53 feet;

THENCE North 61°48'10" West a distance of 37.72 feet;

THENCE North 38°25'38" West a distance of 24.37 feet;

THENCE North 48°23'46" West a distance of 46.86 feet;

THENCE North 69°56'01" West a distance of 23.47 feet;

THENCE North 81°22'14" West a distance of 22.91 feet;

THENCE South 89°43'36" West a distance of 76.97 feet;

THENCE South 54°30'27" West a distance of 29.15 feet;

THENCE South 25°00'06" West a distance of 38.40 feet;

THENCE South 01°47'16" West a distance of 95.75 feet;

THENCE South 53°48'09" West a distance of 46.61 feet to the South line of Timber Ridge PUD Third Filing;

Thence along the South lines of Timber Ridge PUD Third Filing the following five courses:

THENCE North 20°37'18" West a distance of 255.02 feet;

THENCE North 69°22'42" East a distance of 105.00 feet;

THENCE South 20°37'18" East a distance of 95.00 feet;

THENCE North 72°27'14" East a distance of 66.34 feet;

THENCE South 83°46'27" East a distance of 393.90 feet to the POINT OF BEGINNING.

Said described parcel of land contains 12,262 Square Feet, more or less (±).

SURVEYORS STATEMENT

I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.

PRELIMINARY

Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

