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, December 9, 2025, at 5:00 PM

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

The Goal of the Work Session is to have the Town Council receive information on topics of Town business from the Town Manager, Town Attorney and Town Staff in order to exchange ideas and opinions regarding these topics.

1. **Pg. 5 - Ratification of Buffalo Creek Annexation**
   - Discussion
   - Staff Presentation: Nicholas Wharton, Town Manager

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

1. **Roll Call**
2. **Pledge of Allegiance**
3. **Agenda Review by Town Manager**
4. **Consent Calendar**

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

   a. **Pg. 24 - Town Council Meeting Minutes 11.11.25**

   b. **Pg. 29 - Resolution 2025-47R: A resolution of the town council of the Town of Severance, Colorado, authorizing the mayor to execute the twenty-first interim agreement with Northern Colorado Water Conservancy District, Northern Integrated Supply Project water activity enterprise, for participation in the Northern Integrated Supply Project**

   c. **Pg. 33 - Resolution 2025-48R: A Resolution of the Town Council of the Town of Severance, Colorado, approving an employment agreement with the Town Attorney**

   d. **Pg. 38 - Resolution 2025-49R: A Resolution for the Town Council of the Town of Severance, Colorado, to appropriate funds from fund balance**

   e. **Pg. 40 - Resolution 2025-50R: A Resolution of the Town Council of the Town of Severance, Colorado, Designating the Public Posting Place for Posting of Notices of Meetings for the Town Council and other Local Bodies of the Town**

f. **Pg. 41 - Resolution 2025-51R: A Resolution of the Town Council of the Town of Severance, Colorado, Adopting a Schedule of Regular and Work Session Meetings for the Town**

g. **Pg. 42 - October Financials**

h. **Pg. 90 - October Payables**

5. **Approval of Agenda**

6. **Public Comment**

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

7. **Council Member Comments**

8. **Reports**

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

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

C. TOWN COUNCIL

1. **Pg. 137 - Resolution 2025-52R: A Resolution of the Town Council of the town of Severance, Colorado, prescribing the Town of Severance's water and wastewater rates, fees, tolls and charges, and infrastructure investment fees**
   - Legislative
   - Staff Presentation: Nicholas Wharton, Town Manager

2. **Pg. 147 - Resolution 2025-53R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the Town of Severance Fee Schedule**
   - Legislative
   - Staff Presentation: Nicholas Wharton, Town Manager, Efrain Lemus, Finance Director

3. **PUBLIC HEARING**
   Pg. 162 - Resolution 2025-54R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting a budget for the Fiscal Year of 2026 and appropriating sums for and defraying the expenses and liabilities for the fiscal Beginning January 1, 2026 and ending December 31, 2026.
   - Legislative, Public Comment
   - Staff Presentation: Nicholas Wharton, Town Manager, Efrain Lemus, Finance Director

4. **Pg. 381 - Resolution 2025-55R: A Resolution of the Town Council of the Town of Severance, Colorado, Appropriating sums of money for the various funds in the amounts and for the purposes as set forth below for the 2026 Budget**

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager, Efrain Lemus, Finance Director

5. **Pg. 384 - Resolution 2025-56R: A Resolution of the Town Council of the Town of Severance, Colorado, levying general property taxes for the year 2026 to help defray the costs of government for the 2026 budget year.**
   - Legislative
   - Staff Presentation: Nicholas Wharton, Town Manager, Efrain Lemus, Finance Director

6. **PUBLIC HEARING**
   Pg. 386 - Ordinance 2025-27: An Ordinance adopting by reference the International Building Code, 2024 edition, the International Residential Code, 2024 edition, the International Fuel Gas Code, 2024 edition, the International Plumbing Code, 2024 edition, the International Mechanical Code, 2024 edition, the International Existing Building Code, 2024 edition, the International Property Maintenance Code, 2024 edition, the International Swimming Pool and Spa Code, 2024 edition, and the International Energy Conservation Code, 2024 edition, promulgated by the International Code Council.
   - Legislative, Public Comment
   - Staff Presentation: Russ Weber, Chief Building Inspector

D. COUNCIL MEMBER PETITIONS

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

E. EXECUTIVE SESSION

1. **Concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, pursuant to C.R.S. 24-6-402(4)(a) and for conferences with the Town attorney for purposes of receiving legal advice on specific legal questions, pursuant to 24-6-402(4)(b), with regard to the Buffalo Creek Annexation, and**

2. **For purposes of 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)(e)(I), concerning a potential recreational building partnership with the Town of Windsor, and**

3. **Concerning the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, pursuant to C.R.S. 24-6-402(4)(a) and for purposes of 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)(e)(I), concerning a potential water lease discussion with the Town of Wellington.**

F. ADJOURN

Town Council MEETING
Tuesday, December 9, 2025, 5:00 PM (MDT)

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

Registration URL
https://us02web.zoom.us/j/89354721574?pwd=2TJORo1yOgUN5NB28octprdXWugaLI.1

The Town of Severance does not discriminate on the basis of race, color, national origin, sex, religion,

age or disability in the provision of services. For disabled persons needing reasonable accommodation to attend or participate in a town service, program, public meeting, or activity, call 970-686-1218 at least 72 hours in advance. Disabled access is available from the front entrance of the Town Hall.

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 5 - Ratification of Buffalo Creek Annexation	Nicholas Wharton, Town Manager	Buffalo Creek Development Representatives

ACTION REQUESTED	
Discussion only	**Presentation** **Discussion**

BRIEF HISTORY OF ITEM

The following is a very brief timeline of key aspects of the Buffalo Creek Annexation/Zoning:

- **June 6, 2016** - original Town of Severance finding of eligibility for Buffalo Creek Annexation - Resolution 2016-07R. This finding included a map that depicted six annexations encompassing public right-of-way along SH 257 and WCR 78, as well as the entire Buffalo Creek property.
- **September 2016** - Town of Timnath files lawsuit disputing the annexation of a portion of WCR 78.
- **May 30, 2017** - Annexor submits formal request to the Town of Severance to finalize the annexation minus the disputed area of WCR 78
- **June 19, 2017** - Resolution 2017-17R approved by the Town of Severance with maps submitted by the applicant only showing Annexation 1-5
- **October 24, 2017** - Judgement entered into favor of the Town of Severance in the lawsuit filed by the Town of Timnath
- **March 3, 2025** - a Preliminary Plat is submitted for property known as Buffalo Creek. During review, it was discovered that the Preliminary Plat included an area referred to as Annexation 6, which was not on the official annexation map of recording.
- **June 27, 2025** - Upon further review by Town Staff it is discovered that additional recording conflicts exist with legal descriptions attached to Town Ordinances
- **August 2025** - Staff directs the applicant to submit additional documentation regarding their position that Annexation 6 was to be included on the recorded annexation map.
- **October 2025** - Staff determines that Town Council will need to consider the ratification request and make a final decision.

BRIEF SUMMARY

The purpose of the work session is to discuss the request by the applicant to consider the ratification of Buffalo Creek Annexation - Ordinance 2017-12R to include Annexation of Parcel 6

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

See attached documents

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Applicant Cover Letter - Annexation Ratification Request with Exhibits A-D 10.30.2025(35776096.4)(35848399.1)
2. Staff Review BUFFALO CREEK ANNEX Ratification Request Memo_(CCG_2025.11.11)

Brownstein

Brownstein Hyatt Farber Schreck, LLP
303.223.1100
675 15th Street, Suite 2900
Denver, Colorado 80202

Carolynne C. White
Attorney at Law
303.223.1197 tel
cwhite@bhfs.com

October 30, 2025

VIA E-MAIL – sjacobsen@townofseverance.org

Town Council of the Town of Severance
c/o Sarah Jacobsen, Town Clerk
Town of Severance, Colorado

Re: Request for Ratification of Buffalo Creek Annexation – Ordinance No. 2017-12, Including Annexation Parcel 6

Dear Members of the Town Council:

On behalf of the Annexor of the Buffalo Creek property, Stars & Stripes 3Q, LLC ("Annexor") I respectfully submit this request for the Town Council to ratify and confirm the annexation approved by Ordinance No. 2017-12 (the "Annexation Ordinance"). The purpose of this request is to clarify that the Annexation included all property described in the legal description attached to that ordinance, specifically including the area referred to as "Annexation Parcel 6."

This letter explains in more detail the nature of and justification for the request. Additionally, we request that the Town Council consider this Resolution before the end of calendar year 2025. In order to accomplish this, after review of the Town's calendar, it appears that the ideal schedule would be:

- Study Session – November 11, 2025
- Consideration of Resolution – December 9, 2025

Background

Below is a summary timeline of the key events described below:

- **June 6, 2016** – original Town of Severance finding of eligibility for Buffalo Creek Annexation – Resolution 2016-07R. This finding included a map that depicted six annexations encompassing public right-of-way along SH 257 and WCR 78, as well as the entire Buffalo Creek property;
- **September 2016** – Town of Timnath files lawsuit disputing annexation of the Disputed Area. The disputed area was comprised solely of WCR 78 right-of-way. No areas of the Buffalo Creek property were disputed;

- **May 30, 2017** – Annexor submits formal request to Town of Severance to finalize the pending annexation, minus the Disputed Area;
- **June 19, 2017** – Resolution 2017-17R – Town of Severance finds eligibility for amended annexation area, minus the Disputed Area. The resolution language specifically stated that the original annexation extents were to remain with the exception of the disputed area; and
- **June 19, 2017** - Town of Severance approves Amended Ordinance 2017-12, annexing all of the Buffalo Creek property minus the Disputed Area.

The Buffalo Creek property was originally approved for annexation into the Town of Severance on May 2, 2016 by a vote of the Town Board and included approximately 270.055 acres, encompassing portions of Sections 19, 20, 21, 28, 29, and 30, Township 7 North, Range 67 West of the 6th Principal Meridian, comprising all of the Buffalo Creek property (including Annexation Parcel 6) as well as the adjacent portions of Weld County Road 78. The annexation map included in the Board Package for 2016 also showed the entirety of the Buffalo Creek property, including Annexation Parcel 6. A portion of Weld County Road 78, referred to herein as the "Disputed Area," was claimed by the Town of Timnath. Following a finding of eligibility, the annexation was then held in abeyance for a period of time, after which the dispute with Timnath was ultimately resolved by means of a Settlement Agreement dated February 14, 2018. While Timnath's claim over the Disputed Area was being resolved the Town re-considered the annexation, with the Disputed Area removed. On June 19, 2017, the Town approved Amended Ordinance 2017-12, annexing all of the Buffalo Creek property, less the Disputed Area. While Amended Ordinance 2017-12 annexed all of the Buffalo Creek property, the Annexation Map recorded following the adoption of the ordinance inadvertently excluded Annexation Parcel 6.

The Town Intended to Annex Annexation Parcel 6.

With the exception of the Annexation Map, Resolution 2017-17R, finding eligibility for the annexation, all the other documents in the record - Amended Ordinance 2017-12, the package presented to the Town, and the minutes from the June 19, 2017 meeting -- evidence an intent for the entire Buffalo Creek property (including Annexation Parcel 6), to be included in the annexation. Examples include:

- As outlined in the proposed resolution accompanying this letter, the annexation ordinance adopted in 2017 included a legal description of the entirety of the Buffalo Creek property. The legal description in Exhibit A to Ordinance No. 2017-12 clearly and correctly included the entire parcel;

- Ordinance 2017-12 references "the land originally proposed for annexation ***less the claimed overlap area on County Road 78***, which revised Property description is set forth on Exhibit A hereto and incorporated herein by reference." (emphasis added);

- The third and fourth paragraphs of the Annexation Ordinance No. 2017-12 state respectively that "the Board has by Resolution 2017-17R determined that the Property (***herein defined to be the original application land less the alleged overlay area***) excluding the disputed overlay area is eligible for annexation…" and "the Board does hereby find and determine that it is in the best interests of the Town to annex the Property ***(as revised to delete the alleged, disputed overlap area)***" (emphasis added). The Annexation Ordinance clearly states that the "Property" – defined to include all of the original annexation request minus the disputed area – "is hereby annexed to the Town of Severance.";

- The Minutes from the June 19, 2017 hearing of the Town Board of Trustees states that the purpose of the meeting is for the Board to "determine whether the proposed annexation, ***exclusive of the disputed overlap area***, still meets all requirements for annexation and whether annexation of that parcel as revised is desired by the Town." (emphasis added). The Board unanimously adopted the Amended Ordinance, with no discussion of any other modifications to the legal description of the annexed property as described in Resolution 2017-17R; and

- Further, the request for annexation presented by Annexor in 2017 clearly states that the "legal description for the Buffalo Creek property that was the subject of the zoning and development approvals has not been modified and therefore will become effective upon completion of the foregoing amended annexation."

The Annexation Map with a scrivener's error is the only document that was considered or approved by the Town in 2016 and 2017 which does not clearly include Annexation Parcel 6. The Annexation Map which was recorded subsequent to the Town's approval of Ordinance 2017-12 only shows Annexation Parcels 1-5, whereas the Ordinance, the Staff Report, the Minutes, and all other documents prepared and submitted by the Annexor include Annexation Parcels 1 through 6. The Annexation Map therefore does not match either the legal description included as part of Ordinance 2017-12 or the intent of Annexor and the Town of Severance.

The Annexor was unaware of this discrepancy until it sought permits from the Town in early 2025, and was informed by the Town that the Town's records were not clear regarding the annexation of Annexation Parcel 6.

For the last several months, Annexor has worked with Town staff to review the history of this annexation, including the relevant staff reports, agendas, and exhibits. After extensive discussion with the Town team, it was concluded that this ratification should be requested in order to clarify the record of the annexation for the benefit of all parties.

Justification

Ratification of the annexation as described in the legal description is consistent with the original intent of both the Town and the Annexor. All materials considered by the Town at the time, including staff reports, the annexation agreement, and supporting documentation, accurately reflected the full annexation area and included Annexation Parcel 6. All of the relevant materials clearly state that the only intended omission was the disputed portion of Weld County Road 78. The omission on the map was unintentional and does not reflect a deviation from the annexation that was desired to be approved by the Town and the Annexor.

Ratifying the annexation now will:

- **Ensure consistency and clarity in the real property records**, aligning the Annexation Map with the controlling legal description;
- **Avoid unnecessary delays in the development of the Buffalo Creek property**, including critical infrastructure planning and implementation;
- **Support the public interest** by facilitating orderly growth and development in accordance with the Town's comprehensive plan and land use objectives;
- **Prevent potential confusion or disputes** regarding jurisdiction, zoning, and provision of services for the affected parcel; and
- **Reaffirm the Town's commitment to transparency and procedural integrity**, demonstrating that minor clerical errors will not impede progress when substantive statutory requirements have been met.

Process

The Colorado Annexation Law (C.R.S. 31-12-101 *et seq*.) is clear that, upon recordation of an annexation map, an annexation is effective as of the date of the original annexation ordinance (in this case, June 19, 2017). Therefore, we respectfully request that the Town Council adopt the proposed resolution ratifying and confirming the Buffalo Creek Annexation as originally intended and legally described, and that the Town and Annexor then proceed to record a corrected Annexation Map showing the entire annexation, including Annexation Parcel 6.

All of the relevant documents are attached to this narrative letter as follows:

- Exhibit A – Ordinance No. 2017-12, with Exhibit A (legal description);
- Exhibit B – (incorrect) Annexation Map showing Annexation Parcels 1-5;
- Exhibit C – Staff Report accompanying Ordinance No. 2017-12; and
- Exhibit D – Draft proposed Resolution Ratifying Buffalo Creek Annexation.

We appreciate your attention to this matter and your continued support of responsible development within the Town of Severance.

Please do not hesitate to contact me should you have any questions or require additional information.

Sincerely,

BROWNSTEIN HYATT FARBER SCHRECK, LLP

By: 

Carolynne C. White

cc: Nina Williams, Town Attorney (nina@wwfdlaw.com)
Nicholas J. Wharton, Town Manager (nwharton@townofseverance.org)

Attachments: Exhibits A-D

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07/24/2017 01:34 PM R Fee:$33.00
Carly Koppes, Clerk and Recorder, Weld County, CO

TOWN OF SEVERANCE

ORDINANCE NO. 2017-12

THE TOWN OF SEVERANCE ANNEXING PROPERTY KNOWN AS THE BUFFALO CREEK ANNEXATION TO THE TOWN OF SEVERANCE, COLORADO AFTER DELETION OF DISPUTED OVERLAP AREA

WHEREAS Resolution 2016-07R finding substantial compliance pursuant to C.R.S. Section 31-12-107 of the petition for annexation for certain property known as "Buffalo Creek Annexation" and initiating annexation proceedings for such property has heretofore been adopted by the Board of Trustees of the Town of Severance, Colorado, which is referred to herein as the "Board;" and

WHEREAS after a claim of overlapping annexation area was raised by the Town of Timnath, the Buffalo Creek property owner has requested that the Town of Severance proceed under C.R.S. 31-12-114(10) to delete the claimed, disputed overlap area from the proposed annexation, and to proceed to annex the undisputed portion of the proposed annexation area, meaning all area of the original application excluding only the limited portions of County Road 78 which were claimed as an overlapping area by the Town of Timnath; and

WHEREAS the Board has by Resolution 2017-17R determined that the Property (herein defined to mean the original application land less the alleged overlap area) excluding the disputed overlap area is eligible for annexation under local ordinances, section 30 of article II of the state constitution and C.R.S. Sections 31-12-104 and 105, and has made the findings set forth in C.R.S. Section 32-12-110 and 32-12-114 (10) (said revised legal description of the Property to delete the alleged overlap area being attached hereto as Exhibit A and incorporated herein by reference);

WHEREAS the Board does hereby find and determine that it is in the best interests of the Town to annex the Property (as revised to delete the alleged, disputed overlap area) to the Town; and

WHEREAS the Board has considered, and does hereby find and determine that it is in the best interests of the Town to proceed to enter into the Annexation Agreement previously agreed to with the annexor concurrent with Resolution 2016-07R, relating to certain rights and obligations of the annexor and the Town with respect to the annexation and development of the Property.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF SEVERANCE, COLORADO AS FOLLOWS:

Section 1. That the Property (as legally described on Exhibit A hereto) be, and hereby is, annexed to the Town of Severance and made a part of said Town, to be known as the Buffalo Creek Annexation.

Section 2. That the Board hereby approves, ratifies and confirms the Annexation Agreement for the Property in the form presented to and previously reviewed by the Board (subject to minor non-substantive revisions as may be approved by the Town Attorney) and hereby authorizes the Mayor to execute and deliver the Annexation Agreement on behalf of the Town.

Section 3. That in annexing the Property to the Town, the Town does not assume any obligation respecting the construction of water mains, sewer lines, gas mains, electric service lines, streets, or any other services, utilities, or infrastructure in connection with the Property hereby annexed except as may be provided by the ordinances of the Town

or by specific Annexation Agreement with the annexor.

Section 4. Effective Date: The effective date of this ordinance shall be the later of the effective date of the Annexation of Buffalo Creek and thirty days after publication of this ordinance.

PASSED, ADOPTED AND APPROVED THIS 19thth day of June, 2017.

TOWN OF SEVERANCE

Donald R. Brookshire, Mayor

ATTEST:

Betty Mauch, Town Clerk

Town of Severance Town Seal
Incorporated 1920
Severance, Colorado

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07/24/2017 01:34 PM R Fee:$33.00
Carly Koppes, Clerk and Recorder, Weld County, CO

EXHIBIT A
Legal Description of the Property

A parcel of land being a portion of the North Half and a portion of the Southwest Quarter of Section Thirty (30), Township Seven North (T.7N.), Range Sixty-seven West (R.67W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado:

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°03'46" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2381.46 feet with all other bearings contained herein relative thereto:

THENCE South 47°03'04" East a distance of 41.10 feet to the intersection of the East line of the Boekel Annexation 4 to the Town of Timnath, an annexation plat recorded September 5, 2007 as Reception No. 20070067935 of the Records of Larimer County and to a line parallel with and 30.00 feet South of, as measured at a right angle to the North line of the Northwest Quarter of said Section 30 and said point being the **POINT OF BEGINNING**;

THENCE North 86°03'46" East along said parallel line a distance of 2353.38 feet;
THENCE North 86°03'38" East along a line parallel with and 30.00 feet Northerly of, as measured at a right angle to the South line of the Northeast Quarter of said Section 30 a distance of 1194.02 feet to the intersection of the Westerly line of Lot A of Recorded Exemption No. 0705-30-1 RE-3977 and a line parallel with and 30.00 feet Southerly of the North line of the Northeast Quarter of said Section 30;

The following Three (3) courses are along the Westerly and Southerly lines of Recorded Exemption No. 0705-30-1 RE-3977 recorded May 31, 2006 as Reception No. 3392496 of the Records of Weld County:

THENCE South 55°51'30" East a distance of 124.35 feet;
THENCE South 54°01'00" East a distance of 336.11 feet to the most Southerly corner of Lot A of said RE-3977;
THENCE North 89°22'11" East along the Southerly line of Lot B of said RE-3977 a distance of 33.52 feet to the Northeasterly line of that parcel of land described in a Confirmation Deed recorded September 30, 2011 as Reception No. 3795760 of the Records of Weld County;
THENCE South 56°04'58" East along said Northeasterly line a distance of 981.73 feet to the East line of the Northeast Quarter of said Section 30;
THENCE South 00°03'07" West along the East line of the Northeast Quarter of said Section 30 a distance of 1313.05 feet to the Northeast corner of the City of Thornton parcel as described in that Quit Claim Deed recorded February 15, 2001 as Reception No. 2826115 of the Records of Weld County;

The following Seventeen (17) courses are following the South bank of Lee Lake along the Northerly lines of the City of Thornton parcel as conveyed in that Quit Claim Deed recorded February 15, 2001 as Reception No. 2826115 of the Records of Weld County and subsequently monumented by JR Engineering Surveyors LS# 19606 (James Thomas Jones) and LS# 30109 (Robert B. Michelson):

THENCE South 87°30'54" West a distance of 115.58 feet;
THENCE North 77°16'50" West a distance of 103.95 feet;
THENCE North 79°25'26" West a distance of 247.74 feet;
THENCE North 26°55'49" West a distance of 100.12 feet;
THENCE North 11°58'40" East a distance of 100.68 feet;
THENCE North 43°16'04" East a distance of 161.50 feet;
THENCE North 29°21'11" West a distance of 150.02 feet;
THENCE North 74°22'09" West a distance of 86.04 feet;
THENCE South 67°51'50" West a distance of 43.73 feet;
THENCE South 51°51'47" West a distance of 160.80 feet;
THENCE South 58°00'25" West a distance of 134.58 feet;
THENCE South 61°26'49" West a distance of 124.54 feet;
THENCE South 42°07'17" West a distance of 160.47 feet;
THENCE South 60°37'09" West a distance of 128.94 feet;

THENCE South 82°39'31" West a distance of 129.82 feet;
THENCE South 37°41'04" West a distance of 134.21 feet;
THENCE South 83°10'07" West along the South Bank of Lee Lake a distance of 376.84 feet;

The following Three (3) courses are continuing along the Northerly lines of the City of Thornton parcel as conveyed in that Quit Claim Deed recorded February 15, 2001 as Reception No. 2826115 of the Records of Weld County and subsequently monumented by JR Engineering Surveyors LS# 19606 (James Thomas Jones) and LS# 30109 (Robert B. Michelson) but have departed from the South Bank of Lee Lake:

THENCE North 23°06'26" East a distance of 442.41 feet;
THENCE North 37°38'36" East a distance of 208.03 feet;
THENCE North 80°51'32" West a distance of 85.54 feet to a point approximately 2 feet Southerly of a concrete irrigation ditch;

The following Fifty-Two (52) courses are continuing along the Northerly lines of the City of Thornton parcel as conveyed in that Quit Claim Deed recorded February 15, 2001 as Reception No. 2826115 of the Records of Weld County and subsequently monumented by JR Engineering Surveyors LS# 19606 (James Thomas Jones) and LS# 30109 (Robert B. Michelson) as well as following along lines approximately 2 feet Southerly of an existing concrete irrigation ditch:

THENCE South 79°50'31" West a distance of 128.10 feet;
THENCE South 84°37'42" West a distance of 113.98 feet;
THENCE South 76°53'09" West a distance of 38.73 feet;
THENCE South 57°30'44" West a distance of 62.54 feet;
THENCE South 53°26'27" West a distance of 185.50 feet;
THENCE South 43°44'52" West a distance of 30.57 feet;
THENCE South 34°18'39" West a distance of 56.49 feet;
THENCE South 31°30'13" West a distance of 123.54 feet
THENCE South 38°03'05" West a distance of 206.94 feet;
THENCE South 51°08'12" West a distance of 108.10 feet
THENCE South 42°12'45" West a distance of 35.04 feet;
THENCE South 29°37'00" West a distance of 37.71 feet;
THENCE South 24°44'44" West a distance of 53.01 feet;
THENCE South 29°59'04" West a distance of 48.90 feet;
THENCE South 46°09'32" West a distance of 54.33 feet;
THENCE South 53°45'47" West a distance of 57.62 feet;
THENCE South 46°38'09" West a distance of 57.84 feet;
THENCE South 43°04'12" West a distance of 71.97 feet;
THENCE South 48°26'17" West a distance of 41.78 feet;
THENCE South 57°34'17" West a distance of 36.77 feet;
THENCE South 62°41'18" West a distance of 71.30 feet;
THENCE South 44°09'32" West a distance of 102.70 feet;
THENCE South 45°13'39" West a distance of 96.91 feet;
THENCE South 32°31'09" East a distance of 46.93 feet;
THENCE South 25°24'28" East a distance of 52.91 feet;
THENCE South 19°02'31" East a distance of 52.37 feet;
THENCE South 06°20'38" East a distance of 27.23 feet;
THENCE South 04°02'43" West a distance of 48.08 feet;
THENCE South 17°45'42" West a distance of 33.46 feet;
THENCE South 46°47'49" West a distance of 35.95 feet;
THENCE South 66°23'34" West a distance of 49.92 feet;
THENCE South 78°06'37" West a distance of 101.45 feet;
THENCE South 62°16'56" West a distance of 83.53 feet;
THENCE South 58°47'38" West a distance of 62.76 feet;
THENCE South 42°13'45" West a distance of 35.66 feet;
THENCE South 29°09'14" West a distance of 42.39 feet;
THENCE South 22°21'32" West a distance of 56.28 feet;
THENCE South 16°39'35" West a distance of 88.82 feet;

THENCE South 09°24'45" West a distance of 120.55 feet;
THENCE South 18°59'24" West a distance of 51.50 feet;
THENCE South 28°49'11" West a distance of 65.39 feet;
THENCE South 39°49'47" West a distance of 51.39 feet;
THENCE South 48°47'58" West a distance of 36.49 feet;
THENCE South 67°53'35" West a distance of 566.88 feet;
THENCE South 77°35'16" West a distance of 71.03 feet;
THENCE South 88°28'30" West a distance of 63.70 feet;
THENCE North 78°04'55" West a distance of 45.90 feet;
THENCE North 70°19'11" West a distance of 139.00 feet;
THENCE North 76°06'33" West a distance of 35.04 feet;
THENCE South 88°08'48" West a distance of 28.89 feet;
THENCE South 26°09'22" West a distance of 43.98 feet;
THENCE North 60°16'46" West a distance of 600.07 feet to the East line of the Boekel Annexation 4 to the Town of Timnath;
THENCE North 00°09'55" West along the Easterly line of the Boekel Annexation 4 to the Town of Timnath a distance of 3277.23 feet to the **POINT OF BEGINNING**;

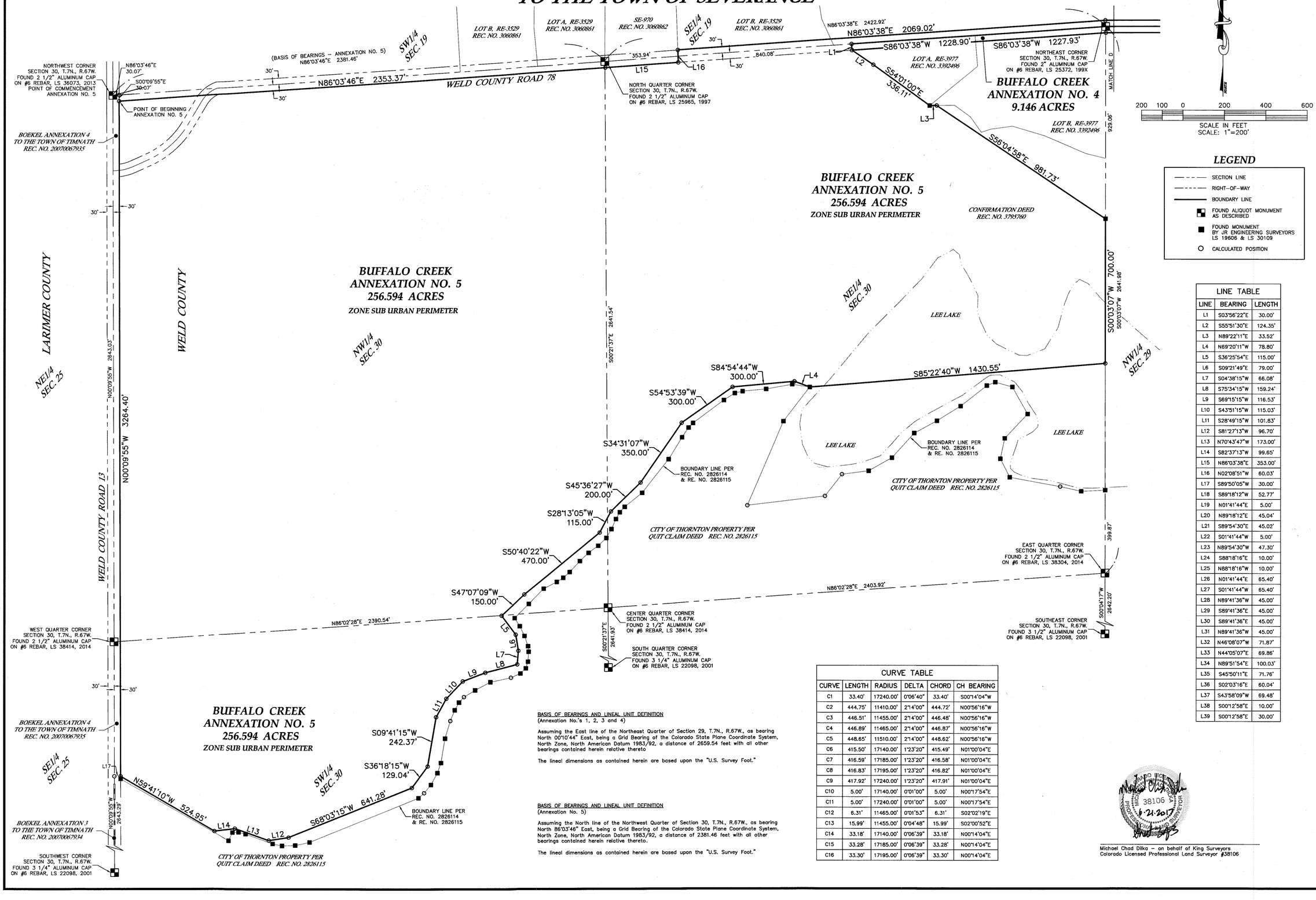
Said described parcel of land contains 270.055 acres, more or less (±).

4320456 Pages: 3 of 3
07/24/2017 01:34 PM R Fee:$33.00
Carly Koppes, Clerk and Recorder, Weld County, CO

BUFFALO CREEK ANNEXATION NO.'s 1-5

TO THE TOWN OF SEVERANCE

EXHIBIT B



LEGEND

- SECTION LINE
- RIGHT-OF-WAY
- BOUNDARY LINE
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- FOUND MONUMENT BY JR ENGINEERING SURVEYORS LS 19606 & LS 30109
- CALCULATED POSITION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S03°56'22"E	30.00'
L2	S55°51'30"E	124.35'
L3	N89°22'11"E	33.52'
L4	N69°20'11"W	78.80'
L5	S36°25'54"E	115.00'
L6	S09°21'49"E	79.00'
L7	S04°38'15"W	66.08'
L8	S75°34'15"W	159.24'
L9	S69°15'15"W	116.53'
L10	S43°51'15"W	115.03'
L11	S28°49'15"W	101.83'
L12	S81°27'13"W	96.70'
L13	N70°43'47"W	173.00'
L14	S82°37'13"W	99.65'
L15	N86°03'38"E	353.00'
L16	N02°08'51"W	60.03'
L17	S89°50'05"W	30.00'
L18	S89°18'12"W	52.77'
L19	N01°41'44"E	5.00'
L20	N89°18'12"E	45.04'
L21	S89°54'30"E	45.02'
L22	S01°41'44"W	5.00'
L23	N89°54'30"W	47.30'
L24	S88°18'16"E	10.00'
L25	N88°18'16"W	10.00'
L26	N01°41'44"E	65.40'
L27	S01°41'44"W	65.40'
L28	N89°41'36"W	45.00'
L29	S89°41'36"E	45.00'
L30	S89°41'36"E	45.00'
L31	N89°41'36"W	45.00'
L32	N46°08'07"W	71.87'
L33	N44°05'07"E	69.86'
L34	N89°51'54"E	100.03'
L35	S45°50'11"E	71.76'
L36	S02°03'16"E	60.04'
L37	S43°58'09"W	69.48'
L38	S00°12'58"E	10.00'
L39	S00°12'58"E	30.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	33.40'	17240.00'	0°06'40"	33.40'	S00°14'04"W
C2	444.75'	11410.00'	2°14'00"	444.72'	N00°56'16"W
C3	446.51'	11455.00'	2°14'00"	446.48'	N00°56'16"W
C4	446.89'	11465.00'	2°14'00"	446.87'	N00°56'16"W
C5	448.65'	11510.00'	2°14'00"	448.62'	N00°56'16"W
C6	415.50'	17140.00'	1°23'20"	415.49'	N01°00'04"E
C7	416.59'	17185.00'	1°23'20"	416.58'	N01°00'04"E
C8	416.83'	17195.00'	1°23'20"	416.82'	N01°00'04"E
C9	417.92'	17240.00'	1°23'20"	417.91'	N01°00'04"E
C10	5.00'	17140.00'	0°01'00"	5.00'	N00°17'54"E
C11	5.00'	17240.00'	0°01'00"	5.00'	N00°17'54"E
C12	6.31'	11465.00'	0°01'53"	6.31'	S02°02'19"E
C13	15.99'	11455.00'	0°04'48"	15.99'	S02°00'52"E
C14	33.18'	17140.00'	0°06'39"	33.18'	N00°14'04"E
C15	33.28'	17185.00'	0°06'39"	33.28'	N00°14'04"E
C16	33.30'	17195.00'	0°06'39"	33.30'	N00°14'04"E

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION
(Annexation No.'s 1, 2, 3 and 4)

Assuming the East line of the Northeast Quarter of Section 29, T.7N., R.67W., as bearing North 00°10'44" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2659.54 feet with all other bearings contained herein relative thereto

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

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION
(Annexation No. 5)

Assuming the North line of the Northwest Quarter of Section 30, T.7N., R.67W., as bearing North 86°03'46" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2381.46 feet with all other bearings contained herein relative thereto.

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

Michael Chad Dilka – on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

DATE: 6/1/2017
FILE NAME: 2015516A-ANX 1-5
SCALE: 1"=200'
DRAWN BY: CSK
CHECKED BY: MCD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS: DATE:

BUFFALO CREEK ANNEXATION NO.'s 1-5
TO THE TOWN OF SEVERANCE
FOR
STARS & STRIPES 3Q
1123 ZONALITE ROAD NE, SUITE 30, ATLANTA, GA 30306

PROJECT #: 2015516-A

3
SHEET 3 OF 3

AGENDA ITEM SUMMARY

MEETING DATE	AGENDA ITEM	SUBMITTED BY
June 19, 2017	Buffalo Creek Annexation and Zoning Amendment	Nicholas J. Wharton, MPA

ACTION REQUESTED

Staff asks that the Town Board review and discuss the purposed Buffalo Creek Annexation and Zoning Amendment, and take action.

- Proposed Action:
  - Move to Approve the Buffalo Creek Annexation and Zoning Amendments
  - Move to Deny the purposed Buffalo Creek Annexation and Zoning Amendment

- ✓ **Annexation**
- ✓ **Zoning**
- ☐ Concept Plan
- ☐ Preliminary/Final Plat
- ✓ **Resolution/Ordinance**
- ☐ Agreement
- ✓ **Action Requested**

SUMMARY FROM AMENDMENT REQUEST LETTER

The Town of Severance's pending annexation of the Buffalo Creek project is the subject of a legal action brought by the Town of Timnath, in which Timnath asserts a right to require an election due to a very limited portion of the CR 78 right-of-way, in which limited portion of CR 78 right-of-way Timnath claims a competing annexation interest with the Town of Severance.

After detailed review with the survey, legal and planning consultants for Stars & Stripes 3Q, LLC, have determined that the limited area of overlapping annexation claims is not geographically necessary for the legal annexation of our Buffalo Creek project into the Town of Severance. Pursuant to CRS 31-12-114 (10). Please accept this letter as a formal request that the Town of Severance proceed with the portion of the pending annexation of the Buffalo Creek project that does not include the area claimed by the Town of Timnath, as the limited area that is the subject of the alleged competing claims is not legally necessary to the annexation of Buffalo Creek into the Town of Severance.

Based upon the foregoing and the attachments, Stars & Stripes 30, LLC, respectfully requests that the Town of Severance proceed with an amended Resolution and amended Ordinance, as expressly authorized in CRS 31-12-114 (10), which eliminates the disputed overlapping portion of the prior annexation resolution, and which completes the annexation of the Buffalo Creek project without inclusion of any of the area which also has been claimed by Timnath.

Please note that the Planning Commission and Town Board did approve the Buffalo Creek Annexation and Zoning. This is an amendment to those approvals to remove the overlapping section of Weld County Road 78 in question from the originally proposed annexation and zoning.

PUBLIC SUPPORT/CONCERN

Last year, the Town of Timnath and several community residents voiced their objections or concerns to this project both in writing and in attendance at several Town of Severance Planning Commission and Town Board Meetings. Town of Severance's pending annexation of the Buffalo Creek project is currently the subject of a legal action brought by the Town of Timnath.

ADMINISTRATION ANALYSIS AND RECOMMENDATION

Administration recommends that the Town Board take action, and move to adopt Buffalo Creek Amended Annexation and Zoning by adopting Resolution 2017-17R, Ordinance 2017-12 and Ordinance 2017-13.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

- Amendment Request Letter
- Amended Annexation and Zoning Maps
- Title Policy
- Warranty Deed
- Resolution 2017-17R
- Ordinance 2017-12
- Ordinance 2017-13

EXHIBIT D

RESOLUTION NO. [____]

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, RATIFYING AND CONFIRMING THE BUFFALO CREEK ANNEXATION AS APPROVED BY ORDINANCE NO. 2017-12, AND CLARIFYING THE INTENT OF THE ORIGINAL ANNEXATION TO INCLUDE ALL PROPERTY DESCRIBED IN THE LEGAL DESCRIPTION ATTACHED THERETO

RECITALS

WHEREAS, the Town of Severance ("Town") previously adopted Ordinance No. 2017-12, recorded at Reception No. 4320454 in the records of the Weld County Clerk and Recorder, annexing certain property known as the Buffalo Creek Annexation; and

WHEREAS, the Ordinance included as Exhibit A a legal description of the property to be annexed, totaling approximately 270.055 acres, more or less, being portions of Sections 19, 20, 21, 28, 29, and 30, Township 7 North, Range 67 West of the 6th Principal Meridian, Weld County, Colorado; and

WHEREAS, the Board of Trustees considered and approved said Ordinance and annexation following proper notice, publication, and hearing as required by C.R.S. §§ 31-12-101 et seq.; and

WHEREAS, the annexation map included in the June 19, 2017 Board packet inadvertently omitted a small portion of the property shown as "Annexation Parcel 6." However, Annexation Parcel 6 was correctly included in the legal description attached as Exhibit A to Ordinance No. 2017-12. The omission of Annexation Parcel 6 from the annexation map was due to a drafting or clerical error in map preparation; and

WHEREAS, all other materials presented to and considered by the Board at the time—including staff reports, the annexation agreement, and other supporting documentation—accurately reflected the entire annexation area; and

WHEREAS, the Town Council finds and determines that the omission on the annexation map was unintentional, and that the governing body at the time clearly intended to annex the entire property as legally described in Ordinance No. 2017-12; and

WHEREAS, the Council further finds that the legal description contained in Exhibit A to Ordinance No. 2017-12 is the controlling and correct legal description for the Buffalo Creek Annexation, and that all statutory annexation requirements were met; and

WHEREAS, the Town now desires to ratify and confirm the annexation as originally intended, and to record this Resolution together with a corrected annexation map reflecting the property boundaries as described in the legal description.

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

Section 1. Ratification and Confirmation.

The Town Council hereby ratifies, confirms, and declares that the annexation approved by Ordinance No. 2017-12 (Reception No. 4320454), known as the Buffalo Creek Annexation, includes all property legally described in Exhibit A attached thereto. Said Exhibit A constitutes the official and controlling legal description and boundary of the annexed property.

Section 2. Correction of Record.

The Town Council acknowledges that the annexation map originally included in the Board packet for the June 19, 2017 meeting inadvertently omitted a portion of the property legally described in Exhibit A. The Town hereby authorizes the Town Clerk and Town Attorney to record this Resolution together with a Corrected Annexation Map for the Buffalo Creek Annexation, accurately depicting the full boundaries consistent with the recorded legal description.

Section 3. No Substantive Change.

This Resolution does not alter, enlarge, or diminish the area annexed by Ordinance No. 2017-12, but serves solely to clarify and confirm the annexation as it was legally described and intended at the time of adoption.

Section 4. Effective Date.

This Resolution shall take effect immediately upon adoption by the Town Council and shall be recorded in the records of the Weld County Clerk and Recorder.

PASSED, ADOPTED, AND APPROVED this ___ day of _____, 2025.

TOWN OF SEVERANCE, COLORADO

By: _____
Matthew Fries, Mayor

ATTEST:

_____
Sarah Jacobsen, Town Clerk
(SEAL)

COLORADO CIVIL GROUP, INC.
Engineering Consultants

Memo

TO: **Ms. Shani Porter, Severance Planning Director**
Mr. Nick Wharton, Severance Town Manager

FROM: **Dave Lindsay, Colorado Civil Group, Inc.**
Amber Messersmith, Colorado Civil Group, Inc.

DATE: **November 11, 2025**

SUBJECT: **Buffalo Creek Annexation Ratification Request**

CCG PROJECT NO: **0042.0003.01**

TOWN PROJECT NO: **PP-2025-02**

The purpose of this memorandum is to address the request to approve a resolution by the Severance Town Council ratifying and confirming the 2017 annexation of Buffalo Creek. The request was submitted to the Town Council in a letter from the applicant's attorney dated October 30, 2025.

Engineering does not believe the letter presents any new information and that our previous two concerns about the prior annexation documents are still valid and create a defect in the annexation.

1. Annexation Ordinance 2017-12 is referred to regularly in the letter as being the document that demonstrates their intent to include Annexation No. 6, the sliver of land adjacent to an irrigation ditch along the southern limits of the property and a portion of Lee Lake. While we agree that the legal description attached to that ordinance as Exhibit A included what would have been Annexation No. 6, it did NOT include Annexations No. 1-4 and a portion of Annexation No. 5, which were the serial flagpoles along SH 257 and WCR 78 needed to reach the applicants' property and provide the required contiguity. *The legal description referenced in the letter only included the property owned by the applicant (Section 30) and does NOT accurately reflect the entire annexation area (which includes portions of Sections 19, 20, 21, 28, 29, and 30, Township 7 North, Range 67 West of the 6th Principal Meridian).* Without those serial flagpoles included in the legal description, despite whatever intent there may have been, we are concerned that it clouds the validity of the entire annexation. If the annexation were determined to be invalid, the Town would have no legal authority to process a subdivision application.

2. While the letter, and the applicant's previous correspondence, makes clear that it was their intent to include what would have been Annexation No. 6, the annexation mylar they delivered to the Town with the required signatures and certifications, did not include Annexation No. 6. Intent aside, it was not included. The boundary of the annexation map that was recorded is the boundary used by Weld County to delineate Severances corporate limits and is shown as such on their Property Portal GIS Map. The subdivision plat subsequently submitted by the applicant includes what would have been Annexation No. 6, but since Annexation No. 6 was not on that recorded annexation mylar, we believe that prohibits Severance from any action subdividing the property not within their corporate limits.

As we had previously recommended, we believe the most prudent action to clear all of this up and ensure the Severance's jurisdiction is not called into question or challenged is to simply reannex the roads and property, this time inclusive of Annexation No. 6 and the previously disputed annexation overlap area with Timnath. Please let us know if you have any questions regarding this memo.

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

MEETING MINUTES
Tuesday, November 11, 2025, at 7:00 PM

Mayor:	Matthew Fries
Mayor Pro-tem:	Brittany Vandermark
Council Members:	David Bruen Craig Joseph Stephen Gagliardi Tad Borrett Karen Hessler
Audience:	Joe Pirrone, Tanner Hayes, Cassidy White
Staff:	Nicholas Wharton, Town Manager Lindsay Radcliff-Coombes, Deputy Town Manager Sarah Jacobsen, Town Clerk Ken Chavez, Police Chief Geoff Wilson, Town Attorney (Virtually)

A. CALL TO ORDER REGULAR MEETING (7:00 PM)

1. Roll Call

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

2. Pledge of Allegiance

3. Agenda Review by Town Manager

4. Consent Calendar

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

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

MOTION PASSED

a. **Pg. 4 - Town Council Minutes 10.14.25**

b. **Pg. 7 - Resolution 2025-44R: A Resolution of the Town Council of the Town of Severance, Colorado, ratifying the appointments of Cherilyn Barringer, Caitlin Evans, and Michael Kessler to the Board of Trustees of the Clearview Library District for terms commencing on January 1, 2026**

c. **Pg. 9 - Resolution 2025-45R: A Resolution of the Town Council of the Town of Severance, Colorado, approving delinquent receivable accounts to the Weld County Treasurer for collection as a lien against the subject properties**

d. **Pg. 11 - September Financials**

e. **Pg. 59 - September Payables**

5. Approval of Agenda

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

MOTION PASSED

6. Public Comment

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

1. Joe Pirrone, a representative of Soaring Eagle Ranch, submitted a proposal to the Town Council asking for a 50/50 cost-sharing for the subdivision's road maintenance.

7. Council Member Comments

Council Member Gagliardi requests an appropriation of $18,160 to purchase two solar-powered trail counters for the Great Western Trail from the Council discretionary fund.

Council Member Gagliardi motioned to approve the $18,160 from the Town Council discretionary fund to purchase two trail counters for the Great Western Trail, seconded by Council Member Hessler. All present voted yes.

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

Mayor Fries requested an appropriation from the Council's discretionary fund in the amount of $12,000 to cover lobbyist fees for the Town's zip code initiative.

Council Member Hessler motioned to approve the $12,000 from the Town Council discretionary fund for lobbyist fees for the Town's zip code initiative, seconded by Council Member Gagliardi. All present voted yes.

B. TOWN COUNCIL

1. Pg. 112 - Poudre Valley REA Presentation

Tanner Hayes, a representative from Poudre Valley REA, spoke to the Town Council about the organization and thanked the Town for the partnership.

2. Pg. 113 - Water Supply Master Plan

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

Cassidy White with WestWater Research addressed the Town Council with a presentation on the Severance Water Supply Master Plan findings. Mayor Fries asked for a future Work Session for Council to discuss this item further.

3. Pg. 114 - Resolution 2025-46R: A Resolution of the Town Council of the Town of Severance, Colorado, approving the amended and restated Water Service Agreement with the North Weld County Water District

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

Town Council added an Executive Session Pursuant to C.R.S.24-6-402(4)(e)(I) instructing negotiators and developing a negotiating position, and C.R.S.24-6-402(4)(e) acquisition of interests in property relating to North Weld WSA. The Town Council moved this item to the end of the agenda.

MOTION WAS MADE BY Council Member Gagliardi, seconded by Council Member Borrett to Move Resolution 2025-46R: A Resolution of the Town Council of the Town of Severance, Colorado, approving the amended and restated Water Service Agreement with the North Weld County Water District to item nine. All Council Members present voting Yes.

MOTION PASSED

4. Pg. 149 - Parks Master Plan Committee

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

Town Manager Wharton asks for direction from the Town Council on creating the Parks

Master Plan Committee.

MOTION WAS MADE BY Mayor Pro-tem Vandermark, to make the Parks Mater Plan Committee the Citizen Advisory Board (CAB), seconded by Council Member Gagliardi to Approve Parks Master Plan Committee as CAB. All Council Members present voting Yes.

MOTION PASSED

5. **Pg. 150 - Ordinance 2025-26: An Ordinance of the Town Council of the Town of Severance, Colorado, changing the composition of the Youth Council**
   - Legislative
   - Staff Presentation: Nicholas Wharton, Town Manager

   MOTION WAS MADE BY Mayor Pro-tem Vandermark, seconded by Council Member Gagliardi to Adopt Ordinance 2025-26: An Ordinance of the Town Council of the Town of Severance, Colorado, changing the composition of the Youth Council. All Council Members present voting Yes.

   MOTION PASSED

6. **Pg. 153 - 2026 Proposed Water/Wastewater/Stormwater/Transportation Rates**
   - Discussion
   - Staff Presentation: Nicholas Wharton, Town Manager

7. **Pg. 159 - 2026 Proposed Fee Schedule**
   - Discussion
   - Staff Presentation: Nicholas Wharton, Town Manager

8. **Pg. 171 - 2026 Proposed Budget**
   - Discussion
   - Staff Presentation: Nicholas Wharton, Town Manager

     On page 215 of the packet, there is a scrivener's error showing the Land Use Advisory Board, and it should be the Youth Council budget item.

9. **Resolution 2025-46R: A Resolution of the Town Council of the Town of Severance, Colorado, approving the amended and restated Water Service Agreement with the North Weld County Water District**
   - Legislative
   - Staff Presentation: Nicholas Wharton, Town Manager

     This item was added during the meeting, which was also item three, and will be addressed after the Town Council returns from Executive Session.

C. COUNCIL MEMBER PETITIONS

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

Mayor Fries requests a Work Session to address Mr. Pirrone's Soaring Eagle Ranch proposal

D. EXECUTIVE SESSION

1. **Pursuant to C.R.S.24-6-402(4)(e)(I) instructing negotiators and developing a negotiating position, and C.R.S.24-6-402(4)(e) acquisition of interests in property relating to North Weld WSA**

MOTION WAS MADE BY Council Member Gagliardi, seconded by Mayor Pro-tem Vandermark to adjourn into executive session Pursuant to C.R.S.24-6-402(4)(e)(I) instructing negotiators and developing a negotiating position, and C.R.S.24-6-402(4)(e) acquisition of interests in property relating to North Weld WSA. All Council Members present voting Yes.

MOTION PASSED

E. TOWN COUNCIL

1. **MOTION WAS MADE BY Council Member Gagliardi, seconded by Mayor Pro-tem Vandermark to table the final agreement until all engineering is addressed and complete and the WSA between North Gate and North Weld Water District has been reached. All Council Members present voting Yes. MOTION PASSED**

F. ADJOURN

Meeting adjourned at 11:32 p.m.

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

TOWN OF SEVERANCE
RESOLUTION NO. 2025-47R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, AUTHORIZING THE MAYOR TO EXECUTE THE TWENTY-FIRST INTERIM AGREEMENT WITH NORTHERN COLORADO WATER CONSERVANCY DISTRICT, NORTHERN INTEGRATED SUPPLY PROJECT WATER ACTIVITY ENTERPRISE, FOR PARTICIPATION IN THE NORTHERN INTEGRATED SUPPLY PROJECT

WHEREAS, the Town of Severance (the "Town") is a participant in the Northern Integrated Supply Project ("NISP"); and

WHEREAS, NISP is developing a water project (the "Project") for the purpose of developing a new reliable water supply for the beneficial use of the Town and other entities; and

WHEREAS, all costs of the Project will be divided among the Town and other entities that participate in the Project; and

WHEREAS, there are multiple phases of this Project, as described in the attached TWENTY-FIRST Interim Agreement with NISP; and

WHEREAS, the continuation and completion of the Project requires participants to provide continued funding for its completion; and

WHEREAS, the Town wishes to continue pursuing the finalization of the Project by providing continued funding for its completion; and

WHEREAS, the parties have set forth the terms of their agreement in the twenty-first interim agreement with the Northern Colorado Water Conservancy District, Northern Integrated Supply Project water activity enterprise, for participation in the Northern Integrated Supply Project, a copy of which is attached hereto and incorporated herein by this reference.

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

Section 1. The Town Council hereby authorizes the Mayor to execute the twenty-first interim agreement with the Northern Colorado Water Conservancy District, Northern Integrated Supply Project water activity enterprise, for participation in the Northern Colorado Integrated Supply Project.

RESOLVED AND APPROVED THIS 9TH DAY OF DECEMBER, 2025.

TOWN OF SEVERANCE, COLORADO

_____

Matthew Fries, Mayor

ATTEST

_____

Sarah Jacobsen, Town Clerk

AMENDMENT NO. 1 TO
TWENTY-FIRST INTERIM AGREEMENT WITH THE
NORTHERN INTEGRATED SUPPLY PROJECT WATER ACTIVITY ENTERPRISE
FOR PARTICIPATION IN THE
NORTHERN INTEGRATED SUPPLY PROJECT

This Amendment No. 1 ("Amendment"), dated this _____ day of _____, 2025, modifies the Twenty-First Interim Agreement with the Northern Integrated Supply Project Water Activity Enterprise for Participation in the Northern Integrated Supply Project between the Northern Integrated Supply Project Water Activity Enterprise, a government-owned business within the meaning of Article X, § 20(2)(d) of the Colorado Constitution, organized pursuant to C.R.S. §§ 37-45.1-101 et seq., owned by the Northern Colorado Water Conservancy District, and whose address is 220 Water Avenue, Berthoud, Colorado 80513 (the "NISP Enterprise"), and the Town of Severance, a Colorado Statutory Town, whose address is P.O. Box 339, Severance, Colorado 80546 ("Participant") dated February 11, 2025, ("Agreement"). All provisions of the Agreement not specifically modified in this Amendment No. 1 shall remain in full force and effect in accordance with their terms.

The Agreement is modified as described below.

I. Funds provided by Participant to NISP Enterprise pursuant to the Agreement for work on Phases 3A, 5, 6, 7 and 8 of the Project (as defined in the Agreement) for 2025 that are unspent as of December 31, 2025, may be retained and spent by NISP Enterprise on costs to continue the pursuit of Phases 3A, 5, 6, 7, and 8 up to April 30, 2026 without a new interim agreement. NISP Enterprise shall not use such funds for any purposes unrelated to Phases 3A, 5, 6, 7 and 8 of the Project without the prior written consent of Participant.

IN WITNESS WHEREOF, NISP Enterprise and Participant have executed this Amendment No. 1 on the date first set out above.

TOWN OF SEVERANCE, a Colorado Statutory Town

By:_____

Name:_____

Title:_____

THE NORTHERN INTEGRATED SUPPLY PROJECT WATER ACTIVITY ENTERPRISE

By:_____
Bradley D. Wind, P.E.
General Manager

TOWN OF SEVERANCE
RESOLUTION NO. 2025-48R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROVING AN EMPLOYMENT AGREEMENT WITH THE TOWN ATTORNEY

WHEREAS, the Town Council has determined that it would best serve the interests of the Town if a full-time, in-house Town Attorney is employed by the Town; and

WHEREAS, the Town Council has conducted interviews and reviewed the background of a number of candidates for the Town Attorney position, and made an offer to Mr. Andrew Rogers, JD; and

WHEREAS, the Mayor and Mayor Pro Tem have negotiated an Employment Agreement with Mr. Rogers for the Town Council's consideration and approval:

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

Section 1. The Employment Agreement between the Town of Severance and Mr. Andrew Rogers, JD to serve as Town of Severance Town Attorney is approved in substantially the same form as the copy attached hereto and made a part of this resolution. The Mayor is authorized to execute the Employment Agreement on behalf of the Town.

RESOLVED AND APPROVED THIS 9TH DAY OF DECEMBER 2025.

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

TOWN OF SEVERANCE

EMPLOYMENT CONTRACT

This Employment Agreement ("Agreement") made and entered into this 2nd day of December 2025, by and between the Town of Severance, Colorado, a home rule municipality, through its Town Council (hereinafter called "Employer" or "Town") and Andrew R. Rogers ("Employee"), both of whom agree as follows:

1. **Term:** Employee shall continue in full-time employment as Town Attorney effective on the date of this Agreement. Employee acknowledges that, in accordance with the Town of Severance Home Rule Charter, Employee serves at the will of the Town Council and thus is an "AT WILL" employee and, therefore, subject to termination by the Town Council with or without cause, at any time.

2. **Duties**: The Employee will provide any and all legal services requested by the Mayor, Town Council, Town Manager, and any board or employees of the Town as authorized by the Employer or Town Manager to request legal services of the Employee. The Employee will cooperate with Town Manager in the efficient and proper administration of the Town. The Employee will confer with the Town Manager on the day-to-day operations of the Town Attorneys' office, whenever requested to identify legal service priorities, and when managing the legal services budget. Such legal services requested should include, but are not limited to, the following:
   a) Attend regular and special meetings of the Town Council; attend work session meetings of the Town Council as requested.
   b) Attend meetings and conferences with Town Council, Town Boards and Commissions, Town staff, and officers as directed by the Employer.
   c) Prepare and/or review ordinances and resolutions.
   d) Prepare and/or review contracts for services, materials, and real estate involving the Town.
   e) Respond to all inquiries and communications of a general legal nature from the Employer, Town Manager, and Town staff.
   f) Represent the Town in its dealings and negotiations with federal, state, and local governmental entities and agencies, special improvement districts, and utilities.
   g) Represent the Town in litigation matters involving the Town.
   h) Perform such other duties as may be prescribed by the Employer.

3. **Compensation and Benefits:** The starting annual salary is $165,971. Position is FLSA-exempt. Benefits include health, dental, vision, retirement, leave, and other benefits as outlined in Town of Severance Employee Handbook and annually updated Town benefits policies.

4. **General Business Expenses:**
    a. Employer agrees to budget and pay for Employee's professional dues, including but not limited to subscriptions of the Employee necessary for the continuation and full participation in national, regional, state, and local associations and organizations necessary and desirable for the Employee's continued professional participation, growth, and advancement, and for the good of the Employer.
    b. Recognizing the importance of constant communication and maximum productivity, Employer shall provide Employee, for business use, a laptop computer, legal research and other necessary software, legal materials and books ,and a mobile phone required for the Employee to perform their duties and to maintain communication with Employer, as well as other individuals who are doing business with Employer. Upon termination of the Employee's employment, the equipment and materials described herein shall remain the property of the Employer, and at the discretion of the Employer, any mobile phone number may be transferred to the Employee.

5. **Performance Evaluation:** Employer shall annually review the performance of the Employee, subject to a process, form, criteria, and format for the evaluation, which shall be mutually agreed upon by the Employer and Employee.

6. **Hours of Work:** It is recognized that the Employee must devote a great deal of time outside the normal office hours of Monday through Friday, from 8:00 am to 5:00 pm, on business for the Employer. To that end, Employer intends that reasonable time off be permitted to Employee, such as is customary for exempt employees so long as the time off does not interfere with the normal conduct of the office of the Town Attorney.

7. **Outside Activities:** The employment provided for by this Agreement shall be the Employee's primary employment. The Employee will not accept outside employment, beyond limited teaching or consulting opportunities, without the prior written consent of the Employer.

8. **Confidential Information:** Confidential Information includes privileged communications, executive session materials, CORA-exempt data, financial documents, and any information designated confidential. Disclosure is prohibited unless authorized by the Employer, court order, or law. Obligations survive termination.

9. **Injunctive Relief:** Unauthorized disclosure of confidential information constitutes irreparable harm. The Town may seek injunctive relief

10. **Resignation**: Employee may voluntarily terminate this Agreement by providing a minimum of 30 days' written notice of Employee's voluntary resignation to the Town Council, subject to any applicable requirements set forth by state or local law.

11. **Termination**: For the purpose of this Agreement, termination shall occur when the majority of the governing body votes to terminate the Employee in accordance with the Town of Severance Home Rule Charter at a properly posted and duly authorized public meeting.

12. **Work Made for Hire/Ownership:** All work products created within the scope of employment are works made for hire and property of the Town.

13. **Compliance with Laws and Policies:** Employee agrees to comply with all Town policies, HR rules, federal and state laws, ethics statutes, and the Colorado Rules of Professional Conduct.

14. **Effective Date.** This Agreement becomes effective on December 2, 2025, and will continue until terminated.

15. **Severability.** The invalidity or partial invalidity of any portion of this Agreement will not affect the validity of any other provision. In the event that any provision of this Agreement is held to be invalid, the remaining provisions are deemed to be in full force and effect as if they have been executed by both Employer and Employee subsequent to the expungement or judicial modification of the invalid provision.

16. **Precedence.** In the event of any conflict between the terms, conditions, and provisions of this Agreement and the provisions of Employer's policies, or Employer's ordinances or Employer's rules and regulations, or any permissive state or federal law, then, unless otherwise prohibited by law, the terms of this Agreement must take precedence over contrary provisions of Employer's policies, ordinances, rules, and regulations or any such permissive law during the term of this Agreement.

17. **Governing Law**. Colorado law shall apply to the construction and enforcement of this Agreement. The parties agree to the jurisdiction and venue of the courts of the County of Weld, State of Colorado, in relation to any dispute arising out of or in any manner connected with this Agreement.

18. **Enforcement**. In the event that litigation is initiated regarding this Agreement, the prevailing party is entitled to and shall be awarded their reasonable attorney's fees and related court and litigation costs.

[Signatures begin on the following page]

THIS AGREEMENT has been executed as of the date first hereinabove written.

EMPLOYEE:

Andrew R. Rogers

Andrew R. Rogers

TOWN OF SEVERANCE:

Matthew Fries, Mayor

ATTEST:

Brittany Vandermark, Mayor ProTem

TOWN OF SEVERANCE
RESOLUTION NO. 2025-49R

A RESOLUTION FOR THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, TO APPROPRIATE 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 appropriation 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	$30,160

TOTAL FUNDS TO BE APPROPRIATED: $30,160

Section 2.

Expenditures by Project and Fund:

PROJECT	#	CODE	GL	TITLE	AMOUNT
Zip Code Lobbying Contract	124	TC-2401	75-75-7000	Town Council Discretionary	$12,000
Eco Counters Purchase	124	TC-2401	75-75-7000	Town Council Discretionary	$18,160

TOTAL EXPENDITURES: $30,160

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 9TH DAY OF DECEMBER, 2025.

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

TOWN OF SEVERANCE

RESOLUTION NO. 2025-50R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, DESIGNATING THE PUBLIC PLACE FOR POSTING OF NOTICES OF MEETINGS FOR THE TOWN COUNCIL AND OTHER LOCAL PUBLIC BODIES OF THE TOWN

WHEREAS, the Town Council of the Town of Severance has determined that two regular meetings and two work sessions are sufficient to manage the demands of Town business, and;

WHEREAS, C.R.S. § 24-6-402 (2)(c) requires that Town Council annually designate at the Town Council's first regular meeting of each calendar year the public place for posting of notice of meetings for the Town Council and other local public bodies of the Town; and

WHEREAS, local public body means any board, committee, commission, authority, or other advisory, policy-making or formally constituted body of the Town; and

WHEREAS, the Town shall also, as set forth in C.R.S. § 24-6-402 (2)(c)(III), designate alternative, physical locations at which the Town will post 24 hours' notice of meetings of the Town Council and other local bodies of the Town, if it is unable to post a notice online in the event of internet service interruption or a power outage.

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

Section 1. Pursuant to C.R.S. § 24-6-402(2)(c)(III), the Town of Severance's official website, www.townofseverance.org, is hereby designated as the public place for posting of notices of meetings of the town council, boards, commissions, agencies and committees.

Section 2. Pursuant to C.R.S. § 24-6-402(2)(c)(III), notices of such meetings shall also be published no less than twenty-four hours prior to the holding of such meeting at the following seconda1y locations: i) on the bulletin board in the Severance Town Hall lobby, located at 3 South Timber Ridge Parkway, Severance, Colorado, 80546; and ii) at the U.S. Post Office, located at 320 1st Street, Severance, Colorado 80546, if the timely online posting of notice of such meetings is disrupted or delayed due to internet service interruption or a power outage.

Section 3. This resolution will take effect on January 1, 2026.

PASSED AND ADOPTED THIS 9th DAY OF DECEMBER 2025

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST:

_____
Sarah Jacobsen, Town Clerk

TOWN OF SEVERANCE
RESOLUTION NO. 2025-51R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ADOPTING A SCHEDULE OF REGULAR AND WORK SESSION MEETINGS FOR THE TOWN

WHEREAS, the Town Council of the Town of Severance has determined that two regular meetings and two work sessions are sufficient to manage the demands of town business and;

WHEREAS, the Town Council decided that the regular meetings will be held on the second and fourth Tuesday of each month, unless the meeting date falls on a legal holiday, immediately following the Work Session or 6:00 p.m., whichever is earliest, during which all Town Business matters would be considered, and;

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

Section 1. The Town Council will meet on the second and fourth Tuesday of the month immediately following the Work Session or 6:00 p.m., whichever is earliest, to conduct public hearings, issues, and all ministerial matters.

Section 2. The Town Council will meet on the second and fourth Tuesday of the month at 5:00 p.m. to conduct work sessions as needed.

Section 3. The Town Council recognizes that it may be necessary from time to time to alter the schedule of meetings by canceling some meetings and adding others.

Section 4. This resolution will take effect January 1, 2026

PASSED AND ADOPTED THIS 9th DAY OF DECEMBER 2025

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

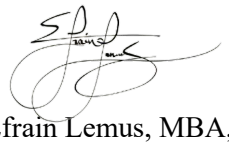
Wed Nov 26th, 2025

Attn: Town Council and Stakeholders

Re: Financial Statement Review

The Interim Financial Statements for **October 2025** for the Town of Severance have been reviewed and can be published as part of the **December 9th, 2025**, Town Council Consent Agenda.

All the best,



Efrain Lemus, MBA, CPA
Finance Director

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
OCTOBER 31, 2025

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	3,793
01-101000	BANK OF CO- CHECKING ***1469	254,835
01-101500	BANK OF CO CREDIT CARD ***1481	7,319
01-101600	BANK OF CO CASH OUTLAY ***8205	(221,777)
01-102100	COLOTRUST - 8001	22,187,652
01-102110	COLOTRUST - 4001	1,074
01-102180	UMB SAFEKEEPING	45,232,450
01-106000	XPRESS DEPOSIT ACCOUNT	10,838
01-107700	CASH CLEARING - WSFR	(1,386)
01-107800	CASH CLEARING - SD RE-4	(5,832)
	TOTAL COMBINED CASH	67,468,966
01-100000	CASH ALLOCATED TO OTHER FUNDS	(67,468,966)
	TOTAL UNALLOCATED CASH	

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	28,174,315
11	ALLOCATION TO CONSERVATION TRUST FUND	432,797
12	ALLOCATION TO TRANSPORTATION FUND	4,287,756
13	ALLOCATION TO PARKS FUND	583,109
14	ALLOCATION TO PUBLIC FACILITIES FUND	652,660
15	ALLOCATION TO PUBLIC SAFETY FUND	406,111
20	ALLOCATION TO GRANTS FUND	(7,717)
41	ALLOCATION TO FLEET FUND	651,012
51	ALLOCATION TO WATER FUND	19,143,410
52	ALLOCATION TO WASTEWATER FUND	15,839,067
53	ALLOCATION TO STORMWATER FUND	1,936,701
75	ALLOCATION TO CAPITAL PROJECTS	(4,630,255)
	TOTAL ALLOCATIONS TO OTHER FUNDS	67,468,966
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(67,468,966)
	ZERO PROOF IF ALLOCATIONS BALANCE	

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

GENERAL FUND

	ASSETS			
10-100000	CASH - COMBINED FUND		28,174,315	
10-105000	TAXES RECEIVABLE		7,979	
10-105300	CASH W/ WELD COUNTY TREASURER		23,265	
10-105400	PREPAID EXPENSES		2,935	
10-115000	ACCOUNTS RECEIVABLE		22,377	
10-115010	FUEL INVENTORY		6,589	
10-115011	DIESEL INVENTORY		4,515	
10-120000	DEVELOPER RECEIVABLES		48,452	
10-131000	DUE FROM OTHER GOVERNMENTS		206,275	
	TOTAL ASSETS			28,496,703
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-202000	ACCOUNTS PAYABLE		41,806	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS		56,119	
10-203500	CUSTOMER DEPOSITS-RENTALS		1,900	
10-204000	OTHER ACCRUED EXPENSES		14,900	
10-211400	COLORADO UNEMPLOYMENT PAYABLE		536	
10-211650	AFLAC PAYABLE		1,029	
10-211800	DEFERRED PROPERTY TAXES		7,979	
	TOTAL LIABILITIES			124,270
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
10-290000	FUND BALANCE	24,024,491		
	REVENUE OVER EXPENDITURES - YTD	4,347,942		
	BALANCE - CURRENT DATE		28,372,433	
	TOTAL FUND EQUITY			28,372,433
	TOTAL LIABILITIES AND EQUITY			28,496,703

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	TAXES					
10-31-1000	PROPERTY TAX	716	2,069,969	2,076,298	6,329	99.7
10-31-3000	SALES TAX	206,275	1,782,651	2,050,000	267,349	87.0
10-31-4000	USE TAX	25,064	2,389,859	2,600,000	210,141	91.9
10-31-8100	SEVERANCE TAX (OIL & GAS)		14,415	100,000	85,585	14.4
10-31-8200	FRANCHISE	8,581	191,365	200,000	8,635	95.7
10-31-9000	INTEREST / DELINQUENT TAX	44	1,246	623	(623)	200.0
	TOTAL TAXES	240,680	6,449,506	7,026,921	577,415	91.8
	LICENSES & PERMITS					
10-32-1000	BUSINESS LICENSE	125	2,900		(2,900)	.0
10-32-1100	LIQUOR LICENSE	123	1,698	500	(1,198)	339.5
10-32-2000	HOME BASED BUSINESS FEES	25	1,875	250	(1,625)	750.0
10-32-2100	BUILDING PERMIT & LICENSE	25,823	293,713	657,500	363,787	44.7
10-32-2600	ANIMAL LICENSES	45	886	540	(346)	164.1
10-32-3100	PLANNING ADMINISTRATION FEE	1,234	25,864	30,000	4,136	86.2
10-32-3400	OFFICE ADMINISTRATION FEE	4,146	82,670	200,000	117,330	41.3
10-32-4100	ROW/HUNT/SIGN/DEVELOP. PERMITS	4,500	52,500	18,000	(34,500)	291.7
10-32-4150	SOLICITOR LICENSES		2,975	2,000	(975)	148.8
	TOTAL LICENSES & PERMITS	36,021	465,080	908,790	443,710	51.2
	INTERGOVERNMENTAL					
10-33-4000	STATE GRANTS		2,953		(2,953)	.0
10-33-4500	OTHER GRANT REVENUE		50,000		(50,000)	.0
10-33-5000	HIGHWAY USERS	38,342	307,927	216,634	(91,293)	142.1
10-33-5050	MINERAL LEASE		78,082	50,000	(28,082)	156.2
10-33-5100	MOTOR VEHICLE FEES	8,546	81,395	60,213	(21,182)	135.2
10-33-5200	COUNTY ROAD & BRIDGE	5,344	53,440	91,357	37,917	58.5
10-33-5300	SPECIFIC OWNERSHIP TAX	8,622	77,787	91,357	13,570	85.2
10-33-5600	CIGARETTE TAX	462	3,549	3,000	(549)	118.3
10-33-6000	SHARED REVENUE WINDSOR	88,903	243,123	200,000	(43,123)	121.6
	TOTAL INTERGOVERNMENTAL	150,219	898,256	712,561	(185,695)	126.1
	CHARGES FOR SERVICES					
10-34-1100	COURT COSTS	480	2,670	2,880	210	92.7
10-34-1200	POLICE REVENUE	20,291	55,494	62,431	6,937	88.9
10-34-1400	COPIES & REPORTS	322	1,753	2,000	247	87.7
	TOTAL CHARGES FOR SERVICES	21,093	59,918	67,311	7,393	89.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES & FORFEITS					
10-35-1000	MUNICIPAL COURT FINES	10,020	72,671	45,000	(27,671)	161.5
10-35-1100	SURCHARGE	580	4,213	1,920	(2,293)	219.4
10-35-1300	RESTITUTION - TOWN		3,204		(3,204)	.0
	TOTAL FINES & FORFEITS	10,600	80,087	46,920	(33,167)	170.7
	MISCELLANEOUS					
10-36-1000	RETURN CHECK CHARGES	450	3,110	2,500	(610)	124.4
10-36-1500	INSURANCE CLAIM PAYMENTS	1,164	1,164		(1,164)	.0
10-36-2000	OTHER MISCELLANEOUS REVENUE	67	7,696	3,000	(4,696)	256.5
10-36-2500	SCHOLARSHIP CONTRIBUTION		5,000		(5,000)	.0
10-36-3000	RENT	7,264	82,678	75,270	(7,408)	109.8
10-36-3500	INTEREST AND DIVIDENDS	81,010	686,678	517,170	(169,508)	132.8
10-36-3550	CHANGE IN MARKET VALUE	13,955	645,640		(645,640)	.0
10-36-4500	MATERIALS AND LABOR	1,398	12,205	2,000	(10,205)	610.2
10-36-5000	SPECIAL EVENT REVENUE	200	55,421	70,000	14,580	79.2
10-36-8050	OIL AND GAS ROYALTIES	1,897	15,573		(15,573)	.0
10-36-9900	OTHER REVENUES	377	916,521		(916,521)	.0
	TOTAL MISCELLANEOUS	107,783	2,431,686	669,940	(1,761,746)	363.0
	TOTAL FUND REVENUE	566,397	10,384,532	9,432,443	(952,089)	110.1

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	LEGISLATIVE					
10-41-1100	REGULAR STAFF WAGES	7,988	80,754	109,605	28,851	73.7
10-41-1102	OVERTIME			100	100	.0
10-41-1104	RETIREMENT 457	228	2,367	3,420	1,053	69.2
10-41-1105	BOARD OF TRUSTEE FEES	1,800	17,200	36,000	18,800	47.8
10-41-1130	FICA/MEDICARE	749	7,494	11,139	3,645	67.3
10-41-1140	WORKERS COMPENSATION	447	1,881	1,930	49	97.5
10-41-1150	UNEMPLOYMENT	15	158	272	114	58.1
10-41-1160	HEALTH INSURANCE	874	8,738	10,488	1,750	83.3
10-41-1161	DISABILITY INSURANCE	142	1,239	2,184	945	56.7
10-41-2100	LEGAL FEES	11,950	150,456	83,000	(67,456)	181.3
10-41-3150	TELEPHONE	49	478	1,219	741	39.2
10-41-3180	MILEAGE			50	50	.0
10-41-3210	INSURANCE AND BONDS	1,210	5,366	4,753	(613)	112.9
10-41-3320	PRINTING		6,779	25,200	18,421	26.9
10-41-3330	PUBLISHING/RECORDING		2,999	3,000	1	100.0
10-41-3350	ORDINANCE CODIFICATION			12,000	12,000	.0
10-41-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	195	9,656	11,500	1,844	84.0
10-41-3820	CONTINUING EDUCATION	2,177	11,822	24,000	12,178	49.3
10-41-3825	MEETING/MEALS	864	11,056	12,100	1,044	91.4
10-41-3990	MISCELLANEOUS	(449)	445	525	80	84.8
10-41-3992	COUNCIL SPECIAL EVENTS	625	1,254	5,000	3,746	25.1
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	7,993	38,832	53,178	14,346	73.0
10-41-4350	SAFETY			10,000	10,000	.0
10-41-4530	VEHICLE & EQUIP AMORTIZATION	165	1,650	1,980	330	83.3
10-41-4810	UNIFORMS	77	77	4,000	3,923	1.9
10-41-4990	SUPPLIES		467	1,680	1,213	27.8
10-41-5500	TOWN COUNCIL DISCRETIONARY	620	45,197	200,000	154,803	22.6
10-41-5560	TREE BOARD		826	2,000	1,175	41.3
10-41-5570	PLANNING COMMISSION		601	2,000	1,399	30.1
	TOTAL LEGISLATIVE	37,720	409,567	640,983	231,416	63.9
	ELECTIONS					
10-42-3310	WELD CO COORDINATED ELECTION			15,200	15,200	.0
10-42-3320	PRINTING		201		(201)	.0
	TOTAL ELECTIONS		201	15,200	14,999	1.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	JUDICIAL					
10-43-1100	REGULAR STAFF WAGES	2,146	10,513	40,560	30,047	25.9
10-43-1102	OVERTIME			100	100	.0
10-43-1104	RETIREMENT 457	64	315	1,265	950	24.9
10-43-1130	FICA/MEDICARE	164	804	3,103	2,299	25.9
10-43-1140	WORKERS COMPENSATION	223	940	965	25	97.5
10-43-1150	UNEMPLOYMENT	4	21	81	60	26.0
10-43-1160	HEALTH INSURANCE	437	1,748	5,244	3,496	33.3
10-43-1161	DISABILITY INSURANCE	43	85	608	523	14.0
10-43-2100	LEGAL FEES	850	9,350	13,663	4,313	68.4
10-43-2110	MUNICIPAL JUDGE	800	7,200	9,600	2,400	75.0
10-43-3150	TELEPHONE	30	173	407	234	42.5
10-43-3210	INSURANCE AND BONDS	605	2,683	2,377	(306)	112.9
10-43-3820	EDUCATION		693	1,000	307	69.3
10-43-3830	TRANSLATOR/JUROR FEES	28	336	630	294	53.3
10-43-4310	COURT SUPPLIES		63	525	462	12.0
10-43-4810	UNIFORMS			200	200	.0
	TOTAL JUDICIAL	5,394	34,925	80,328	45,403	43.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-44-1100	REGULAR STAFF WAGES	29,461	290,160	367,701	77,541	78.9
10-44-1102	OVERTIME			400	400	.0
10-44-1104	RETIREMENT	1,465	12,753	11,217	(1,536)	113.7
10-44-1130	FICA/MEDICARE	2,045	22,183	26,178	3,995	84.7
10-44-1140	WORKERS COMPENSATION	1,474	6,207	6,369	162	97.5
10-44-1150	UNEMPLOYMENT	60	596	684	88	87.1
10-44-1160	HEALTH & LIFE INSURANCE	3,117	23,028	24,267	1,239	94.9
10-44-1161	DISABILITY INSURANCE	420	3,037	5,133	2,096	59.2
10-44-2150	HR SERVICES	1,120	13,244	75,000	61,756	17.7
10-44-2990	OTHER PROFESSIONAL FEES		493	15,000	14,507	3.3
10-44-3110	UTILITIES	1,427	15,440	15,289	(151)	101.0
10-44-3150	TELEPHONE	702	6,828	5,755	(1,073)	118.7
10-44-3175	BUILDING REPAIRS & MAINTENANCE	3,496	14,352	15,000	648	95.7
10-44-3177	VEHICLE REPAIRS & MAINTENANCE		57	3,163	3,106	1.8
10-44-3210	INSURANCE AND BONDS	3,994	18,417	15,683	(2,734)	117.4
10-44-3220	CIRSA DEDUCTIBLES			1,575	1,575	.0
10-44-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	(1,931)	1,987	3,400	1,413	58.4
10-44-3820	CONTINUING EDUCATION	(1,176)	9,541	11,000	1,459	86.7
10-44-3825	MEALS/MISCELLANEOUS	687	4,446	10,000	5,554	44.5
10-44-3990	MISCELLANEOUS SERVICES/COPIER	585	5,286	6,615	1,329	79.9
10-44-3992	SPECIAL EVENT EXPENDITURE	7,418	116,626	200,000	83,374	58.3
10-44-4000	ADVERTISING	449	2,029	10,000	7,971	20.3
10-44-4310	OFFICE SUPPLIES	74	3,355	7,770	4,415	43.2
10-44-4320	COMPUTER REPLACE./AUDIO VISUAL	1,752	13,688	16,300	2,612	84.0
10-44-4330	COMPUTER SUPPORT AND MAINT	3,209	27,338	34,647	7,309	78.9
10-44-4340	POSTAGE		2,511	3,465	954	72.5
10-44-4350	SAFETY		254	10,000	9,746	2.5
10-44-4360	WELLNESS	1,440	5,986	25,000	19,014	23.9
10-44-4390	OTHER OFFICE EXPENSE	980	2,865	3,000	135	95.5
10-44-4520	VEHICLE FUEL	48	607	1,110	503	54.7
10-44-4530	VEHICLE & EQUIP AMORTIZATION	295	2,950	3,540	590	83.3
10-44-4810	UNIFORMS	(511)	1,515	2,000	485	75.7
10-44-4850	UNANTICIPATED EXP/CONTINGENCY		24,612	50,000	25,388	49.2
10-44-4990	MISCELLANEOUS SUPPLIES		(87)	1,470	1,557	(5.9)
10-44-8000	LEASE PAYMENT		732		(732)	.0
	TOTAL ADMINISTRATION	62,101	653,033	987,731	334,698	66.1

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FINANCE					
10-45-1100	REGULAR STAFF WAGES	18,917	176,175	278,601	102,426	63.2
10-45-1102	OVERTIME			100	100	.0
10-45-1104	RETIREMENT 457	568	5,281	7,791	2,510	67.8
10-45-1130	FICA/MEDICARE	1,382	12,792	18,315	5,523	69.9
10-45-1140	WORKERS COMPENSATION	1,563	6,583	6,755	172	97.5
10-45-1150	UNEMPLOYMENT	38	352	557	205	63.3
10-45-1160	HEALTH & LIFE INSURANCE	3,172	30,905	44,596	13,691	69.3
10-45-1161	DISABILITY INSURANCE	358	2,758	3,591	833	76.8
10-45-2200	AUDIT & ACCOUNTING FEES		26,795	35,500	8,705	75.5
10-45-3150	TELEPHONE	243	2,108	1,753	(355)	120.3
10-45-3210	INSURANCE AND BONDS	4,236	19,091	16,633	(2,458)	114.8
10-45-3315	WELD COUNTY TREASURER FEE	8	20,751	20,800	49	99.8
10-45-3340	BANK CHARGES	20	1,305	1,050	(255)	124.3
10-45-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	21	293	210	(83)	139.5
10-45-3820	CONTINUING EDUCATION	830	3,710	13,000	9,290	28.5
10-45-3825	MEALS/MISCELLANEOUS	68	882	1,000	118	88.2
10-45-4310	OFFICE SUPPLIES		1,284	1,575	291	81.5
10-45-4320	COMPUTER REPLACE./AUDIO VISUAL		2,303	13,300	10,997	17.3
10-45-4330	COMPUTER SUPPORT AND MAINT	389	7,328	7,259	(69)	101.0
10-45-4350	SAFETY			10,000	10,000	.0
10-45-4810	UNIFORMS	807	1,371	2,300	929	59.6
	TOTAL FINANCE	32,620	322,068	484,686	162,618	66.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC SAFETY					
10-51-1100	REGULAR STAFF WAGES	109,218	1,092,631	1,424,493	331,862	76.7
10-51-1102	OVERTIME	4,122	98,135	60,000	(38,135)	163.6
10-51-1104	RETIREMENT	421	4,382	8,976	4,594	48.8
10-51-1107	CONTRACTED SECURITY SERVICES	1,952	10,697	15,000	4,303	71.3
10-51-1130	FICA/MEDICARE	2,489	25,806	31,969	6,163	80.7
10-51-1140	WORKERS COMPENSATION	7,146	30,069	30,879	810	97.4
10-51-1150	UNEMPLOYMENT	231	2,405	2,849	444	84.4
10-51-1155	POLICE PENSION	9,436	89,693	177,607	87,914	50.5
10-51-1160	HEALTH INSURANCE	15,967	150,253	212,046	61,793	70.9
10-51-1161	DISABILITY INSURANCE	5,136	44,524	21,367	(23,157)	208.4
10-51-2300	MEDICAL		2,060	2,730	671	75.4
10-51-2310	PSYCHOLOGICAL		2,400	1,680	(720)	142.9
10-51-2900	CONTRACT POLICE SERVICES	8,710	39,148	52,500	13,352	74.6
10-51-2990	OTHER PROFESSIONAL FEES	(8,267)	9,188	28,350	19,162	32.4
10-51-3110	UTILITIES	1,479	16,154	5,796	(10,358)	278.7
10-51-3150	TELEPHONE/PAGERS	1,744	17,647	21,081	3,434	83.7
10-51-3173	REPAIRS & MAINTENANCE - EQUIPM		285		(285)	.0
10-51-3175	BUILDING REPAIRS & MAINTENANCE	1,663	13,637	5,000	(8,637)	272.7
10-51-3177	VEHICLE REPAIRS & MAINTENANCE	4,260	78,578	34,686	(43,892)	226.5
10-51-3180	MILEAGE			50	50	.0
10-51-3210	INSURANCE AND BONDS	19,366	85,852	76,037	(9,815)	112.9
10-51-3320	PRINTING/FORMS	107	2,428	3,000	572	80.9
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	880	1,530	1,155	(375)	132.5
10-51-3740	RADIO MAINTENANCE		104	1,000	896	10.4
10-51-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS		2,222	1,000	(1,222)	222.2
10-51-3820	CONTINUING EDUCATION & TRAIN	1,964	10,211	22,000	11,789	46.4
10-51-3825	MEALS/MISCELLANEOUS	147	1,483	2,000	517	74.2
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	115	204	1,365	1,161	15.0
10-51-3992	PD SPECIAL EVENTS	865	1,065	1,000	(65)	106.5
10-51-4300	OFFICE FURNITURE			1,140	1,140	.0
10-51-4310	OFFICE SUPPLIES	37	2,501	2,625	124	95.3
10-51-4320	COMPUTER REPLACE./AUDIO VISUAL		8,666	7,500	(1,166)	115.6
10-51-4330	COMPUTER SUPPORT AND MAINT	1,358	52,038	65,634	13,596	79.3
10-51-4340	POSTAGE		11		(11)	.0
10-51-4350	SAFETY			10,000	10,000	.0
10-51-4520	VEHICLE FUEL	3,171	23,679	29,350	5,671	80.7
10-51-4530	VEHICLE & EQUIP AMORTIZATION	4,221	42,208	27,900	(14,308)	151.3
10-51-4720	EQUIPMENT FOR PATROL	152	12,170	7,500	(4,670)	162.3
10-51-4730	EQUIPMENT FOR TRAINING		12,254	2,835	(9,419)	432.2
10-51-4740	EQUIPMENT FOR INVEST./EVIDENCE		417	2,205	1,788	18.9
10-51-4810	UNIFORMS	313	18,602	25,000	6,398	74.4
10-51-4990	MISCELLANEOUS SUPPLIES		387	3,465	3,078	11.2
	TOTAL PUBLIC SAFETY	198,404	2,083,040	2,515,580	432,540	82.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREETS / MAINTENANCE					
10-61-1100	REGULAR STAFF WAGES	16,920	169,424	260,980	91,556	64.9
10-61-1102	OVERTIME	1,277	7,007	2,700	(4,307)	259.5
10-61-1104	RETIREMENT	508	4,920	9,270	4,350	53.1
10-61-1130	FICA/MEDICARE	1,304	12,802	19,492	6,690	65.7
10-61-1140	WORKERS COMPENSATION	1,921	8,088	8,299	211	97.5
10-61-1150	UNEMPLOYMENT	36	354	522	168	67.8
10-61-1160	HEALTH & LIFE INSURANCE	3,992	35,818	74,224	38,406	48.3
10-61-1161	DISABILITY INSURANCE	325	2,314	2,248	(66)	102.9
10-61-2990	OTHER PROFESSIONAL FEES	684	3,059	1,155	(1,904)	264.8
10-61-3110	UTILITIES	(181)	366	744	378	49.2
10-61-3150	TELEPHONE	(122)	1,443	1,794	351	80.4
10-61-3161	STREET LIGHTING	7,886	100,809	78,750	(22,059)	128.0
10-61-3162	TRAFFIC LIGHTS		585	2,000	1,415	29.3
10-61-3172	REPAIRS & MAINTENANCE - STREET	105,542	182,073	179,000	(3,073)	101.7
10-61-3173	REPAIRS & MAINTENANCE - EQUIPM	(1,392)	11,506	12,500	994	92.1
10-61-3175	BUILDING REPAIRS & MAINTENANCE	213	1,789	1,800	11	99.4
10-61-3177	VEHICLE REPAIRS & MAINTENANCE	364	11,516	11,712	196	98.3
10-61-3210	INSURANCE AND BONDS	5,205	23,073	20,435	(2,638)	112.9
10-61-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS			500	500	.0
10-61-3820	CONTINUING EDUCATION	(100)	1,267	3,800	2,533	33.3
10-61-3825	MEAL, MEETING, TRAVEL EXPENSE		165	1,000	835	16.5
10-61-3990	MISCELLANEOUS SERVICES	299	898		(898)	.0
10-61-4310	OFFICE SUPPLIES		59	500	441	11.8
10-61-4311	STREET SUPPLIES	(267)	3,608	3,885	277	92.9
10-61-4330	COMPUTER SUPPORT & MAINTENANCE	849	26,262	29,791	3,529	88.2
10-61-4350	SAFETY	994	3,760	10,000	6,240	37.6
10-61-4520	VEHICLE FUEL	(2,608)	9,376	11,160	1,784	84.0
10-61-4530	VEHICLE & EQUIP AMORTIZATION	1,285	12,849	15,419	2,570	83.3
10-61-4810	UNIFORMS	64	1,511	2,200	689	68.7
10-61-4990	MISCELLANEOUS SUPPLIES	698	1,244	2,310	1,067	53.8
10-61-5000	STREET SIGNS		13,010	14,910	1,900	87.3
	TOTAL STREETS / MAINTENANCE	145,694	650,952	783,100	132,148	83.1
	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	852	4,247	6,700	2,453	63.4
10-63-4110	SUPPLIES		46,486	60,000	13,514	77.5
10-63-4350	SAFETY		221		(221)	.0
10-63-4520	VEHICLE FUEL	(1,000)	689	1,100	411	62.7
10-63-4530	VEHICLE & EQUIP AMORTIZATION	2,083	20,833	25,000	4,167	83.3
	TOTAL SNOW	1,936	95,216	104,800	9,584	90.9

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS OVERHEAD					
10-64-1102	OVERTIME			3,500	3,500	.0
10-64-1140	WORKERS COMPENSATION		1,429		(1,429)	.0
10-64-3110	UTILITIES	1,089	18,393	26,049	7,656	70.6
10-64-3175	BUILDING REPAIRS & MAINTENANCE	2,822	16,884	20,000	3,116	84.4
10-64-3690	MOSQUITO CONTROL		38,041	40,000	1,959	95.1
10-64-3825	MEALS, MEETINGS AND TRAVEL	118	412	1,500	1,088	27.5
10-64-3990	MISCELLANEOUS SERVICES	(285)	1,493	1,890	397	79.0
10-64-4320	COMPUTER REPLACE./AUDIO VISUAL		5,584	10,600	5,016	52.7
10-64-4330	COMPUTER SUPPORT & MAINTENANCE		333		(333)	.0
10-64-4520	VEHICLE FUEL			590	590	.0
10-64-4990	MISC SUPPLIES	419	2,231	3,360	1,129	66.4
10-64-5001	TORNADO SIRENS			945	945	.0
	TOTAL PUBLIC WORKS OVERHEAD	4,163	84,799	108,434	23,635	78.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS / GREEN SPACE					
10-65-1100	REGULAR STAFF WAGES	16,927	119,020	150,121	31,101	79.3
10-65-1101	PART-TIME STAFF WAGES		44,673	49,521	4,848	90.2
10-65-1102	OVERTIME	89	2,142	2,800	658	76.5
10-65-1104	RETIREMENT	492	4,487	4,322	(165)	103.8
10-65-1130	FICA/MEDICARE	1,218	14,362	14,385	23	99.8
10-65-1140	WORKERS COMPENSATION	1,429	4,590	6,176	1,586	74.3
10-65-1150	UNEMPLOYMENT	34	395	416	21	95.1
10-65-1160	HEALTH & LIFE INSURANCE	3,661	34,464	34,393	(71)	100.2
10-65-1161	DISABILITY INSURANCE	312	2,687	2,821	134	95.3
10-65-2990	OTHER PROFESSIONAL FEES		111		(111)	.0
10-65-3110	UTILITIES	3,823	23,510	20,370	(3,140)	115.4
10-65-3150	TELEPHONE/PAGERS	102	1,441	2,284	843	63.1
10-65-3171	VANDALISM	550	4,040	5,000	960	80.8
10-65-3172	TREE & LANDSCAPE MAINTENANCE		174	2,520	2,346	6.9
10-65-3173	REPAIRS & MAINTENANCE - EQUIPM	5,408	21,468	25,900	4,432	82.9
10-65-3175	BUILDING REPAIRS & MAINTENANCE	463	8,037	10,100	2,063	79.6
10-65-3176	GROUNDS MAINTENANCE	895	15,695	21,025	5,330	74.7
10-65-3177	VEHICLE REPAIRS & MAINTENANCE		4,454	10,283	5,829	43.3
10-65-3210	INSURANCE AND BONDS	3,783	16,648	15,208	(1,440)	109.5
10-65-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS		294	350	56	84.0
10-65-3820	CONTINUING EDUCATION	(50)	670	2,900	2,230	23.1
10-65-3825	MEETING/MEALS/TRAVEL		442	1,000	558	44.2
10-65-3990	SERVICES	513	6,652	2,000	(4,652)	332.6
10-65-4310	OFFICE SUPPLIES		59		(59)	.0
10-65-4330	COMPUTER SUPPORT & MAINTENANCE	849	27,422	30,951	3,529	88.6
10-65-4350	SAFETY		2,110	10,000	7,890	21.1
10-65-4520	VEHICLE FUEL	533	6,570	10,960	4,390	59.9
10-65-4530	VEHICLE & EQUIP AMORTIZATION	243	2,432	2,919	487	83.3
10-65-4810	UNIFORMS	43	933	1,600	667	58.3
10-65-4990	SUPPLIES	427	5,383	9,870	4,487	54.5
10-65-6000	TREE CITY USA	6,952	23,351	37,300	13,949	62.6
10-65-7990	OTHER SMALL EQUIPMENT			3,045	3,045	.0
	TOTAL PARKS / GREEN SPACE	48,697	398,718	490,540	91,822	81.3

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING					
10-70-1100	REGULAR STAFF WAGES	12,996	130,954	170,202	39,248	76.9
10-70-1102	OVERTIME			100	100	.0
10-70-1104	RETIREMENT	390	3,929	2,028	(1,901)	193.7
10-70-1105	PLANNER FEES		5,722		(5,722)	.0
10-70-1130	FICA/MEDICARE	987	10,078	13,020	2,942	77.4
10-70-1140	WORKERS COMPENSATION	893	3,762	3,860	98	97.5
10-70-1150	UNEMPLOYMENT	26	265	340	75	78.0
10-70-1160	HEALTH & LIFE INSURANCE	1,775	17,751	21,144	3,393	84.0
10-70-1161	DISABILITY INSURANCE	247	2,137	2,553	416	83.7
10-70-2100	LEGAL FEES		630		(630)	.0
10-70-2400	ENGINEERING	9,852	67,550	60,000	(7,550)	112.6
10-70-2600	PLANNING SERVICES	327	37,739	45,000	7,261	83.9
10-70-2980	BUILDING INSPECTIONS & LICENSE	16,825	193,383	657,500	464,117	29.4
10-70-2990	OTHER PROFESSIONAL FEES			1,000	1,000	.0
10-70-3110	UTILITIES	80	682	787	105	86.7
10-70-3150	TELEPHONE	93	939	1,157	218	81.2
10-70-3210	INSURANCE AND BONDS	2,421	10,732	9,505	(1,227)	112.9
10-70-3330	PUBLISHING/COMMUNICATIONS	153	153		(153)	.0
10-70-3810	DUES & MEMBERSHIPS			2,835	2,835	.0
10-70-3820	CONTINUING EDUCATION	30	2,702	3,000	298	90.1
10-70-3825	MEALS/MISCELLANEOUS/TRAVEL		24	1,000	976	2.4
10-70-4095	PENDING DEVELOPMENT PROJECTS		4,631		(4,631)	.0
10-70-4099	DEVELOPER EXP.TO BE REIMBURSED	3,306	25,071		(25,071)	.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	11	151	2,190	2,039	6.9
10-70-4530	VEHICLE & EQUIP AMORTIZATION	165	1,650	1,980	330	83.3
10-70-4810	UNIFORMS			1,200	1,200	.0
10-70-4987	ECONOMIC DEVELOPMENT	(50,000)	763,311	2,015,000	1,251,689	37.9
10-70-4989	TRAIL DEVELOPMENT		15,000	15,000		100.0
	TOTAL PLANNING	578	1,299,070	3,043,431	1,744,361	42.7
	TRANSFERS TO OTHER FUNDS					
10-90-9010	TRANSFERS TO OTHER FUNDS		5,000		(5,000)	.0
	TOTAL TRANSFERS TO OTHER FUNDS		5,000		(5,000)	.0
	TOTAL FUND EXPENDITURES	537,306	6,036,590	9,254,813	3,218,223	65.2
	NET REVENUE OVER EXPENDITURES	29,091	4,347,942	177,630	(4,170,312)	2447.8

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

CONSERVATION TRUST FUND

	ASSETS			
11-100000	CASH - COMBINED FUND		432,797	
	TOTAL ASSETS			432,797
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	324,784		
	REVENUE OVER EXPENDITURES - YTD	108,013		
	BALANCE - CURRENT DATE		432,797	
	TOTAL FUND EQUITY			432,797
	TOTAL LIABILITIES AND EQUITY			432,797

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	INTERGOVERNMENTAL					
11-33-5900	COLORADO LOTTERY		94,837		(94,837)	.0
	TOTAL INTERGOVERNMENTAL		94,837		(94,837)	.0
	MISCELLANEOUS					
11-36-3500	INTEREST AND DIVIDENDS	1,229	9,978	4,810	(5,168)	207.5
11-36-3550	CHANGE IN MARKET VALUE	234	3,198		(3,198)	.0
	TOTAL MISCELLANEOUS	1,463	13,176	4,810	(8,366)	273.9
	TOTAL FUND REVENUE	1,463	108,013	4,810	(103,203)	2245.6
	NET REVENUE OVER EXPENDITURES	1,463	108,013	4,810	(103,203)	2245.6

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

TRANSPORTATION FUND

	ASSETS			
12-100000	CASH - COMBINED FUND		4,287,756	
12-115000	ACCOUNTS RECEIVABLE		68,055	
	TOTAL ASSETS			4,355,811
	LIABILITIES AND EQUITY			
	LIABILITIES			
12-202000	ACCOUNTS PAYABLE		292	
	TOTAL LIABILITIES			292
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
12-290000	FUND BALANCE	3,961,330		
	REVENUE OVER EXPENDITURES - YTD	394,190		
	BALANCE - CURRENT DATE		4,355,520	
	TOTAL FUND EQUITY			4,355,520
	TOTAL LIABILITIES AND EQUITY			4,355,811

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
12-34-1000	TRANSPORTATION UTILITY FEE	63,982	632,704	800,000	167,296	79.1
12-34-3000	TRANSPORTATION IMPACT FEE	26,359	420,966		(420,966)	.0
	TOTAL IMPACT FEES	90,340	1,053,670	800,000	(253,670)	131.7
	MISCELLANEOUS					
12-36-2000	MISCELLANEOUS REVENUE		156		(156)	.0
12-36-3500	INTEREST AND DIVIDENDS	12,312	111,834	87,990	(23,844)	127.1
12-36-3550	CHANGE IN MARKET VALUE	1,739	35,248		(35,248)	.0
	TOTAL MISCELLANEOUS	14,051	147,238	87,990	(59,248)	167.3
	TOTAL FUND REVENUE	104,391	1,200,908	887,990	(312,918)	135.2

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	STREETS CAPITAL OUTLAY					
12-61-7500	STREET IMPROVEMENTS	48,545	798,930	800,000	1,070	99.9
	TOTAL STREETS CAPITAL OUTLAY	48,545	798,930	800,000	1,070	99.9
	ADMINISTRATION					
12-81-5000	UTILITY BILL ADJUSTMENTS		87		(87)	.0
	TOTAL ADMINISTRATION		87		(87)	.0
	CR 74 IMPROVEMENTS PROJECT					
12-83-7500	CONSTRUCTION		7,701		(7,701)	.0
	TOTAL CR 74 IMPROVEMENTS PROJECT		7,701		(7,701)	.0
	TOTAL FUND EXPENDITURES	48,545	806,718	800,000	(6,718)	100.8
	NET REVENUE OVER EXPENDITURES	55,846	394,190	87,990	(306,200)	448.0

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

PARKS FUND

	ASSETS			
13-100000	CASH - COMBINED FUND		583,109	
	TOTAL ASSETS			583,109
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	498,998		
	REVENUE OVER EXPENDITURES - YTD	84,111		
	BALANCE - CURRENT DATE		583,109	
	TOTAL FUND EQUITY			583,109
	TOTAL LIABILITIES AND EQUITY			583,109

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

PARKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
13-34-7400	PARK IMPACT FEE	2,429	65,300		(65,300)	.0
	TOTAL IMPACT FEES	2,429	65,300		(65,300)	.0
	MISCELLANEOUS					
13-36-3500	INTEREST AND DIVIDENDS	1,665	14,321	8,490	(5,831)	168.7
13-36-3550	CHANGE IN MARKET VALUE	276	4,491		(4,491)	.0
	TOTAL MISCELLANEOUS	1,941	18,812	8,490	(10,322)	221.6
	TOTAL FUND REVENUE	4,370	84,111	8,490	(75,621)	990.7
	NET REVENUE OVER EXPENDITURES	4,370	84,111	8,490	(75,621)	990.7

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

PUBLIC FACILITIES FUND

	ASSETS			
14-100000	CASH – COMBINED FUND		652,660	
	TOTAL ASSETS			652,660
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
14-290000	FUND BALANCE	397,808		
	REVENUE OVER EXPENDITURES - YTD	254,852		
	BALANCE - CURRENT DATE		652,660	
	TOTAL FUND EQUITY			652,660
	TOTAL LIABILITIES AND EQUITY			652,660

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
14-32-3000	GENERAL GOVERNMENT IMPACT FEE	11,666	234,596		(234,596)	.0
	TOTAL IMPACT FEES	11,666	234,596		(234,596)	.0
	MISCELLANEOUS					
14-36-3500	INTEREST AND DIVIDENDS	1,857	15,388	30,640	15,252	50.2
14-36-3550	CHANGE IN MARKET VALUE	338	4,868		(4,868)	.0
	TOTAL MISCELLANEOUS	2,194	20,256	30,640	10,384	66.1
	TOTAL FUND REVENUE	13,860	254,852	30,640	(224,212)	831.8
	NET REVENUE OVER EXPENDITURES	13,860	254,852	30,640	(224,212)	831.8

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

PUBLIC SAFETY FUND

	ASSETS			
15-100000	CASH – COMBINED FUND		406,111	
	TOTAL ASSETS			406,111
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
15-290000	FUND BALANCE	260,622		
	REVENUE OVER EXPENDITURES - YTD	145,489		
	BALANCE - CURRENT DATE		406,111	
	TOTAL FUND EQUITY			406,111
	TOTAL LIABILITIES AND EQUITY			406,111

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
15-32-3000	POLICE IMPACT FEE	2,494	133,573		(133,573)	.0
	TOTAL IMPACT FEES	2,494	133,573		(133,573)	.0
	MISCELLANEOUS					
15-36-3500	INTEREST AND DIVIDENDS	1,149	8,975	7,660	(1,315)	117.2
15-36-3550	CHANGE IN MARKET VALUE	237	2,941		(2,941)	.0
	TOTAL MISCELLANEOUS	1,386	11,916	7,660	(4,256)	155.6
	TOTAL FUND REVENUE	3,880	145,489	7,660	(137,829)	1899.3
	NET REVENUE OVER EXPENDITURES	3,880	145,489	7,660	(137,829)	1899.3

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

GRANTS FUND

	ASSETS			
20-100000	CASH - COMBINED FUND		(7,717)	
	TOTAL ASSETS			(7,717)
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	(7,717)		
	BALANCE - CURRENT DATE		(7,717)	
	TOTAL FUND EQUITY			(7,717)
	TOTAL LIABILITIES AND EQUITY			(7,717)

GRANTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	AWARDS					
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 10 MONTHS ENDING OCTOBER 31, 2025

GRANTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	OUTLAYS					
20-40-7500	CONSTRUCTION		7,717	279,988	272,271	2.8
	TOTAL OUTLAYS		7,717	279,988	272,271	2.8
	TOTAL FUND EXPENDITURES		7,717	279,988	272,271	2.8
	NET REVENUE OVER EXPENDITURES		(7,717)	1,621,360	1,629,077	(.5)

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

FLEET FUND

	ASSETS			
41-100000	CASH - COMBINED FUND		651,012	
	TOTAL ASSETS			651,012
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
41-290000	FUND BALANCE	542,728		
	REVENUE OVER EXPENDITURES - YTD	108,284		
	BALANCE - CURRENT DATE		651,012	
	TOTAL FUND EQUITY			651,012
	TOTAL LIABILITIES AND EQUITY			651,012

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

FLEET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
41-34-2000	FLEET REPLACEMENT REVENUE	8,752	87,521	82,275	(5,246)	106.4
	TOTAL CHARGES FOR SERVICES	8,752	87,521	82,275	(5,246)	106.4
	MISCELLANEOUS					
41-36-3500	INTEREST AND DIVIDENDS	1,857	15,797	10,510	(5,287)	150.3
41-36-3550	CHANGE IN MARKET VALUE	317	4,966		(4,966)	.0
	TOTAL MISCELLANEOUS	2,174	20,763	10,510	(10,253)	197.6
	TOTAL FUND REVENUE	10,926	108,284	92,785	(15,499)	116.7
	NET REVENUE OVER EXPENDITURES	10,926	108,284	92,785	(15,499)	116.7

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

WATER FUND

	ASSETS			
51-100000	CASH - COMBINED FUND		19,143,410	
51-115000	ACCOUNTS RECEIVABLE		262,270	
51-115002	MISCELLANEOUS WATER RECEIVABLE		982	
51-115005	PARTS INVENTORY		41,700	
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		2,031,657	
	TOTAL ASSETS			77,271,087
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-202000	ACCOUNTS PAYABLE		104,679	
51-205000	RETAINAGE PAYABLE		259,668	
51-212000	ACCRUED COMPENSATED ABSENCES		16,089	
51-222000	HYDRANT METER DEPOSITS		17,500	
	TOTAL LIABILITIES			397,936
	FUND EQUITY			
51-273000	CONTRIBUTED CAPITAL - DEVELOPM		6,848,000	
	UNAPPROPRIATED FUND BALANCE:			
51-290000	RETAINED EARNINGS	68,212,663		
	REVENUE OVER EXPENDITURES - YTD	1,812,488		
	BALANCE - CURRENT DATE		70,025,151	
	TOTAL FUND EQUITY			76,873,151
	TOTAL LIABILITIES AND EQUITY			77,271,087

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
51-34-1000	WATER UTILITY	243,995	2,582,254	2,783,921	201,667	92.8
	TOTAL CHARGES FOR SERVICES	243,995	2,582,254	2,783,921	201,667	92.8
	RESTRICTED					
51-35-6500	RAW WATER ACQUISITION FEE	23,700	384,525		(384,525)	.0
51-35-7150	WATER UTILITY IMPACT FEE	33,950	645,050	1,800,000	1,154,950	35.8
	TOTAL RESTRICTED	57,650	1,029,575	1,800,000	770,425	57.2
	MISCELLANEOUS					
51-36-2000	WATER PIT/METER SET FEE	778	14,779	10,000	(4,779)	147.8
51-36-3000	WATER RENTAL		11,550		(11,550)	.0
51-36-3500	INTEREST AND DIVIDENDS	54,701	474,144	336,860	(137,284)	140.8
51-36-3550	CHANGE IN MARKET VALUE	8,887	148,038		(148,038)	.0
51-36-9900	OTHER REVENUES		1,789		(1,789)	.0
	TOTAL MISCELLANEOUS	64,366	650,299	346,860	(303,439)	187.5
	TOTAL FUND REVENUE	366,010	4,262,128	4,930,781	668,653	86.4

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	ADMINISTRATION					
51-81-1100	REGULAR STAFF WAGES	1,794	26,159	47,570	21,411	55.0
51-81-1102	OVERTIME			100	100	.0
51-81-1104	RETIREMENT	54	784	2,154	1,370	36.4
51-81-1130	FICA/MEDICARE	137	2,001	3,706	1,705	54.0
51-81-1140	WORKERS COMPENSATION	179	752	772	20	97.5
51-81-1150	UNEMPLOYMENT	4	52	158	106	33.0
51-81-1160	HEALTH & LIFE INSURANCE	350	5,426	12,392	6,966	43.8
51-81-1161	DISABILITY INSURANCE	35	444	1,159	715	38.4
51-81-3162	CC FEES	3,966	31,613	21,000	(10,613)	150.5
51-81-3320	PRINTING		44	1,500	1,456	2.9
51-81-4345	MAILING SERVICE	938	14,054	11,600	(2,454)	121.2
51-81-5000	UTILITY BILL ADJUSTMENTS		506	10	(496)	5058.2
	TOTAL ADMINISTRATION	7,456	81,836	102,121	20,285	80.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER OPERATIONS					
51-82-1100	REGULAR STAFF WAGES	21,160	262,273	332,943	70,670	78.8
51-82-1102	OVERTIME	117	3,795	5,000	1,205	75.9
51-82-1104	RETIREMENT	1,071	10,149	13,443	3,294	75.5
51-82-1130	FICA/MEDICARE	1,397	18,107	26,583	8,476	68.1
51-82-1140	WORKERS COMPENSATION	1,675	7,053	7,238	185	97.5
51-82-1150	UNEMPLOYMENT	43	496	541	45	91.6
51-82-1160	HEALTH & LIFE INSURANCE	3,308	35,316	55,235	19,919	63.9
51-82-1161	DISABILITY INSURANCE	373	3,564	5,212	1,648	68.4
51-82-2100	LEGAL FEES		878	20,000	19,123	4.4
51-82-2400	ENGINEERING	3,781	25,683	10,000	(15,683)	256.8
51-82-2410	WATER SYSTEM IMPROVE. PERMIT	977	977	600	(377)	162.8
51-82-2900	OTHER PROFESSIONAL FEES	4,463	19,562	10,000	(9,562)	195.6
51-82-3110	UTILITIES	1,996	18,840	15,897	(2,943)	118.5
51-82-3150	TELEPHONE	172	2,016	2,721	705	74.1
51-82-3173	REPAIRS & MAINTENANCE - EQUIPM	3,506	5,794	5,800	6	99.9
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	(5,047)	6,898	30,000	23,102	23.0
51-82-3200	SAMPLING/TESTING	886	4,470	1,100	(3,370)	406.4
51-82-3210	INSURANCE AND BONDS	5,023	22,139	19,722	(2,417)	112.3
51-82-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS		1,400	600	(800)	233.3
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	237	4,889	5,900	1,011	82.9
51-82-4120	WATER SYSTEM SUPPLIES		1,953	2,100	147	93.0
51-82-4130	METER SET SUPPLIES	770	26,356	55,000	28,644	47.9
51-82-4310	OFFICE SUPPLIES		59	100	41	58.8
51-82-4320	COMPUTER REPLACE./AUDIO VISUAL		192	4,300	4,108	4.5
51-82-4330	COMPUTER SUPPORT & MAINTENANCE	500	31,509	31,621	112	99.6
51-82-4350	SAFETY		77		(77)	.0
51-82-4520	VEHICLE FUEL	2,861	6,065	11,020	4,955	55.0
51-82-4530	VEHICLE & EQUIP AMORTIZATION	147	1,474	1,769	295	83.3
51-82-4810	UNIFORMS	43	633	1,850	1,217	34.2
51-82-4850	UNANTICIPATED EXP/CONTINGENCY	7,052	23,071	20,000	(3,071)	115.4
51-82-4990	MISCELLANEOUS SUPPLIES	235	2,091	4,300	2,209	48.6
51-82-4995	WATER TREATMENT & DISTRIBUTION	67,614	716,383	1,155,000	438,617	62.0
51-82-4997	WATER SHARE ASSESSMENTS	825	92,093	114,900	22,807	80.2
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	125,185	1,361,786	2,025,128	663,342	67.2
	WATER CAPITAL					
51-83-2400	ENGINEERING			5,000	5,000	.0
51-83-7000	CAPITAL OUTLAY	31,770	65,833	290,170	224,337	22.7
51-83-7500	CONSTRUCTION		416,474	884,000	467,526	47.1
	TOTAL WATER CAPITAL	31,770	482,307	1,179,170	696,864	40.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	LOCAL PLANT INVESTMENT EXPENSE					
51-84-7530	PROFESSIONAL SERVICES		104,765	125,000	20,235	83.8
51-84-7540	NORTHERN INTEGRATED SUPPLY		418,948	500,000	81,052	83.8
51-84-7550	SYSTEM IMPROVEMENTS			1,300,000	1,300,000	.0
	TOTAL LOCAL PLANT INVESTMENT EXPENS		523,712	1,925,000	1,401,288	27.2
	TOTAL FUND EXPENDITURES	164,411	2,449,640	5,231,419	2,781,779	46.8
	NET REVENUE OVER EXPENDITURES	201,599	1,812,488	(300,638)	(2,113,126)	602.9

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

WASTEWATER FUND

	ASSETS			
52-100000	CASH - COMBINED FUND		15,839,067	
52-115000	ACCOUNTS RECEIVABLE		141,296	
52-115002	MISCELLANEOUS RECEIVABLE		111,517	
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			32,355,162
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-202000	ACCOUNTS PAYABLE		12,473	
52-212000	ACCRUED COMPENSATED ABSENCES		13,904	
	TOTAL LIABILITIES			26,377
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-290000	RETAINED EARNINGS	30,650,248		
	REVENUE OVER EXPENDITURES - YTD	1,678,537		
	BALANCE - CURRENT DATE		32,328,785	
	TOTAL FUND EQUITY			32,328,785
	TOTAL LIABILITIES AND EQUITY			32,355,162

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
52-34-1000	WASTEWATER UTILITY	140,785	1,385,666	1,535,341	149,675	90.3
	TOTAL CHARGES FOR SERVICES	140,785	1,385,666	1,535,341	149,675	90.3
	RESTRICTED					
52-35-7100	WASTEWATER UTILITY IMPACT FEE	62,776	753,324	1,750,000	996,676	43.1
	TOTAL RESTRICTED	62,776	753,324	1,750,000	996,676	43.1
	MISCELLANEOUS					
52-36-3500	INTEREST AND DIVIDENDS	45,289	395,096	303,560	(91,536)	130.2
52-36-3550	CHANGE IN MARKET VALUE	7,228	123,188		(123,188)	.0
52-36-9900	OTHER REVENUES		1,163		(1,163)	.0
	TOTAL MISCELLANEOUS	52,517	519,446	303,560	(215,886)	171.1
	TOTAL FUND REVENUE	256,079	2,658,436	3,588,901	930,465	74.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	WASTEWATER ADMINISTRATION					
52-81-1100	REGULAR STAFF WAGES	1,121	16,349	13,946	(2,403)	117.2
52-81-1102	OVERTIME			100	100	.0
52-81-1104	RETIREMENT	34	490	1,346	856	36.4
52-81-1130	FICA/MEDICARE	86	1,251	2,316	1,065	54.0
52-81-1140	WORKERS COMPENSATION	112	470	483	13	97.4
52-81-1150	UNEMPLOYMENT	2	33	28	(5)	116.7
52-81-1160	HEALTH & LIFE INSURANCE	218	3,368	7,206	3,838	46.7
52-81-1161	DISABILITY INSURANCE	22	291	454	163	64.0
52-81-3162	CC FEES	3,966	31,613	21,000	(10,613)	150.5
52-81-3320	PRINTING		44	1,500	1,456	2.9
52-81-4345	MAILING SERVICE	938	11,198	8,400	(2,798)	133.3
52-81-5000	UTILITY BILL ADJUSTMENTS		197	10	(187)	1965.3
	TOTAL WASTEWATER ADMINISTRATION	6,499	65,303	56,789	(8,514)	115.0

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER OPERATIONS					
52-82-1100	REGULAR STAFF WAGES	18,947	238,581	329,180	90,599	72.5
52-82-1102	OVERTIME	117	3,327	4,700	1,373	70.8
52-82-1104	RETIREMENT	1,005	9,440	12,537	3,097	75.3
52-82-1130	FICA/MEDICARE	1,237	16,356	24,363	8,007	67.1
52-82-1140	WORKERS COMPENSATION	1,541	6,489	6,659	170	97.5
52-82-1150	UNEMPLOYMENT	38	447	596	149	75.1
52-82-1160	HEALTH & LIFE INSURANCE	2,977	32,091	50,307	18,216	63.8
52-82-1161	DISABILITY INSURANCE	331	3,205	4,345	1,140	73.8
52-82-2100	LEGAL FEES			10,000	10,000	.0
52-82-2400	ENGINEERING	2,229	3,701	10,000	6,299	37.0
52-82-2410	DISCHARGE PERMIT FEES		410	500	90	82.0
52-82-2900	OTHER PROFESSIONAL FEES	4,463	15,460	12,000	(3,460)	128.8
52-82-3110	UTILITIES	4,608	44,210	41,365	(2,845)	106.9
52-82-3150	TELEPHONE	162	1,912	2,455	543	77.9
52-82-3173	REPAIRS & MAINTENANCE - EQUIPM	2,156	4,270	5,800	1,530	73.6
52-82-3177	VEHICLE REPAIRS & MAINTENANCE		2,536	4,612	2,076	55.0
52-82-3178	SYSTEM REPAIR & MAINTENANCE	(2,510)	8,448	8,000	(448)	105.6
52-82-3200	SAMPLING/TESTING		5,943	4,800	(1,143)	123.8
52-82-3210	INSURANCE AND BONDS	4,478	19,914	17,584	(2,330)	113.3
52-82-3290	OTHER TREATMENT COSTS	18,128	196,068	225,400	29,332	87.0
52-82-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	820	820	1,600	780	51.3
52-82-3820	CONTINUING EDUCATION		2,297	3,100	803	74.1
52-82-3825	MEALS/MISCELLANEOUS/TRAVEL			250	250	.0
52-82-3990	OTHER SERVICES	237	2,802	8,000	5,198	35.0
52-82-4120	SYSTEM SUPPLIES	4,025	21,330	20,000	(1,330)	106.7
52-82-4320	COMPUTER REPLACE./AUDIO VISUAL		2,174	4,300	2,126	50.6
52-82-4330	COMPUTER SUPPORT & MAINTENANCE	500	31,509	31,621	112	99.6
52-82-4350	SAFETY		70		(70)	.0
52-82-4520	VEHICLE FUEL	2,861	6,065	10,770	4,705	56.3
52-82-4530	VEHICLE & EQUIP AMORTIZATION	147	1,474	1,769	295	83.3
52-82-4810	UNIFORMS	43	313	1,700	1,387	18.4
52-82-4850	UNANTICIPATED EXP/CONTINGENCY		8,350	20,000	11,650	41.8
52-82-4990	MISCELLANEOUS SUPPLIES	27	3,207	3,000	(207)	106.9
52-82-7000	CAPITAL OUTLAY			20,625	20,625	.0
	TOTAL WASTEWATER OPERATIONS	68,568	693,220	901,938	208,718	76.9
	WASTEWATER CAPITAL					
52-83-7000	CAPITAL OUTLAY	2,383	4,744	36,000	31,256	13.2
52-83-7500	CONSTRUCTION		53,775	200,000	146,225	26.9
	TOTAL WASTEWATER CAPITAL	2,383	58,519	236,000	177,481	24.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER INVESTMENT EXPENSE					
52-84-7500	CONSTRUCTION	10,399	162,857	374,000	211,143	43.5
52-84-7550	SYSTEM IMPROVEMENTS			1,750,000	1,750,000	.0
	TOTAL WASTEWATER INVESTMENT EXPEN	10,399	162,857	2,124,000	1,961,143	7.7
	TOTAL FUND EXPENDITURES	87,848	979,899	3,318,727	2,338,828	29.5
	NET REVENUE OVER EXPENDITURES	168,230	1,678,537	270,174	(1,408,363)	621.3

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

STORMWATER FUND

	ASSETS			
53-100000	CASH - COMBINED FUND		1,936,701	
53-115000	ACCOUNTS RECEIVABLE		27,104	
53-162100	ACCUMULATED DEPRECIATION		(1,372,348)	
53-163000	STORM DRAINAGE SYSTEM		10,100,442	
53-164000	VEHICLES & EQUIPMENT		86,490	
	TOTAL ASSETS			10,778,388
	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	271,603		
	BALANCE - CURRENT DATE		6,661,707	
	TOTAL FUND EQUITY			10,775,387
	TOTAL LIABILITIES AND EQUITY			10,778,388

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
53-34-1000	STORMWATER UTILITY FEE	25,890	255,076	254,575	(501)	100.2
	TOTAL CHARGES FOR SERVICES	25,890	255,076	254,575	(501)	100.2
	MISCELLANEOUS					
53-36-3500	INTEREST AND DIVIDENDS	5,532	47,674	37,670	(10,004)	126.6
53-36-3550	CHANGE IN MARKET VALUE	913	14,908		(14,908)	.0
53-36-9900	OTHER REVENUES		134		(134)	.0
	TOTAL MISCELLANEOUS	6,446	62,717	37,670	(25,047)	166.5
	TOTAL FUND REVENUE	32,336	317,792	292,245	(25,547)	108.7

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	ADMINISTRATION					
53-81-1100	REGULAR STAFF WAGES	673	9,809	8,368	(1,441)	117.2
53-81-1102	OVERTIME			100	100	.0
53-81-1104	RETIREMENT	20	294	808	514	36.4
53-81-1130	FICA/MEDICARE	51	751	1,390	639	54.0
53-81-1140	WORKERS COMPENSATION	67	282	290	8	97.3
53-81-1150	UNEMPLOYMENT	1	20	17	(3)	115.3
53-81-1160	HEALTH & LIFE INSURANCE	131	1,966	4,324	2,358	45.5
53-81-1161	DISABILITY INSURANCE	13	154	272	118	56.5
53-81-5000	UTILITY BILL ADJUSTMENTS		34	10	(24)	339.1
	TOTAL ADMINISTRATION	957	13,309	15,579	2,270	85.4
	STORMWATER OPERATIONS					
53-82-1100	REGULAR STAFF WAGES	1,874	19,498	24,362	4,864	80.0
53-82-1102	OVERTIME			1,000	1,000	.0
53-82-1104	RETIREMENT	56	585	1,575	990	37.1
53-82-1130	FICA/MEDICARE	137	1,435	3,863	2,428	37.1
53-82-1140	WORKERS COMPENSATION	89	376	386	10	97.5
53-82-1150	UNEMPLOYMENT	4	39	49	10	79.4
53-82-1160	HEALTH & LIFE INSURANCE	240	3,167	9,511	6,344	33.3
53-82-1161	DISABILITY INSURANCE	35	299	757	458	39.6
53-82-2410	STORMWATER PERMITS			500	500	.0
53-82-3150	TELEPHONE	522	737	1,101	364	66.9
53-82-3173	REPAIRS & MAINTENANCE - EQUIPM	(1,020)	3,454	3,600	146	96.0
53-82-3210	INSURANCE AND BONDS	514	2,507	1,664	(843)	150.7
53-82-3820	CONTINUING EDUCATION		2	100	98	1.7
53-82-4520	VEHICLE FUEL	10	742	870	128	85.3
53-82-4810	UNIFORMS	21	39	100	61	39.5
	TOTAL STORMWATER OPERATIONS	2,483	32,880	49,438	16,558	66.5
	TOTAL FUND EXPENDITURES	3,440	46,189	65,017	18,828	71.0
	NET REVENUE OVER EXPENDITURES	28,895	271,603	227,228	(44,375)	119.5

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 31, 2025

CAPITAL PROJECTS

	ASSETS			
75-100000	CASH – COMBINED FUND		(4,630,255)	
	TOTAL ASSETS			(4,630,255)
	LIABILITIES AND EQUITY			
	LIABILITIES			
75-202000	ACCOUNTS PAYABLE		151,937	
75-205000	RETAINAGE PAYABLE		53,927	
	TOTAL LIABILITIES			205,864
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
75-290000	FUND BALANCE	(1,015,206)		
	REVENUE OVER EXPENDITURES - YTD	(3,820,912)		
	BALANCE - CURRENT DATE		(4,836,119)	
	TOTAL FUND EQUITY			(4,836,119)
	TOTAL LIABILITIES AND EQUITY			(4,630,255)

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	MISCELLANEOUS					
75-36-5100	IN-KIND REVENUE	4,200	4,200		(4,200)	.0
	TOTAL MISCELLANEOUS	4,200	4,200		(4,200)	.0
	TRANSFERS FROM OTHER FUNDS					
75-39-1000	TRANSFERS FROM OTHER FUNDS		5,000		(5,000)	.0
	TOTAL TRANSFERS FROM OTHER FUNDS		5,000		(5,000)	.0
	TOTAL FUND REVENUE	4,200	9,200		(9,200)	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 10 MONTHS ENDING OCTOBER 31, 2025

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	GENERAL FUND					
75-75-2400	ENGINEERING	55,803	365,853	255,000	(110,853)	143.5
75-75-3993	IN-KIND COST	4,200	4,200		(4,200)	.0
75-75-5570	CONSERVATION			128,156	128,156	.0
75-75-7000	CAPITAL OUTLAY	78,539	1,751,610	3,633,774	1,882,164	48.2
75-75-7500	CONSTRUCTION	1,837	334,418	5,066,638	4,732,219	6.6
75-75-7750	ROW			50,000	50,000	.0
	TOTAL GENERAL FUND	140,378	2,456,081	9,133,568	6,677,486	26.9
	TRANSPORTATION FUND					
75-77-7500	CONSTRUCTION	581,206	1,374,031	1,663,605	289,574	82.6
	TOTAL TRANSPORTATION FUND	581,206	1,374,031	1,663,605	289,574	82.6
	TOTAL FUND EXPENDITURES	721,584	3,830,112	10,797,173	6,967,060	35.5
	NET REVENUE OVER EXPENDITURES	(717,384)	(3,820,912)	(10,797,173)	(6,976,260)	(35.4)

TOWN OF SEVERANCE
BALANCE SHEET
OCTOBER 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
OCTOBER 31, 2025

GENERAL LONG-TERM DEBT GROUP

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

TOWN OF SEVERANCE
PAYABLES
10/1/25-10/31/25

Vendor Name	Invoice Number	Description	Amount Paid
A Just Doors, LLC	1646	4- 36 brush sweeps (PROG-FAC))"	$ 540.00
Adam B Stephens	10022025	October 2025 Compensation	$ 800.00
Amazon Capital Services	1F34-Y7MP-6PR3	Cardstock, Labels, Sticky notes, pens, clips, hanging wall mount	$ 125.58
Amazon Capital Services	1F34-Y7MP-6PR3	Heater	$ 25.97
Amazon Capital Services	1F34-Y7MP-6PR3	Coffee Creamer	$ 28.28
Amazon Capital Services	1F34-Y7MP-6PR3	ATC ARB-120-ADA Duplexor Alternating Relay, 120 VAC or VAC/DC,	$ 136.08
Amazon Capital Services	1F34-Y7MP-6PR3	Thank you Cards - Tree Board	$ 6.99
Amazon Capital Services	1F34-Y7MP-6PR3	Hand soap	$ 16.39
Amazon Capital Services	1F34-Y7MP-6PR3	Soda and Coffee - Legislative	$ 66.58
Amazon Capital Services	1F34-Y7MP-6PR3	Desk Sign, Stickers, Desk Organizer, Document Covers - Legislative	$ 77.55
Amazon Capital Services	1F34-Y7MP-6PR3	Clock	$ 65.98
Amazon Capital Services	1F34-Y7MP-6PR3	Beaspire Cordless Drill Electric Rivet Gun Adapter, 2-in-1 Rivet Nut Adapter	$ 67.61
Amazon Capital Services	1F34-Y7MP-6PR3	Detailed Driver's Vehicle Inspection Report 10-pk.	$ 47.25
Amazon Capital Services	1F34-Y7MP-6PR3	Batteries and Extension Cords	$ 23.52
Amazon Capital Services	1MQY-7DJY-69DJ	Events Supplies	$ 155.98
Amazon Capital Services	1MQY-7DJY-69DJ	Prime Membership	$ 499.00
Amazon Capital Services	1MQY-7DJY-69DJ	Screen Protector	$ 59.99
Amazon Capital Services	1MQY-7DJY-69DJ	geese scavenger hunt prizes	$ 333.52
Amazon Capital Services	1MQY-7DJY-69DJ	Shipping and promotions	$ (150.00)
Amazon Capital Services	1QFH-3L93-LLLF	Cleaning Supplies	$ 59.86
Amazon Capital Services	1QFH-3L93-LLLF	Battery Back up	$ 59.99
Amazon Capital Services	1QFH-3L93-LLLF	Monitor	$ 219.98
Amazon Capital Services	1QFH-3L93-LLLF	Shipping & Promotions	$ (9.00)
Arapahoe Rental	AR-107718-001	Air Compressor / Irrigation blowouts	$ 733.96
Artistic Escapes, LLC	3861	Tree Planting	$ 6,952.25
Ascent Broadband, LLC	FF37CBD2-0015	PW Internet Service - SCADA	$ 75.00
Ascent Broadband, LLC	FF37CBD2-0015	PW Internet Service - SCADA	$ 75.00
Ausmus Law Firm PC	9692	Contract prosecution	$ 850.00
Ayres Associates Inc.	225570	ANNEX-2025-01 Cordero Annexation-Zoning	$ 61.70
Ayres Associates Inc.	225570	FP-2025-01 Northgate Lake	$ 39.00
Ayres Associates Inc.	225570	SP-2025-01 Platte Valley Vet Clinic	$ 448.50
Ayres Associates Inc.	225570	FP-2025-02 Saddler Ridge Tracts 9 and 10	$ 52.50
Ayres Associates Inc.	225570	General Planning Services	$ 4,513.50
Ayres Associates Inc.	225849	Town of Severance - Traffic Signals Harmony/Ponderosa (G-25-HPTL)	$ 9,150.50
Ayres Associates Inc.	225853	Severance CR80/23 Bridge Rehab CDOT SA#26220 (TR-2402)	$ 2,430.00
Ayres Associates Inc.	225865	307 Bower North	$ 285.00
Ayres Associates Inc.	225865	FP-2025-01 Saddler Ridge 9&10	$ 3,881.00
Ayres Associates Inc.	225865	PP-2025-03 Saddler Ridge - South	$ 2,225.00
Ayres Associates Inc.	225865	Planning Services	$ 2,656.50
Ayres Associates Inc.	225867	Town of Severance Timber Ridge to Fox (ADMIN-2303)	$ 1,712.50
Ayres Associates Inc.	225924	Town of Severance - Park (G-25-CP)	$ 44,222.00
BearCom	5944498	SOS 100W Siren Spkr	$ 405.00
BearCom	5946148	SOS 100W Siren Spkr	$ 665.00
Bobcat of the Rockies	15307331	TRENCHER ASSY - Dog Park expansion	$ 243.60
Bobcat of the Rockies	15309074	BOBCAT COMPACT EXCAVATOR Service	$ 362.40
Bonnell Fencing Services, Inc.	14554	Dog Park Fencing (G-25-DPR)	$ 8,770.75
Carson Repair LLC	1169	Unit#239 Repairs	$ 852.42
Carson Repair LLC	1169	Unit#239 Repairs	$ 852.42
Carson Repair LLC	1169	Unit#239 Repairs	$ 852.42
Carson Repair LLC	INV-1184	Unit #230 Services / Rear brake air can	$ 706.49
Caselle, Inc.	INV-11378	Caselle Software Support	$ 2,779.00
CDPHE	WC261173262	Annual Billing - COG081254	$ 820.00
CDPHE	FGD20250645	Drinking Water Fee	$ 977.00
CEBT	INV0078182	Monthly Health Insurance	$ 47,690.58
CIRSA	INV1002401	Property/Casualty Coverage	$ 376.95
CIRSA	INV1002401	Property/Casualty Coverage	$ 114.23
CIRSA	INV1002401	Property/Casualty Coverage	$ 399.80
CIRSA	INV1002401	Property/Casualty Coverage	$ 228.46
CIRSA	INV1002401	Property/Casualty Coverage	$ 57.11
CIRSA	INV1002401	Property/Casualty Coverage	$ 1,827.65
CIRSA	INV1002401	Property/Casualty Coverage	$ 491.18
CIRSA	INV1002401	Property/Casualty Coverage	$ 365.53
CIRSA	INV1002401	Property/Casualty Coverage	$ 474.05
CIRSA	INV1002401	Property/Casualty Coverage	$ 422.64
CIRSA	INV1002401	Property/Casualty Coverage	$ 39.97
CIRSA	INV1002575	Property/Casualty Coverage	$ 3,994.20
CIRSA	INV1002575	Property/Casualty Coverage	$ 1,210.36
CIRSA	INV1002575	Property/Casualty Coverage	$ 4,236.27
CIRSA	INV1002575	Property/Casualty Coverage	$ 2,420.73
CIRSA	INV1002575	Property/Casualty Coverage	$ 605.18
CIRSA	INV1002575	Property/Casualty Coverage	$ 19,365.81
CIRSA	INV1002575	Property/Casualty Coverage	$ 5,204.56
CIRSA	INV1002575	Property/Casualty Coverage	$ 3,783.16
CIRSA	INV1002575	Property/Casualty Coverage	$ 5,023.01
CIRSA	INV1002575	Property/Casualty Coverage	$ 4,478.34
CIRSA	INV1002575	Property/Casualty Coverage	$ 513.63
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 1,473.88
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 446.63
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 1,563.21
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 893.26
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 223.32
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 7,146.08
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 1,920.51
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 1,429.22
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 1,674.86
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 1,540.87
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 89.33
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 178.65
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 111.66
CIRSA	WINV1000744	Workers' Compensation Coverage	$ 66.98
Code 4 Security Services, LLC	2025-2114	Severance Days	$ 156.00
Colorado Civil Group Inc.	0042.0000.00-104	General Services	$ 2,701.89
Colorado Civil Group Inc.	0042.0000.01-08	General Engineering GIS	$ 4,058.75
Colorado Civil Group Inc.	0042.0000.09-42	General Engineering Water Fund	$ 3,699.91
Colorado Civil Group Inc.	0042.0000.10-41	CIP (TR-2201)	$ 594.39
Colorado Civil Group Inc.	0042.0000.11-43	Pending Projects FP-2025-02 Saddler Ridge 9 &10	$ 113.13
Colorado Civil Group Inc.	0042.0000.12-07	HUTF	$ 435.00
Colorado Civil Group Inc.	0042.0000.13-10	GeneralEngingUtility Project	$ 2,228.75
Colorado Civil Group Inc.	0042.0001.08-56	276 Tailholt 4thFiling-MelodyHomes	$ 3,332.30
Colorado Civil Group Inc.	0042.0009.03-58	193 - Severance South	$ 3,668.78
Colorado Civil Group Inc.	0042.0009.05-06	PP-2025-01 WinDance F1-F3-PP	$ 81.25
Colorado Civil Group Inc.	0042.0014.04-05	FP-2025-01 Northgate Lake FP	$ 2,294.28
Colorado Civil Group Inc.	0042.0017.03-08	ANNEX-2025-01 Cordero Estates	$ 4,793.76
Colorado Civil Group Inc.	0042.0024.01-14	#307 Bower North Annexation	$ 2,094.39
Colorado Civil Group Inc.	0042.0027.00-04	SP-2025-01 Platt Valley Vet. SP	$ 72.50
Colorado Civil Group Inc.	0042.0500.02-15	P-2103 Great Western Trails	$ 294.58

TOWN OF SEVERANCE
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Vendor Name	Invoice Number	Description	Amount Paid
Colorado Civil Group Inc.	0042.0500.05-05	GW Trail - EHR to WCR 23 (P-2201)	$ 8,564.02
Colorado Civil Group Inc.	0042.0506.12-14	NWCWD Coordination	$ 81.25
Colorado Civil Group Inc.	0042.0506.13 - 03	NISP	$ 480.00
Colorado Civil Group Inc.	0042.0507.00-71	WW-2004 Wastewater Master Plan	$ 2,382.53
Colorado Civil Group Inc.	0042.0510.00-41	TR2201-TrafficSig 19&E.Harmony	$ 10,293.98
Comcast	253142580	100 Waterfowl Way	$ 256.48
Comcast	253142580	100 Waterfowl Way	$ (256.48)
Comcast	253142580	11538 County RD	$ 256.32
Comcast	253142580	11538 County RD	$ (256.32)
Comcast	253142580	PW Internet	$ 299.36
Comcast	253142580	PW Internet	$ (299.36)
Comcast	253142580	PD Internet	$ 449.21
Comcast	253142580	PD Internet	$ (449.21)
Comcast	253142580	Town Hall Internet	$ 449.21
Comcast	253142580	Town Hall Internet	$ (449.21)
Comcast	253142580	100 Waterfowl Way	$ 256.48
Comcast	253142580	11538 County RD	$ 256.32
Comcast	253142580	PW Internet	$ 299.36
Comcast	253142580	PD Internet	$ 449.21
Comcast	253142580	Town Hall Internet	$ 449.21
Comcast	9302025	10000 E Harmony Rd	$ 256.68
Connecting Point Greeley	CW146192	New MDTs for PD	$ 1,477.25
Connecting Point Greeley	CW146394	Monthly Billing	$ 11,057.95
Core & Main LP	X814572	Dog Park Supplies/D.P.REHAB # 148	$ 921.37
COSTCO MEMBERSHIP	10172025	Membership Renewal - Member #000111838805209	$ 195.00
Coulson Excavating Company Inc	PROGRESS PAY ESTIMATE 3	East Harmony Road & WCR 19 Intersection Improvements	$ 513,072.20
Coulson Excavating Company Inc	PROGRESS PAY ESTIMATE 3	East Harmony Road & WCR 19 Intersection Improvements	$ (25,653.61)
DBC Irrigation Supply	S6146605.001	Supplies / Dog Park G-25-DPR #148	$ 104.99
DBC Irrigation Supply	S6149782.001	Supplies / Dog Park project G-25-DPR #148	$ 150.56
Direct Landscape Supply LLC	R001966	Top soil & gravel / G-25-DPR #148	$ 529.99
Direct Landscape Supply LLC	R002037	Rock / G-25-DPR #148	$ 1,939.14
E-470 Public Highway Authority	2106041137	Toll Transaction	$ 45.05
EAS Tire & Auto LLC	36944	Unit#008 Service	$ 3,624.56
EAS Tire & Auto LLC	36996	Unit #007 service	$ 1,547.52
EAS Tire & Auto LLC	37038	Unit#021 Service	$ 60.00
EAS Tire & Auto LLC	36928	Unit#008 Service	$ 4,157.81
EAS Tire & Auto LLC	37066	Unit#225 Service	$ 363.67
Econonmic Development Council of Colorad	2400	Regina Olson Training	$ 30.00
Eggers Electric	25123896	Repaired underground wire/G-25-DPR #148	$ 398.75
ELAN Corporate Payment Systems	8100 1025	ENTERPRISE RENT-A-CAR Part 2 of two for the yellow-highlighted charges. Auto Rental for class	$ 25.47
ELAN Corporate Payment Systems	8100 1025	HAMPTON INNS Hotel cost for training class	$ 366.30
ELAN Corporate Payment Systems	8100 1025	THE HOME DEPOT #1544 Concrete for fence posts Activity G-25-DPR #148 - Dog Park Expansion	$ 297.50
ELAN Corporate Payment Systems	8100 1025	SAMSCLUB.COM Sams Club Office Supplies Order	$ 73.90
ELAN Corporate Payment Systems	8100 1025	TST* THE COW SALOON AND E Council meeting meals 9/25/25	$ 158.90
ELAN Corporate Payment Systems	8100 1025	QT 4216 OUTSIDE Fuel for training class	$ 13.14
ELAN Corporate Payment Systems	8100 1025	OPENAI *CHATGPT SUBSCR	$ 20.00
ELAN Corporate Payment Systems	8100 1025	ENTERPRISE RENT-A-CAR Part 1 of 2 for charges, yellow highlight Car rental for training class	$ 229.89
ELAN Corporate Payment Systems	8100 1025	SQ *OAK AND MAPLE Council meeting meals 9/25/25	$ 129.00
ELAN Corporate Payment Systems	8100 1025	TST* THE COW SALOON AND E Council meeting meals 9/25/25	$ 25.51
ELAN Corporate Payment Systems	8100 1025	TST*ZOES CAFE AND EVENT Council meeting meals 9/25/25	$ 67.84
ELAN Corporate Payment Systems	8100 1025	PARRYS JOHNSTOWN CO Severance/Windsor Joint EOC Training	$ 62.98
ELAN Corporate Payment Systems	8100 1025	OPENAI *CHATGPT SUBSCR chatGPT	$ 20.00
ELAN Corporate Payment Systems	8100 1025	AIR CARE COLORADO FT COLL Emissions test for Unit 004	$ 25.50
ELAN Corporate Payment Systems	8100 1025	CO LTAP Refund for LTAP class	$ (50.00)
ELAN Corporate Payment Systems	8100 1025	CO LTAP refund LTAP class	$ (100.00)
ELAN Corporate Payment Systems	8100 1025	SQ *SHEBREWS COFFEE & ICE Coffee with the Chief	$ 108.79
ELAN Corporate Payment Systems	8100 1025	FBI LEEDA INC Executive leadership training class	$ 795.00
ELAN Corporate Payment Systems	8100 1025	DOG WASTE DEPOT New Trash Cans for Dog Park	$ 2,607.76
ELAN Corporate Payment Systems	8100 1025	SQ *SHEBREWS COFFEE & ICE Weekly Gameplan Finance meeting	$ 34.80
ELAN Corporate Payment Systems	8100 1025	EZCATER*FUZZYS TACO SH Mandatory Staff Meeting/ Benefits	$ 545.00
ELAN Corporate Payment Systems	8100 1025	FSP*CGFOA Training | Audit 101	$ 30.00
ELAN Corporate Payment Systems	8100 1025	AIR CARE COLORADO FT COLL	$ 25.00
ELAN Corporate Payment Systems	8100 1025	DOUG'S DINER	$ 44.73
ELAN Corporate Payment Systems	8100 1025	SQ *GONZALES AUTO GLASS Broken window on unit #339 from a rock while sitting at the parks shed. Not sure of how or	$ 550.00
ELAN Corporate Payment Systems	8100 1025	LANGUAGE LINE, INC. Court interpreter	$ 27.65
ELAN Corporate Payment Systems	8100 1025	TST*SMOKIN BROS BARBECUE All staff luncheon	$ 1,171.20
ELAN Corporate Payment Systems	8100 1025	AIR CARE COLORADO LOVELA	$ 25.50
ELAN Corporate Payment Systems	8100 1025	EASYBADGES, LLC ID Badge printer	$ 1,751.60
ELAN Corporate Payment Systems	8100 1025	SQ *SHEBREWS COFFEE & ICE Bike to school hot chocolate	$ 72.00
ELAN Corporate Payment Systems	8100 1025	KING SOOPERS #0104 PW Food	$ 118.20
ELAN Corporate Payment Systems	8100 1025	TST*BRUCES BAR Lunch meeting with Sgt Arthur and Sgt Tucker	$ 71.97
ELAN Corporate Payment Systems	8100 1025	BRECK RESERVATIONS hotel charges for conference	$ 515.01
ELAN Corporate Payment Systems	8100 1025	SQ *SHEBREWS COFFEE & ICE Weekly Gameplan Finance meeting	$ 27.82
ELAN Corporate Payment Systems	8100 1025	SQ *SHEBREWS COFFEE & ICE Weekly Gameplan Finance meeting	$ 5.63
ELAN Corporate Payment Systems	8100 1025	HARBOR FREIGHT TOOLS 62 Tools for grader blade teeth replacements.	$ 331.95
ELAN Corporate Payment Systems	8100 1025	4IMPRINT, INC stickers	$ 203.63
ELAN Corporate Payment Systems	8100 1025	WINDSOR ACE HDWE Masonary bit for parking block for P.D.	$ 26.99
ELAN Corporate Payment Systems	8100 1025	MAIL N' COPY 2020-11-16 Welcome folders	$ 619.75
ELAN Corporate Payment Systems	8100 1025	APPLE.COM/BILL iCloud+	$ 0.99
ELAN Corporate Payment Systems	8100 1025	SCHEELS JOHNSTOWN New work boots since my others got melted from the cutting torch during the grader teeth replac	$ 214.94
ELAN Corporate Payment Systems	8100 1025	EZCATER*NEWKS EATERY 10/14/25 Town Council Meeting Meal	$ 339.15
ELAN Corporate Payment Systems	8100 1025	THE HOME DEPOT #1544 Backflow covers and insulated tape.	$ 141.11
ELAN Corporate Payment Systems	8100 1025	COSTCO WHSE #1178 Food for Council Meeting 10/14/25	$ 56.96
ELAN Corporate Payment Systems	8100 1025	COSTCO WHSE #1178 Trick or Treat Parade candy	$ 1,265.93
ELAN Corporate Payment Systems	8100 1025	WM SUPERCENTER #4599 EMPLOYEE LUNCH ACTIVITY	$ 8.19
ELAN Corporate Payment Systems	8100 1025	DROPBOX FAX MONTHLY Monthly Subscription	$ 29.97
ELAN Corporate Payment Systems	8100 1025	MR. YO'S LLC Donuts with the police	$ 28.75
ELAN Corporate Payment Systems	8100 1025	COLORADO ASSOCIATION O jacket purchased at conference, charged to incorrect card, needs to be personally billed bac	$ 40.00
ELAN Corporate Payment Systems	8100 1025	OPENAI *CHATGPT SUBSCR	$ 20.00
ELAN Corporate Payment Systems	8100 1025	SOUTHERN TIRE MART #530 Rear tire repair on unit #333	$ 289.50
ELAN Corporate Payment Systems	8100 1025	TST*OLLIES PUB & GRUB B meal at conference	$ 75.48
ELAN Corporate Payment Systems	8100 1025	THE HOME DEPOT #1544 G-25-DPR- 148	$ 139.57
ELAN Corporate Payment Systems	8100 1025	WELD COUNTY ACCOUNTING TOWN & COUNTY DINNER 10/30/25	$ 42.00
ELAN Corporate Payment Systems	8100 1025	TLO TRANSUNION TLO monthly bill	$ 177.40
ELAN Corporate Payment Systems	8100 1025	TST*BRUES ALEHOUSE BREWI 10/20/25 CMCA CONFERENCE MEAL	$ 30.50
ELAN Corporate Payment Systems	8100 1025	BRECK RESERVATIONS Resort Fee	$ 18.69
ELAN Corporate Payment Systems	8100 1025	GOVERNMENT FINANCE OFF CPFO Renewal	$ 600.00
ELAN Corporate Payment Systems	8100 1025	GOVERNMENT FINANCE OFF 2025 GAAP Update Webinar - JG	$ 200.00
ELAN Corporate Payment Systems	8100 1025	UNITED 0162342131384 ZIP Code Lobbying Trip	$ 1,497.93
ELAN Corporate Payment Systems	8100 1025	BIZWEST-DIGITAL	$ 133.00
ELAN Corporate Payment Systems	8100 1025	UNITED 0162342128376 Zip Code Lobbying Trip	$ 679.16
ELAN Corporate Payment Systems	8100 1025	WAL-MART #4599 halloween candy	$ 415.15
Employers Council	562989	Supervision Core Competencies	$ 586.50
Falcon Environmental Corp.	11665	Crane Service / Baldridge pump replacement	$ 740.80
Ferguson Enterprises, Inc.#109	1636255	5/8X3/4 Meters	$ 17,116.00
Fort Collins Heating & Air Inc	173268808	PD HVAC maintenance	$ 594.23

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Vendor Name	Invoice Number	Description	Amount Paid
Fort Collins Heating & Air Inc	173269491	PW Parks Shed HVAC maintenance	$ 380.25
Fort Collins Heating & Air Inc	1732703052	PW HVAC maintenance	$ 1,800.56
Fort Collins Heating & Air Inc	173283579	PW Brownell HVAC maintenance	$ 427.78
Fort Collins Heating & Air Inc	173273429	Town Hall Fall HVAC maintenance	$ 1,759.08
Fort Collins Heating & Air Inc	173286138	312 1st Street Unit A maintenance	$ 998.16
Freedom Mailing Services Inc	50538	Postcard Billing Processing	$ 985.13
Freedom Mailing Services Inc	50538	Postcard Bill Processing	$ 985.13
Freedom Mailing Services Inc	51365	Postcard Billing Processing	$ 938.11
Freedom Mailing Services Inc	51365	Postcard Bill Processing	$ 938.11
Freedom Mailing Services Inc	51510	Turkey Drive	$ 2,145.27
Front Range Compliance Services, LLC	12453	Consulting Services	$ 187.50
Front Range Fire Protect Inc	SD6858	annual inspection - public works bldg	$ 595.00
Frontier Business Products	996115	Toner	$ 11.00
Frontier Business Products	996506	TH - Color Copies 94244	$ 159.31
Frontier Business Products	996506	TH - Copy Machine 94244	$ 136.12
Frontier Business Products	996506	PW - Color Copies 94240	$ 14.78
Frontier Business Products	996506	PW - Copy Machine 94240	$ 136.12
Frontier Business Products	989752	PD - 96081 Color Copies	$ (81.91)
Frontier Business Products	989752	PD - Copy Machine 96081	$ (56.42)
Frontier Business Products	989752	PD - 96081 Color Copies	$ 81.91
Frontier Business Products	989752	PD - Copy Machine 96081	$ 56.42
Frontier Business Products	1000448	PD - 96081 Color Copies	$ 107.10
Frontier Business Products	1000448	PD - Copy Machine 96081	$ 56.42
GLH Construction, LLC	201124434	Dig, Backfill, Patch Potential Water Leak - Main line leak	$ 7,052.00
GLH Construction, LLC	201124530	CR19 CULVERTS	$ 48,253.41
Government Finance Officers Association	31912629	Class Registration	$ (250.00)
Government Finance Officers Association	3191672	Class Registration	$ (350.00)
Government Finance Officers Association	31912629	Class Registration	$ 250.00
Government Finance Officers Association	3191672	Class Registration	$ 350.00
Greeley Electric Repair, Inc.	281089	Labor and parts for repair/ Baldridge lift station pump	$ 3,997.00
Hardline Equipment, LLC	42215103	Field Service Labor - Adjust Steering	$ 506.00
Hardline Equipment, LLC	42215103	Field Service Labor - Adjust Steering	$ 506.00
Highland Products Group, LLC	121316	Picnic tables- G-25-DPR #148	$ 4,835.58
J & S Contractors Supply Co.	085329-IN	Traffic Signal Light Pole Steel (G-25-HPTL)	$ 61,530.00
JR Engineering, LLC	87555	Annex-2025-01 - Cordero Estates	$ 900.00
JR Engineering, LLC	87556	MS-2025-01 - Schlagel Minor Subdivision	$ 200.00
JR Engineering, LLC	87557	FP-2025-01 FP-2025-02 - Saddler Ridge Tracts 9 & 10 - Final Plat	$ 1,382.50
JR Engineering, LLC	87558	PP-2025-01 - Saddler Southern	$ 1,282.50
JR Engineering, LLC	87559	618 Harmony Road Corridor Timing Plan (TR-2201)	$ 500.00
Kinsco	00111960-0	Uniforms	$ 1,044.00
Kinsco	00112358-0	Uniforms	$ 90.00
La Salle Oil Co.	202209	Fuel	$ 1,953.11
La Salle Oil Co.	202486	Fuel	$ 2,147.16
La Salle Oil Co.	202784	Fuel	$ 1,724.25
Lands End Business Outfitters	SIN13401333	Uniforms	$ 247.09
Lands End Business Outfitters	SIN13407555	Finance uniforms	$ 48.90
Lands End Business Outfitters	SIN13408382	Uniforms	$ 77.10
Language Line Services, Inc.	11725909	Interpretation	$ 7.38
LightGig Communications, LLC	E9C3EE84-0011	Severance Town Hall Service	$ 120.00
Loup Reservoir Company	163	2025 Water Assessments	$ 825.00
MAC Equipment, Inc.	528053	Parts for mowers	$ 1,439.42
MAC Equipment, Inc.	529085	Blade	$ 163.16
MAC Equipment, Inc.	529362	Wheels	$ 91.46
MAC Equipment, Inc.	530166	Engine Fuel	$ 98.39
Maxey Companies Inc.	259819	DOT inspection Unit#798	$ 150.00
Maxey Companies Inc.	259964	DOT inspection Unit#797	$ 150.00
Maxey Trailer Sales & Truck Fitting	259116	DOT inspection / Trailer DOT #701	$ 150.00
Maxey Trailer Sales & Truck Fitting	259118	DOT inspection / Trailer #700	$ 157.78
Maxey Trailer Sales & Truck Fitting	259179	DOT inspection / Trailer #791	$ 706.53
Maxey Trailer Sales & Truck Fitting	259664	Trailer Maintenance /DOT Repairs	$ 999.53
Maxey Trailer Sales & Truck Fitting	259678	Trailer Maintenance / DOT Repairs	$ 782.74
Next Step Communications, LLC	16312	Community Park - Cable line move	$ 500.00
Next Step Communications, LLC	16379	Starlink Monthly Rental for Lakeview City Park	$ 250.00
Nicholson Building Co & Excavating, LLC	6417	Dog Park Parking Lot (G-25-DPR)	$ 9,688.00
NOCO Humane	1020	July-Sept Animal Shelter Service	$ 880.00
North Weld County Water District	3386000 0925	Water Utility	$ 45,478.40
North Weld County Water District	365400 0925	Water Utility	$ 29.94
North Weld County Water District	6546000 0925	Water Utility	$ 40,837.06
North Weld County Water District	3386000 1025	Water Utility	$ 44,038.50
North Weld County Water District	3654000 1025	Water Utility	$ 84.94
North Weld County Water District	6546000 1025	Water Utility	$ 23,490.94
ODP Business Solutions	4.41374E+11	Stamps	$ 41.29
Pitney Bowes Global Financial	3321288020	Postal Machine Lease	$ 255.78
Platte Valley Veterinary Serv	55362	Animal control boarding	$ 650.00
Poudre Valley REA	135 1025	36252 Evans St - Power Source	$ 45.17
Poudre Valley REA	135 1025	CO RD 23 and Belmon Dr	$ 30.95
Poudre Valley REA	135 1025	CO RD 80 and Rangeview Drive	$ 27.04
Poudre Valley REA	135 1025	Streetlights, Casa Loma	$ 144.04
Poudre Valley REA	135 1025	Streeltights, Belmont Farms	$ 238.36
Poudre Valley REA	135 1025	Streetlights, Soaring Eagle	$ 204.60
Poudre Valley REA	135 1025	Steetlights, Summit View	$ 442.24
Poudre Valley REA	135 1025	Streetlights, Foxridge	$ 111.89
Poudre Valley REA	135 1025	CO RD 21 and 76 1/2-water tank	$ 1,707.67
Poudre Valley REA	135 1025	Streetlights, Sunset Ridge	$ 266.74
Poudre Valley REA	135 1025	629 Shoreview Pkwy-Lift Station	$ 331.26
Poudre Valley REA	135 1025	Streetlights, Severance Shores	$ 237.64
Poudre Valley REA	135 1025	75 Flat Iron Ln Power Source	$ 69.96
Poudre Valley REA	135 1025	Streetlights, Hidden Valley Farms	$ 1,528.62
Poudre Valley REA	135 1025	2880 Branding Iron Power	$ 79.92
Poudre Valley REA	135 1025	Streelights, CO RD 74 & 19	$ 101.46
Poudre Valley REA	135 1025	Bridle Ridge Cir - PS	$ 29.91
Poudre Valley REA	135 1025	Streetlights, Saddler Arena	$ 184.82
Precision Pavement Marking Co	25-228	Cr23 from Hwy 14 to Cr70 - Long line striping	$ 69,667.00
Pride Mechanical LLC	18948	Men bathroom toilet (PROG-FAC)	$ 947.75
Prosource Machinery LLC	PSI002776	LEFT SIDE WINDOW GLASS Sany #339	$ 278.72
PURCHASE POWER	9242025	Acct #8000-9000-1021-3696	$ 502.25
Ramey Environmental Compliance, Inc,.	30210	ORC Services	$ 1,387.94
Ramey Environmental Compliance, Inc,.	30210	ORC Services	$ 1,387.94
RCI Electric LLC	1073	Water tank wire install/ PROG-FAC-WATER-#66	$ 14,518.27
Recreational Electrical, LLC	14452	Unit#019 Service	$ 28,697.00
Red Willow Construction, LLC	16663	ADA Ramp and stairs / Prog #66	$ 13,043.00
Red Willow Construction, LLC	16672	Hand rails for Post Office/ Prog Fac #66	$ 4,356.00
Republic Services, Inc	0642-001501500	Trash Services - Wastewater Plant Acct	$ 47.49
ROE, BRIAN & LAUREN	3812.02	UTILITY REFUND -3812.02,1580 MONTEREY VALLEY PKWY	$ (35.20)
ROE, BRIAN & LAUREN	3812.02	UTILITY REFUND -3812.02,1580 MONTEREY VALLEY PKWY	$ 35.20
SAFEbuilt Colorado, Inc.	2529187	Building Inspections	$ 15,475.02

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Vendor Name	Invoice Number	Description	Amount Paid
SBS Services Group LLC	8023418	TH - routine janitorial	$ 520.00
SBS Services Group LLC	8025314	PD - routine janitorial	$ 640.00
Security Central, Inc.	1007971	Alarm monitoring - Security & Fire	$ 352.56
Severance FFA	DONATION 2025	Donation	$ 2,500.00
Severance High School	CATERING	Veteran's Day Chili Supper	$ 625.00
Sign Solutions USA	419411	Signs	$ 676.86
Sign Solutions USA	420062	Signs / Hidden Valley project	$ 324.58
Timber Line Electric & Control Corp	30366	Ubiquiti Connection Issue	$ 1,611.00
Tischler Bise, Inc.	2025010029	Imapct Fee Study (G-25-MPS)	$ 2,721.00
Town of Windsor	015265-000 0925	Wastewater Treatment	$ 18,128.48
Treatment Technology, LLC	195952	Sodium Hypochlorite	$ 1,387.25
Triple S Party Rental	50192	Deposit for Town Christmas Rental	$ 1,500.00
Uline, Inc	198882059	Supplies	$ 253.93
Uline, Inc	198882059	Supplies	$ 253.93
Uline, Inc	198882059	Supplies	$ 253.93
United Rentals North America, Inc.	253395221-001	Fence Modular	$ 984.00
United Rentals North America, Inc.	253809590-001	Fence Modular	$ 994.00
University Auto Parts, Inc.	460152	Diesel Fuel Additive for winter	$ 113.88
University Auto Parts, Inc.	460963	Hydfluid & Diesel Antigel - unit #337	$ 168.95
Upper Case Printing Ink	3355	Utility Postcards	$ 24.31
Upper Case Printing Ink	3355	Utility Postcards	$ 24.31
Upper Case Printing Ink	3669	Truckey Drive Postcard	$ 825.84
Upper Case Printing Ink	3671	Utility Postcards	$ 26.62
Upper Case Printing Ink	3671	Utility Postcards	$ 26.62
Utility Notification Center	225091445	RTL Transmissions	$ 238.17
Utility Notification Center	225091445	RTL Transmissions	$ 238.16
Verizon Wireless	6123857384	Phones	$ 626.86
Verizon Wireless	6123857384	Phones	$ 49.05
Verizon Wireless	6123857384	Phones	$ 16.35
Verizon Wireless	6123857384	Phones	$ 243.12
Verizon Wireless	6123857384	Phones	$ 121.05
Verizon Wireless	6123857384	Phones	$ 1,696.55
Verizon Wireless	6123857384	Phones	$ 102.31
Verizon Wireless	6123857384	Phones	$ 93.13
Verizon Wireless	6123857384	Phones	$ 187.51
Verizon Wireless	6123857384	Phones	$ 177.20
Verizon Wireless	6123857384	Phones	$ 22.31
Waste Management of Colorado, Inc	5443710-2534-1	PW/Roll Off Trash Service	$ 40.19
Waste Management of Colorado, Inc	5443710-2534-1	PW/Roll Off Trash Service	$ 40.19
Waste Management of Colorado, Inc	5443710-2534-1	PW/Roll Off Trash Service	$ 40.19
Waste Management of Colorado, Inc	5443710-2534-1	PW/Roll Off Trash Service	$ 40.19
Waste Management of Colorado, Inc	5443710-2534-1	PW/Roll Off Trash Service	$ 40.19
Waste Management of Colorado, Inc	5448819-2534-8	PW/Roll Off Trash Service	$ 151.74
Waste Management of Colorado, Inc	5448819-2534-8	PW/Roll Off Trash Service	$ 151.74
Waste Management of Colorado, Inc	5448819-2534-8	PW/Roll Off Trash Service	$ 151.74
Waste Management of Colorado, Inc	5448819-2534-8	PW/Roll Off Trash Service	$ 151.74
Waste Management of Colorado, Inc	5448819-2534-8	PW/Roll Off Trash Service	$ 151.74
Waste Management of Colorado, Inc	5448819-2534-8	PD Roll Off Trash Service	$ 252.88
Weld County	105047	Severance PD	$ 52.00
Weld County Health Department	E250424	Water testing	$ 1,215.00
Weld County Health Department	E250425	Wastewater Testing	$ 636.00
Weld County Information Technology	SEVERANCEPD-3Q2025-RSA	RSA Tokens	$ 150.00
Weld Motor Vehicles	10012025	Fleet Registrations	$ 75.00
Weld RE 4 School District	10082025	Online Payments	$ 20,412.00
WestWater Research LLC	2511	Water Supply Plan Task 1 (W-25-WSMP)	$ 17,774.95
WestWater Research LLC	2512	Water Supply Plan Task 2 (W-25-WSMP)	$ 13,994.75
Wilson Williams Fellman Dittman	1959	General Counsel	$ 13,569.97
Wilson Williams Fellman Dittman	1968	MD-2025-01 Bufflo Creek Metro District	$ 1,588.75
Wilson Williams Fellman Dittman	1968	PP-2025-02 - Buffalo Creek Preliminary Plat	$ 165.00
Wilson Williams Fellman Dittman	1968	193 Severance South	$ 343.75
Wilson Williams Fellman Dittman	1968	ANNEX-2025-01 - Cordero Estates Annexation	$ 721.75
Wilson Williams Fellman Dittman	1968	SP-2025-01 Platte valley vet	$ 278.25
Windsor Ace Hardware	184087/4	Supplies	$ (39.56)
Windsor Ace Hardware	184087/4	Supplies	$ 39.56
Windsor Ace Hardware	184848/4	Supplies for PD Striping	$ 51.64
Windsor Ace Hardware	184948/4	Supplies	$ 20.38
Windsor Ace Hardware	185124/4	Supplies	$ 74.78
Windsor-Severance Fire Dist.	10082025	Fire plan review	$ 4,851.00
Xcel Energy	946502017	Natural Gas	$ 58.84
Xcel Energy	946520392	100 Waterfall Way	$ 2,712.39
Xcel Energy	946621155	300942323 - 10822 County Road 74 Bldg Stoc	$ 24.93
Xcel Energy	946621155	300954583 - 20/15 2-6-67 Sewage Plant	$ 3,704.50
Xcel Energy	946621155	301274394 - 209 1st St Bldg Fire	$ 866.98
Xcel Energy	946621155	301443761 - 1020 Mahogany Dr Unit Pump	$ 594.15
Xcel Energy	946621155	301456912 - 336 1st St	$ 122.93
Xcel Energy	946621155	301597386 - 400 Timber Ridge Pkwy Unit Spkl	$ 13.58
Xcel Energy	946621155	301709610 - 57/16 2-6-67 Pump	$ 12.39
Xcel Energy	946621155	301748145 - 410 Timber Ridge Pkwy Unit Spkl	$ 13.49
Xcel Energy	946621155	301872364 - 513 1/2 Broadview Dr	$ 49.45
Xcel Energy	946621155	301894204 - 50 Timber Ridge Pkwy	$ 166.00
Xcel Energy	946621155	302039930 - 1236 1/2 Baldridge Dr Unit Lift	$ 289.96
Xcel Energy	946621155	303987355 - 3 S Timber Ridge Pkwy	$ 912.32
Xcel Energy	946621155	304182684 - 231 W 4th Ave Unit Pump	$ 341.20
Xcel Energy	946621155	304683265 - 410 Immigrant Trail - Settlers Landing HOA	$ 14.20
Xcel Energy	946621155	304881524 - 145 3rd St	$ 609.65
Xcel Energy	946621155	304920983 - 100 Waterfall Way	$ 268.43
Xcel Energy	946621155	304920986 - 101 Waterfall Way	$ 120.39
Xcel Energy	946621155	301396786 - 11538 County Road 74 Bldg Seve	$ 117.45
Xcel Energy	946621155	301757929 - 312 1st St	$ 195.34
Xcel Energy	946787423	Street Lighting	$ 3,926.84
Yeh and Associates, Inc.	225-192-2	CS Town of Severance East Harmony Rd. & WCR 19 MT	$ 5,446.50
Enviropest	2894780	Commercial One Time PC Service / Town Hall bug spraying	$ 219.00
		Total:	**$ 1,444,889.75**

Engineering Department

December 2025 Department Update

The following is an update for Town of Severance Capital Improvement Projects and miscellaneous engineering projects by Colorado Civil Group, Inc. (CCG):

E Harmony Road – WCR 19 Intersection Improvements

Comcast has installed a fiber optic service in the traffic signal cabinet for the Public Works Department to receive data from the Vaisala weather station sensors, which should be completed in the next couple of weeks. The Public Works Department is waiting for this service to be activated. Colorado Civil Group, Inc. and J-U-B ENGINEERS, Inc. are working on final paperwork with the Finance Department related to the CDOT Federal Funds reimbursement and final closeout of the project. This project is expected to be under the approved Town of Severance budget by $113,628.00 - $165,328.00, which depends on the final reimbursement amounts.

South Water Line Loop (SWLL)

CCG is currently working with Ayres Associates on water line design revisions associated with the Severance Community Park – Phase 5 site plan. The SWLL project needs to acquire one additional water line easement (or right-of-way) across another property. Negotiations with this property owner are being handled by Town Management and are ongoing. This project may be split into two (2) phases to keep this project on schedule with the Severance Community Park – Phase 5 improvements. This may be necessary if there are delays with the remaining easement (or right-of-way) acquisition.

1ST Street Water Line Replacement

CCG has prepared a conceptual design and opinion of probable cost, which were submitted to Town Management on October 24, 2025. CCG is finalizing the design contract and will work on a 60% design package submittal.

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 has completed the trail design and is currently working with CDOT to obtain final approval of the construction plans. Advertisement for Bids is anticipated for mid-January 2026 with construction targeted for mid-March 2026. "Glow

Stones" have been included as a bid alternative for this project, as requested by Town Management.

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 (98.4% of MADV)

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 (84.8% of MADV)

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 (92.8% of MADV)

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. The Master Meters have been adjusted for the winter scenario, which will likely be in place until April 2026.

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 and water service area. 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. The new Water Service Agreement from the NWCWD has been reviewed and comments were provided to Town Management on November 18, 2025.

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 of Windsor received conditional approval of the 208 Boundary Adjustment from the NFRWQPA in March 2025, which also benefits the Town of Severance. The Town Managers for Severance and Windsor are negotiating the additional wastewater treatment capacity that may be available. The FIRST AMENDMENT TO THE 2003 WASTEWATER TREATMENT SERVICE AGREEMENT has been reviewed and comments were provided to Town Management on November 24, 2025.

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: 398,313 GPD (January 1, 2025 – October 31, 2025)
May Day wastewater flowrate (Severance WWTF): 225,793 GPD (October 19, 2025)
May Day wastewater flowrate (Windsor WWTF): 514,000 GPD (March 2, 2025)
May Day wastewater flowrate (Combined): 538,058 GPD (October 12, 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.

Planning Department

December 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 the Planning Commission and the 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.

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 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 six 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.

Saddler Southern Preliminary Plat

Saddler Southern is located in the Saddler Ridge Development north of State Highway 14 and ½ mile East of CR 17. Saddler Southern Preliminary Plat is on 46 acres and consists of 143 single-family lots on 40 acres and 6 acres of commercial. The project will be scheduled for public hearings with both the Planning Commission and Town Council for consideration.

Berrado Holdings – Minor Subdivision

The Berrado Holdings Minor Subdivision is located south of the existing BHS Solar Facility, north of WCR 86 and west of WCR 23. The 322 acre proposal includes creating two lots, one 20-acre lot and one 300-acre lot. The 20-acre lot is being created for the existing electrical substation for Platte River Power Authority (PRPA).

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Public Works Director Report

WATER/WASTEWATER

Reporting – WWTP has been back online as of 4-11-2025. A list of Lead/Copper sites has been submitted and approved by the state. Ramey Environmental has taken over all state mandated requirements.

Sampling – All testing for water and wastewater sampling is being tested by Weld County Labs. Ramey Environmental has taken over all samples as of 8-1-2025.

Water Tanks – All three water tanks are online. The North tank had a leak and had been repaired. New tank level sensors have been installed on the ground tanks along with new check valves. Waiting on the new clay valve solenoids to be installed.

Lift Stations – Baldridge lift station had both pumps replaced along with new electronics. We will have the 3rd pump rebuilt by Greeley Electric and have it on the shelf if needed.

STORM WATER

- CR 19 culvert replacements (5) have been completed.
- CR 72 ditch has been cleared of cattails.
- John Law Ditch cleaning has begun.
- Street sweeping is done once a week, weather pending this time of year.

Public Works Director Report

STREETS

- Teller & Harmony traffic light upgrade has been completed.
- Long line striping has been completed within town.
- Demo in old town has been completed.
- Post Office steps and railing have been completed.
- New street signs have been installed within Overlook. Hidden Valley Street signs are halfway completed.
- Hidden Valley striping and signs project has been completed.
- ROW mowing has been completed for 2025.
- Our mag tank sprayer conversion is scheduled to go into OJ Watson in Dec.
- Winter operations have begun.
- Gravel road grading is ongoing until it is treated again in 2026.

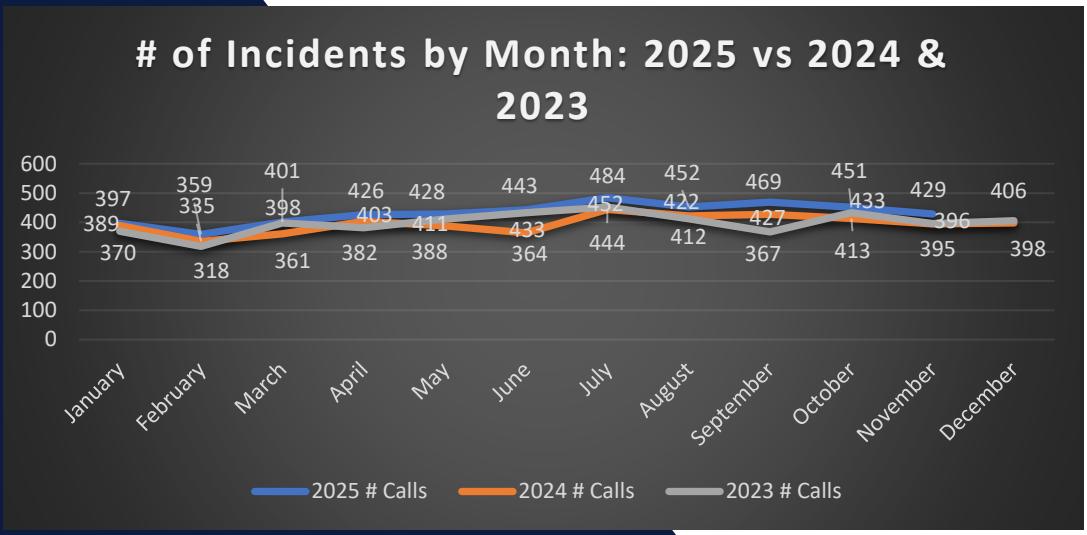
PARKS

- The second pond fountain has been installed at Blue Spruce.
- Park's mowing and leaf mulching will continue.
- Irrigation blow outs have been completed.
- The dirt from the John Law Reservoir is currently being hauled away.
- Dead trees are being removed and replaced at our parks.
- Dog Park rehab has been completed. Water fountain needs to be installed yet.
- Karen Sumen Park play equipment rehab has been completed.
- All old concrete drainages have been removed at Comm Park.

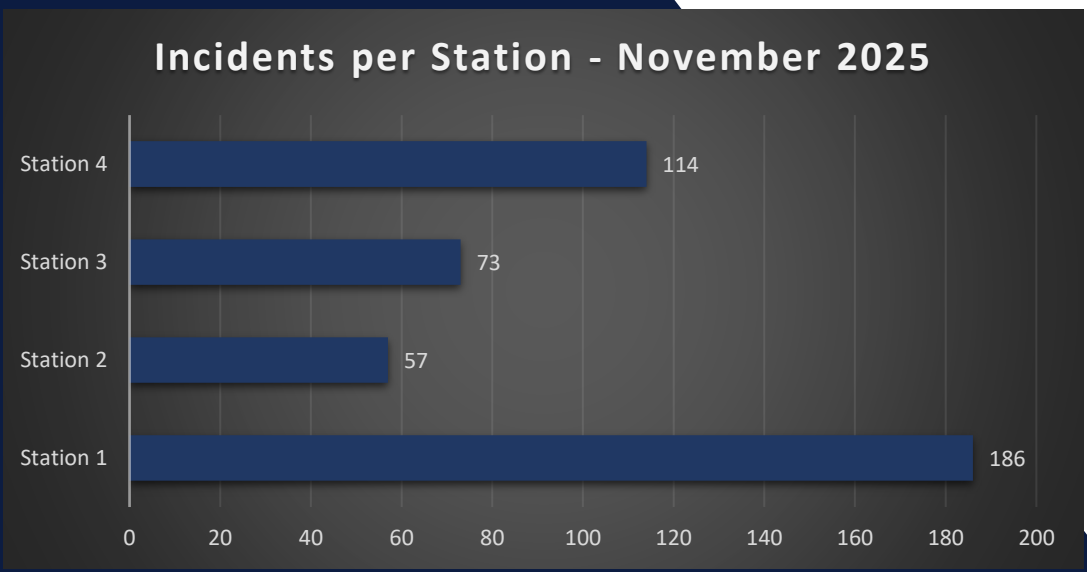
Submitted on 12-2-2025, by the Public Works Director John Zacklene.

MAJOR INCIDENT TYPE	# INCIDENTS													
	Jan	Feb	Mar	April	May	June	July	Aug	Sept	Oct	Nov	YTD 2025	YTD 2024	YTD 2023
Fires	1	11	7	11	8	9	13	8	6	7	6	87	65	73
Overpressure rupture, explosion, overheat - no fire	1	0	0	0	2	0	1	1	1	0	0	6	5	4
Rescue & Emergency Medical Service	263	237	231	274	278	260	275	262	302	257	269	2908	2706	2647
Hazardous Condition (No Fire)	13	10	11	3	8	4	4	6	14	11	6	90	108	104
Service Call	56	37	54	49	56	70	76	70	51	72	70	661	478	651
Good Intent Call	37	32	54	47	50	66	71	65	51	57	49	579	467	466
False Alarm & False Call	26	32	43	42	26	33	44	40	44	46	29	405	509	425
Severe Weather & Natural Disaster	0	0	0	0	0	1	0	0	0	0	0	1	2	1
Special Incidents	0	0	1	0	0	0	0	0	0	1	0	2	1	1
TOTAL	397	359	401	426	428	443	484	452	469	451	429	4739	4341	4372
Mutual Aid/Auto Aid Given	15	13	12	9	11	10	12	7	12	8	15	124	88	111
Mutual Aid/Auto Aid Received	3	10	7	9	9	16	16	9	20	7	10	116	35	49

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

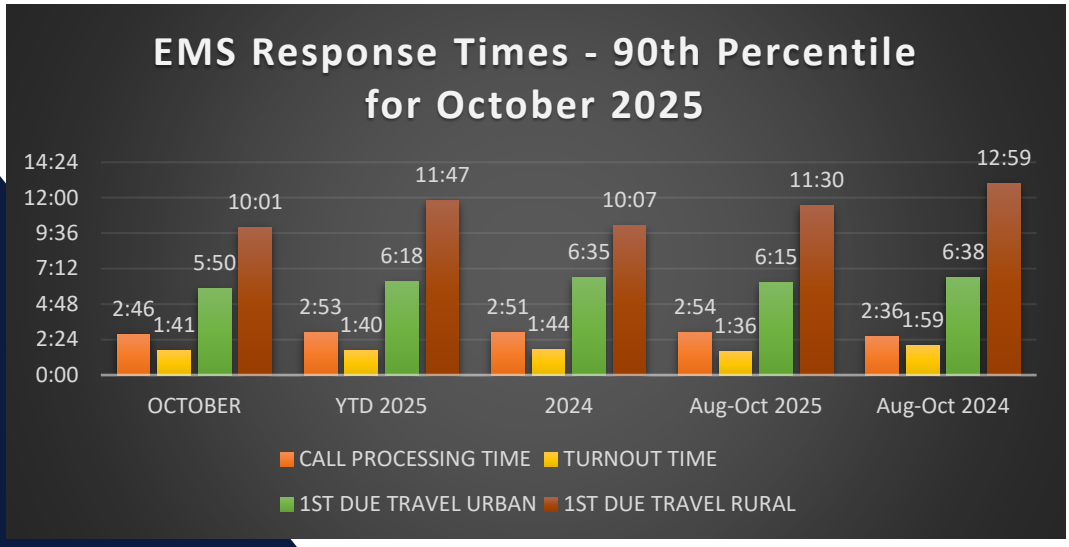


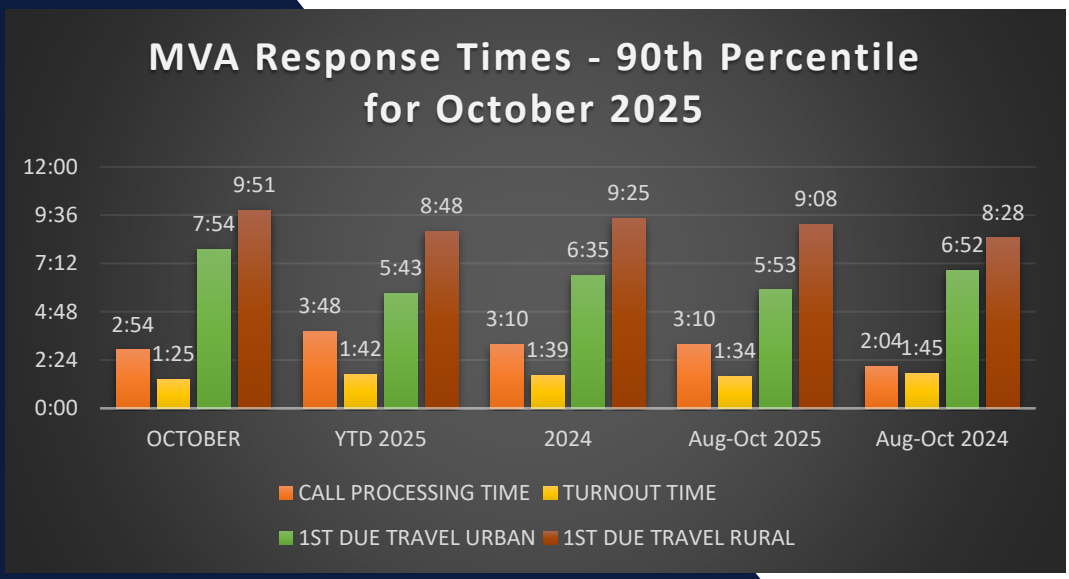
This chart illustrates the calls for service by month relative to the past years.

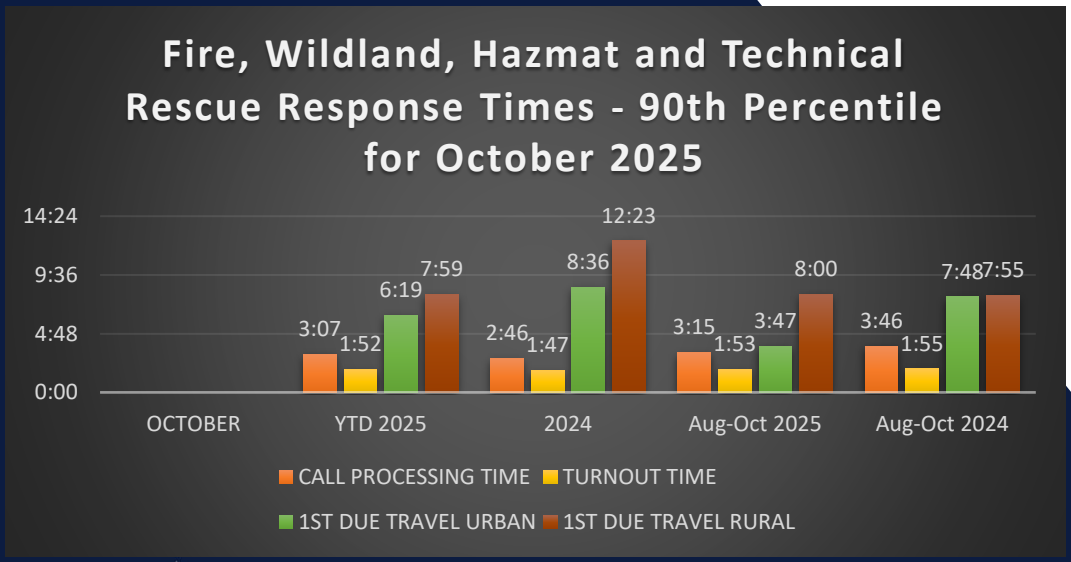


WSFR tracks incidents by the location of the incident based on which station is the closest.

WSFR Response Report: December 2025







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

WSFR Response Report: December 2025

Revenue Type Summary

Period: 11/1/2025 - 11/30/2025
Created by: SARAH JACOBSEN on 12/2/2025 1:07:55 PM

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

Payment Amounts by Type

Type	Amount
COURT COSTS	$600.00
FINES	$11,325.00
SUR-CHARGE	$1,780.00
Payments Total	**$13,705.00**

Payment Amounts by Subtype

Revenue Summary

Period: 11/1/2025 - 11/30/2025
Created by: SARAH JACOBSEN on 12/2/2025 1:08:28 PM

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3404	$100.00	$0.00	$100.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$100.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500355	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/25/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500356	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/19/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500332	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/13/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3593	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/19/2025	$170.00	CHECK (#7030)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3534	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/2/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500273	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/4/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500320	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/3/2025	$170.00	CHECK (#7647)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500385	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/19/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500346	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/20/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3545	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/3/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500317	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/3/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3527	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/17/2025	$170.00	CHECK (#273)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500260	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$200.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3584	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/13/2025	$170.00	CHECK (#9709)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500241	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$200.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3591	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/24/2025	$170.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100447	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/16/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500231	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
11/10/2025	$200.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3548	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/12/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500351	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/14/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3264	$75.00	$0.00	$75.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$75.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$25.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500326	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/16/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3537	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/3/2025	$170.00	CHECK (#428)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500383	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/19/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500337	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/21/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3438	$200.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/7/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500313	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/8/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500259	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/5/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3433	$200.00	$0.00	$100.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$100.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500279	$350.00	$0.00	$350.00

Payment Details

Date	Amount	Type	Notes
11/26/2025	$350.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$300.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500338	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/18/2025	$170.00	CHECK (#19-791663595)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500341	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/5/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3435	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
11/24/2025	$200.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500323	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/14/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500275	$100.00	$0.00	$100.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$100.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500222	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/3/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3536	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/9/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100018	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/25/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3526	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/4/2025	$170.00	CHECK (#1455)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500371	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/20/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500318	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/13/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500307	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/10/2025	$170.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100451	$50.00	$0.00	$50.00

Payment Details

Date	Amount	Type	Notes
11/3/2025	$50.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
FINES	$30.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500335	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/18/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3410	$200.00	$0.00	$50.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$50.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500339	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/5/2025	$170.00	CHECK (#715)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3414	$100.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/20/2025	$70.00	CREDIT CARD	balance owed $30

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500358	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/14/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100176	$80.00	$0.00	$80.00

Payment Details

Date	Amount	Type	Notes
11/2/2025	$80.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$30.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500309	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/24/2025	$170.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500375	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/17/2025	$70.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100266	$100.00	$0.00	$100.00

Payment Details

Date	Amount	Type	Notes
11/9/2025	$100.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100433	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/9/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3592	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/11/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500299	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/7/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100428	$50.00	$0.00	$50.00

Payment Details

Date	Amount	Type	Notes
11/5/2025	$50.00	CHECK (#2829)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$30.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500244	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$200.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100360	$50.00	$0.00	$50.00

Payment Details

Date	Amount	Type	Notes
11/5/2025	$50.00	CHECK (#2829)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$30.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500265	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$200.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500334	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/13/2025	$170.00	CHECK (#331)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500366	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/14/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500362	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/18/2025	$170.00	CHECK (#5577)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2297	$50.00	$0.00	$50.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$50.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100440	$50.00	$0.00	$50.00

Payment Details

Date	Amount	Type	Notes
11/24/2025	$50.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$30.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3585	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/14/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500283	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/20/2025	$70.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3539	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/5/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500359	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/14/2025	$170.00	CHECK (#034042)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3595	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/12/2025	$170.00	CHECK (#0130)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500301	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/10/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500378	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/17/2025	$170.00	CHECK (#727)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500049	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
11/12/2025	$200.00	CHECK (#PFC ACH)	Collections payment, PFC did an ACH deposit into bank

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100439	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/7/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500302	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/3/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500384	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/23/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2491	$75.00	$0.00	$75.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$75.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$25.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500370	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/15/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500312	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/3/2025	$170.00	CHECK (#1050)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500289	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/10/2025	$70.00	CHECK (#1732)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100226	$100.00	$0.00	$30.00

Payment Details

Date	Amount	Type	Notes
11/2/2025	$30.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3434	$125.00	$0.00	$125.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$125.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$75.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3413	$50.00	$0.00	$50.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$50.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500352	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/18/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500344	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/14/2025	$170.00	CASH	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500363	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/5/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100437	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/9/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500308	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/17/2025	$170.00	CHECK (#192)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3575	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/7/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3540	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/7/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500294	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$70.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$50.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3586	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/8/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3599	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/24/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500331	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/19/2025	$170.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3440	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
11/6/2025	$200.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
COURT COSTS	$30.00
FINES	$150.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500373	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
11/21/2025	$170.00	CHECK (#164)	

Fines/Fees Details

Fine/Fee	Amount
FINES	$150.00
SUR-CHARGE	$20.00

Fines Paid by Description

Description	Amount
ADMINISTRATIVE FEE	$0.00
BENCH WARRANT	$0.00
COMMUNITY SERVICE	$0.00
CONTEMPT	$0.00
COURT COSTS	$600.00
DEFAULT FEE	$0.00
FINE	$0.00
FINES	$11,325.00
FTA/FTP FINE	$0.00
LATE FEE	$0.00
OJW	$0.00
OVERPAYMENT	$0.00
RESTITUTION	$0.00
RESTITUTION (LOCKED)	$0.00
RETURNED PAYMENT FEE	$0.00
STATE ASSESSMENT	$0.00
SUMMONS	$0.00
SUR-CHARGE	$1,780.00
WARNING LETTER	$0.00

Total Fees	**$14,005.00**
Over Charged Amount	**$0.00**
Total Paid	**$13,755.00**

Fines Paid by Pay Method

Description	Amount
CASH	$1,645.00
CHECK	$3,090.00
CREDIT CARD	$9,020.00

Overpaid Cases

Case	OverPaid

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 137 - **Resolution 2025-52R**: A Resolution of the Town Council of the town of Severance, Colorado, prescribing the Town of Severance's water and wastewater rates, fees, tolls and charges, and infrastructure investment fees	Nicholas Wharton, Town Manager	Nicholas J. Wharton

ACTION REQUESTED

The Finance Director and Town Management ask that the Town Council review and discuss Resolution 2025-52R: A Resolution of the Town Council of the town of Severance, Colorado, prescribing the Town of Severance's water and wastewater rates, fees, tolls, and charges, and infrastructure investment fees, and take action.

- Actions that may be taken:
  - Move to approve Resolution 2025-52R
  - Take No Action

Resolution
Action Requested
Attorney Approved

BRIEF SUMMARY

As discussed at the Budget work session, the following rates are being presented for the Water, Wastewater, Stormwater, and Transportation Utility Fees for 2026:

- Water Rates (Proposed 4% Rate Increase)
- Wastewater Rates (Proposed 4% Rate Increase)
- Stormwater Fee (No Proposed Increase)
- Transportation Utility Fee (No Proposed Increase)

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

The Finance Director and Town Management recommend that the Town Council take action and move to approve Resolution 2025-52R: A Resolution of the Town Council of the town of Severance, Colorado, prescribing the Town of Severance's water and wastewater rates, fees, tolls, and charges, and infrastructure investment fees.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2025-52R Water & Wastewater Rates, Fees, Charges
2. 2026 Water & Wastewater 4% Increase (New Surcharge)-UA

TOWN OF SEVERANCE
RESOLUTION NO. 2025-52R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, PRESCRIBING THE TOWN OF SEVERANCE'S WATER AND WASTEWATER RATES, FEES, TOLLS AND CHARGES AND INFRASTRUCTURE INVESTMENT FEES

WHEREAS, the Town of Severance ("Town"), acting by and through the Town of Severance Water Utilities and Wastewater Utilities Enterprises ("Enterprises"), is charged with establishing and maintaining user rates for the Enterprises pursuant to Severance Municipal Code, Section 13-1-30; and

WHEREAS, the Town, which operates a municipal water system through its water Enterprise, and North Weld County Water District ("NWCWD") are parties to various agreements concerning the provision of water service and facilities to the Town; and

WHEREAS, pursuant to such agreements, NWCWD from time to time increases its charges regarding its provision of water services to the Town; and

WHEREAS, the Town Council has been advised of fee increases by NWCWD for its delivery and treatment of supply to the Town; after review and analysis of the costs of operating and maintaining the Town's water system, and in consideration of applicable NWCWD increases and increases in the costs of operating, maintaining and improving the Town's water system, the Town Council has determined that increases in the Town's water system user rates, charges and tap fees are necessary; and

WHEREAS, the Town's current water tap fees and monthly water rates do not adequately provide for the capital needs and operations of the Town's water system; and

WHEREAS, the Town, which operates a municipal wastewater system through its wastewater Enterprise, and the Town of Windsor ("Windsor"), are parties to agreements concerning the provision of wastewater services and facilities to the Town; and

WHEREAS, pursuant to such intergovernmental agreements, Windsor from time to time increases its charges regarding its provision of wastewater services to the Town; and

WHEREAS, the Town Council has been advised of fee increases by Windsor for its treatment of wastewater generated by the Town; after review and analysis of the costs of operating and maintaining the Town's wastewater system, and in consideration of applicable Windsor increases and increases in the costs of operating, maintaining and improving the Town's wastewater system, the Town Council has determined that increases in the Town's wastewater system user rates, charges and tap fees are necessary; and

WHEREAS, the Town Council desires to increase certain rates, fees, tolls and charges regarding the provision of services through the Town's Enterprises to ensure that the Town in a fiscally responsible manner can continue to meet its operational and capital needs for its

Enterprises, and finds that the adoption of an updated Water and Wastewater Rate Schedule, attached to this resolution as Exhibit A, will accrue to the benefit of the public; and

WHEREAS, pursuant to Severance Municipal Code Section 13-1-40, the changes set forth shall not take effect for thirty days and notice of these increases shall be mailed to all Town residents.

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

Section 1. The Town Council hereby adopts the Water and Wastewater Rate Schedule in substantially the same form as the copy attached hereto as Exhibit A and made a part of this resolution.

Section 2. This Resolution shall take effect on January 9, 2026, and at such date all other resolutions addressing the Town's water and wastewater rates, fees, tolls and charges set forth herein shall be repealed in their entirety.

RESOLVED AND APPROVED THIS 9TH DAY OF DECEMBER, 2025.

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

2026 Water Rates
Monthly and Annually on Usage Classification of Meter

Base Monthly Water Fees: Base water fee is $37.59 and then $8.75 per 1,000 Gallons or 1 Kilogallon (Kgal) used

A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment.

Residential Monthly Rate		
Usage Classification	**Base**	**Per Kgal**
3/4" Tap	$37.59	$8.75
3/4" Tap with Dual System	$37.59	$8.75
3/4" Tap with Dual System (Tailholt)	$37.59	$8.75

Annual Rate Structure per Kgal	
Allotment	Exceeds Allotment
205,000 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)
68,333 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)
61,500 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)

Commercial Monthly Rate		
Usage Classification	**Base**	**Per Kgal**
3/4" Tap	$37.59	$8.75
1" Tap	$93.94	$8.75
1 1/2" Tap	$187.91	$8.75
2" Tap	$300.61	$8.75
3" Tap	$601.26	$8.75
4" Tap	$1,124.93	$8.75

Annual Rate Structure per Kgal	
Allotment	Exceeds Allotment
205,000 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)
515,500 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)
1,025,000 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)
1,640,000 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)
3,280,000 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)
6,150,000 gallons per water service year	$16.99 ($8.75 + $8.24 surcharge)

Water Service Year: The water service year is from the November billing period to the October billing period of the following year.

Allotment: The water allotment for a standard tap is 205,000 gallons per. The allotment on your account may vary due to the usage classification of your property. Please contact Town Hall to discuss your individual account.

Over Allotment Surcharge: A water surcharge will be assessed when an account's year-to-date usage exceeds the annual water allotment. Currently, the surcharge is $8.24 per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's costs associated with obtaining additional water rights, treating, and servicing the additional water.

2026 Water Rates Increase Data

Rate Increase Percent:	4%

Base Monthly Water Fees: Base water fee is $ 37.59 and then $ 8.75 per 1,000 Gal (Kgal) used

A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment. See Rates Below.

	Residential Monthly Rate		Annual Rate Structure per Kgal			Yearly plus full Allotment					
Usage Classification	Base	Per Kgal	61,500 (30%)	68,333 (33.3%)	205000 (100%)	Base (12 Months)	Used All Allotment (No Overage)	Total Bill (Yearly)	Total Bill (Average Monthly)	Bill Increase (Yearly from 2025)	Bill Increase (Monthly from 2025)
3/4" Tap (100%)	$37.59	$8.75	$8.75			$451.03	$1,793.01	$ 2,244.04	$ 187.00	$ 86.31	$ 7.19
3/4" Tap w/Dual System (33%)	$37.59	$8.75	$8.75			$451.03	$597.67	$ 1,048.69	$ 87.39	$ 40.33	$ 3.36
3/4" Tap w/Dual System (30%)	$37.59	$8.75	$8.75			$451.03	$537.90	$ 988.93	$ 82.41	$ 38.04	$ 3.17

	Commercial Monthly Rate		Annual Rate Structure per Kgal	Yearly plus full Allotment					
Usage Classification	Base	Per Kgal	Allotment	Base (12 Months)	Used All Allotment (No Overage)	Total Bill (Yearly)	Total Bill (Average Monthly)	Bill Increase (Yearly from 2025)	Bill Increase (Monthly from 2025)
3/4" Tap	$37.59	$8.75	205,000 gallons per year	$451.03	$1,793.01	$ 2,244.04	$ 187.00	$ 86.31	$ 7.19
1" Tap	$93.94	$8.75	515,500 gallons per year	$1,127.32	$4,508.77	$ 5,636.09	$ 469.67	$ 216.77	$ 18.06
1 1/2" Tap	$187.91	$8.75	1,025,000 gallons per year	$2,254.89	$8,965.06	$ 11,219.95	$ 935.00	$ 431.54	$ 35.96
2" Tap	$300.61	$8.75	1,640,000 gallons per year	$3,607.34	$14,344.10	$ 17,951.44	$ 1,495.95	$ 690.44	$ 57.54
3" Tap	$601.26	$8.75	3,280,000 gallons per year	$7,215.06	$28,688.19	$ 35,903.25	$ 2,991.94	$ 1,380.89	$ 115.07
4" Tap	$1,124.93	$8.75	6,150,000 gallons per year	$13,499.12	$53,790.36	$ 67,289.48	$ 5,607.46	$ 2,588.06	$ 215.67

Water Service Year: The water service year is from the November billing period to the October billing period of the following year.

Allotment: The water allotment for a standard tap is 205,000 gallons per. The allotment on your account may vary due to the usage classification of your property. Please contact Town Hall to discuss your individual account.

Over Allotment Surcharge: A water surcharge will be assessed when an account's year-to-date usage exceeds the annual water allotment. Currently, the surcharge is $8.24 per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's costs associated with obtaining additional water rights, treating, and servicing the additional water.

2025 Water Rates

Base Monthly Water Fees: Base water fee is $ 36.14 and then $ 8.41 per 1,000 Gal (Kgal) used

A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment. See Rates Below.

	Residential Monthly Rate		Annual Rate Structure per Kgal			Yearly plus full Allotment			
Usage Classification	**Base**	**Per Kgal**	61,500 (30%)	68,333 (33.3%)	205000 (100%)	Base (12 Months)	Used All Allotment (No Overage)	Total Bill (Yearly)	Total Bill (Average Monthly)
3/4" Tap (100%)	$36.14	$8.41	$8.41			$433.68	$1,724.05	$ 2,157.73	$ 179.81
3/4" Tap w/Dual System (33%)	$36.14	$8.41	$8.41			$433.68	$574.68	$ 1,008.36	$ 84.03
3/4" Tap w/Dual System (30%)	$36.14	$8.41	$8.41			$433.68	$517.22	$ 950.90	$ 79.24

	Commercial Monthly Rate		Annual Rate Structure per Kgal	Yearly plus full Allotment			
Usage Classification	**Base**	**Per Kgal**	Allotment	Base (12 Months)	Used All Allotment (No Overage)	Total Bill (Yearly)	Total Bill (Average Monthly)
3/4" Tap	$36.14	$8.41	205,000 gallons per year	$433.68	$1,724.05	$ 2,157.73	$ 179.81
1" Tap	$90.33	$8.41	515,500 gallons per year	$1,083.96	$4,335.36	$ 5,419.32	$ 451.61
1 1/2" Tap	$180.68	$8.41	1,025,000 gallons per year	$2,168.16	$8,620.25	$ 10,788.41	$ 899.03
2" Tap	$289.05	$8.41	1,640,000 gallons per year	$3,468.60	$13,792.40	$ 17,261.00	$ 1,438.42
3" Tap	$578.13	$8.41	3,280,000 gallons per year	$6,937.56	$27,584.80	$ 34,522.36	$ 2,876.86
4" Tap	$1,081.66	$8.41	6,150,000 gallons per year	$12,979.92	$51,721.50	$ 64,701.42	$ 5,391.79

Water Service Year: The water service year is from the November billing period to the October billing period of the following year.

Allotment: The water allotment for a standard tap is 205,000 gallons per. The allotment on your account may vary due to the usage classification of your property. Please contact Town Hall to discuss your individual account.

Water Surcharge: A water surcharge will be assessed when an account's year-to-date usage exceeds the annual water allotment. Currently, the surcharge is $3.96 per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's cost to obtain additional water rights.

Plant Investment Surcharge: A plant investment surcharge will be assessed when an account's year-to-date usage exceeds the plant investment allotment. Currently, the surcharge is $3.96 per Kgal in addition to the standard monthly usage fee. This fee is to recover the Town's cost to treat and service the additional water.

Water Rates
Restrictions and Development Fees

Residential Restrictions

Normal Tap	Single-Family Residential Units Detached or Attached
Dual Tap	Single-Family Residential Units Detached or Attached or Multi-Family Apartment Units (<800 sq. ft.) with a Dual Water System (Non-Potable Irrigation System with limited outdoor faucets)
Multi-Family	Strictly Multi-Family Apartment Units (>800 sq. ft. with 1 Bathroom) with a Dual Water System (Non-Potable Irrigation System with no outdoor faucets)

Commercial/Industrial Restrictions

All commercial and industrial water rates will be accessed on an individual basis based on water usage at the time of permit issuance

Basic Monthly Water Fee

Base water fee is $37.59 and then $8.75 per 1,000 Gallons or 1 Kilogallon (Kgal) used

Over Allotment Surcharge

$8.24 per Kgal for those accounts that exceed the residential and commercial water restriction allotment

Dedication of Water

Normal Tap	1 Acre Foot Unit of CBT (Equivalent to 1 Housing Unit) or 1 North Poudre Share (Equivalent to 3 1/2 Housing Units)
Dual Tap	1 Acre Foot Unit of CBT (Equivalent to 2 Housing Units) or 1 North Poudre Share (Equivalent to 10 1/2 Housing Units)
Multi-Family	1 Acre Foot Unit of CBT (Equivalent to 3 Housing Units) or 1 North Poudre Share (Equivalent to 14 Housing Units)

***All New Subdivisions are required to bring 100% of the required water**

***Other sources of water will be consider for dedication (i.e. Water Supply & Storage)**

***Individual Vacant Lots in completed subdivisions may be allowed Cash-in-Lieu. This pricing is based on current market price of CBT and may vary on a month-to-month basis**

2026 Wastewater Rates
Monthly on Usage Classification

Base Monthly Wastewater Fees: Base wastewater fee is $37.59 for the first 5000 gallons and then $4.17 per every additional 1,000 Gallons or 1 Kilogallon (Kgal) used

Monthly Rate		
Usage Classification	**Base (0-5000 Gallons)**	**Per Kgal (5000+)**
Per Wastewater Tap	$37.56	$4.17

Monthly Rate Structure per Kgal	
5000 Gallons per month Base	Per Kgal over 5000 Gallon Base (Surcharge)
$37.56	$4.17

Wastewater Service Year: The wastewater service year is based on the average monthly water usage used during December, January, and February. Each year, starting with the March wastewater bill, monthly rates will reflect and be charged the three-month average each month until the next assessment year.

Allotment: The base allotment for a standard wastewater tap is 5,000 gallons per month.

Wastewater Surcharge: A wastewater surcharge will be assessed when an account's usage exceeds the three-month average allotment of 5,000 gallons per month. Currently, the surcharge is $4.17 per Kgal in addition to the standard monthly base fee.

2026 Wastewater Rates Increase Data

Rate Increase Percent:	4%

Base Monthly Wastewater Fees: Base wastewater fee is $ 37.56 for the first 5000 gallons and then $ 4.17 per every 1,000 Gal (Kgal) used after 5000 gallons.

A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment. See Rates Below.

	Monthly Rate		Yearly		
Usage Classification	**Base (0-5000 Gallons)**	**Per Kgal (5000+)**	Base (12 Months)	Bill Increase (Yearly from 2025)	Bill Increase (Monthly from 2025)
Per Wastewater Tap	$37.56	$4.17	$450.78	$17.34	$1.44

	Monthly Rate per 1000 over 5000	Yearly + Usage Classification		
Usage Classification	**Base**	Base (12 Months)	Bill Increase (Yearly from 2025)	Bill Increase (Monthly from 2025)
Per Wastewater Tap @6000	$41.74	$500.82	$19.26	$1.61
Per Wastewater Tap @7000	$45.91	$550.87	$21.19	$1.77
Per Wastewater Tap @8000	$50.08	$600.91	$23.11	$1.93
Per Wastewater Tap @9000	$54.25	$650.96	$25.04	$2.09
Per Wastewater Tap @10000	$58.42	$701.00	$26.96	$2.25

Wastewater Service Year: The wastewater service year is based on the average monthly water usage used during December, January, and February. Each year, starting with the March bill, monthly rates will reflect and be charged the three months average each month until the next assessment year.

Allotment: The base allotment for a standard wastewater tap is 5,000 gallons per month.

Water Surcharge: A wastewater surcharge will be assessed when an account's usage exceeds the three month average allotment of 5,000 gallons per month. Currently, the surcharge is **$_.__** per Kgal in addition to the standard monthly base fee.

2025 Wastewater Rates

Base Monthly Wastewater Fees: Base wastewater fee is $ 36.12 for the first 5000 gallons and then $ 4.01 per every 1,000 Gal (Kgal) used after 5000 gallons.

A surcharge will be assessed when an account's year-to-date usage exceeds the Water Allotment. See Rates Below.

	Monthly Rate		Yearly
Usage Classification	**Base (0-5000 Gallons)**	**Per Kgal (5000+)**	Base (12 Months)
Per Wastewater Tap	$ 36.12	$ 4.01	$433.44

	Monthly Rate per 1000 over 5000	Yearly + Usage Classification
Usage Classification	**Base**	Base (12 Months)
Per Wastewater Tap @6000	$40.13	$481.56
Per Wastewater Tap @7000	$44.14	$529.68
Per Wastewater Tap @8000	$48.15	$577.80
Per Wastewater Tap @9000	$52.16	$625.92
Per Wastewater Tap @10000	$56.17	$674.04

Wastewater Service Year: The wastewater service year is based on the average monthly water usage used during December, January, and February. Each year, starting with the March bill, monthly rates will reflect and be charged the three months average each month until the next assessment year.

Allotment: The base allotment for a standard wastewater tap is 5,000 gallons per month.

Water Surcharge: A wastewater surcharge will be assessed when an account's usage exceeds the three month average allotment of 5,000 gallons per month. Currently, the surcharge is $4.01 per Kgal in addition to the standard monthly base fee.

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 147 - **Resolution 2025-53R**: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the Town of Severance Fee Schedule	Nicholas Wharton, Town Manager Efrain Lemus, Finance Director	Nicholas J. Wharton

ACTION REQUESTED

The Finance Director and Town Management ask that the Town Council discuss Resolution 2025-53R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the Town of Severance Fee Schedule and take action.

- Actions that may be taken:
  - Move to approve Resolution 2025-53R
  - Take No Action

Resolution
Action Requested
Attorney Approved

BRIEF SUMMARY

As discussed at the budget work session, the Town Management and the Finance Director recommend the following changes to the Fee Schedule for 2026:

- Water Rates (Proposed 4% Rate Increase)
- Sewer Rates (Proposed 4% Rate Increase)
- Addition of Minor Subdivision Application Fee ($2000)

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

The Finance Director and Town Management recommend that the Town Council take action and move to approve Resolution 2025-53R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting the Town of Severance Fee Schedule.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2025-53R
2. Fee Schedule FY2026 (final)

TOWN OF SEVERANCE
RESOLUTION NO. 2025-53R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ADOPTING THE TOWN OF SEVERANCE FEE SCHEDULE

WHEREAS, the Town of Severance established the current Town of Severance Fee Schedule by duly-adopted Resolution No. 2025-21R; and

WHEREAS, the current the current Town of Severance Fee Schedule is based on the Severance Municipal Code, which permits the Town to impose and set fees for municipal services, development, and for other enumerated procedures authorized by the Severance Municipal Code; and

WHEREAS, Town staff has examined the administrative costs for all services that will be incurred by the Town and the capital needs and operations of the Town, and has determined that the proposed updated Fee schedule sets forth fees that are reasonably related to the Town's costs and thus necessary to defray the actual costs incurred by the Town in the furnishing of goods, programs and services provided by the Town; and

WHEREAS, the Town Council desires to adopt Town staff's determination as to the fees set forth in the updated Fee schedule attached to this resolution as Exhibit "A."

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

Section 1. The Town Council of the Town of Severance hereby adopts the Town of Severance Fee Schedule in substantially the same form as the copy attached hereto and made a part of this resolution.

Section 2. Such fees shall remain in effect until changed by the Town Council, except that fees associated with liquor licensing and renewals shall immediately and automatically increase by the amount of any increase in such fees at the state level.

Section 3. This Resolution shall take effect on January 9, 2026 and at such date Resolution No. 2025-21R shall be repealed in its entirety. Any other resolution(s) setting forth or addressing the fees set forth in the Town's Fee Schedule shall be repealed in its (their) entirety

RESOLVED AND APPROVED this 9th day of December, 2025.

TOWN OF SEVERANCE

BY: _____

Matthew Fries, Mayor

ATTEST:

_____

Sarah Jacobsen, Town Clerk

Fee Schedule

FY 2026

3 S Timber Ridge Pkwy • PO Box 339 • Severance, CO 80546-0339
Phone: (970) 686-1218 • Fax: (970) 686-6250

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UTILITY SERVICES FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
	WATER RATES		
§ 13-1-50	**$37.59** monthly base fee, plus **$8.75** per **1,000** gallons used. Additional water surcharges and plant investment fees will be assessed for accounts that exceed usage classification. All commercial and industrial water rates will be assessed on an individual basis at the time of permit issuance.		
§ 13-1-90	Finance Charge	3% per Month	
§ 13-1-90	Reconnect Fee	$100.00	
§ 13-1-90	Red Tag Fee	$30.00	
§ 13-1-90	Late Charge Fee	$15.00	
§ 13-2-40	Hydrant Usage	$18.00	Per 1000 Gal
§ 13-4-70	Hydrant Meter	$3,500.00	Refundable Deposit
	WASTEWATER RATES		
§ 13-1-50	**$37.56** monthly base fee for the first **5,000** gallons, plus **$4.17** per **1,000** gallons used after **5,000** gallons. The wastewater service year is based on the average monthly water usage used during December, January, and February. Each year, starting with the March sewer bill, monthly rates will reflect and be charged the three-month average each month until the next assessment year.		
§ 13-1-90	Finance Charge	3% per Month	
§ 13-1-90	Reconnect Fee	$100.00	
§ 13-1-90	Red Tag Fee	$30.00	
§ 13-1-90	Late Charge Fee	$15.00	
	STORMWATER FEE		
§ 13-1-50	**$6.25** monthly stormwater fee collected on the Town of Severance's Utility Bill or by separate bill collectively provides for the operation and maintenance of the stormwater service. The stormwater system is the collection of pipes, ditches, detention ponds, and other conveyances that carry outdoor water runoff untreated into local waterways.		
§ 13-1-90	Finance Charge	3% per Month	
§ 13-1-90	Late Charge Fee	$15.00	
	TRANSPORTATION UTILITY FEE		
§ 13-1-50	**$15.50** monthly transportation utility fee collected on the Town of Severance's Utility Bill or by separate bill collectively provides for the maintenance of the transportation network system.		
§ 13-1-90	Finance Charge	3% per Month	
§ 13-1-90	Late Charge Fee	$15.00	

GENERAL FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
	LICENSES AND PERMITS		
§ 6-1-50	Sales Tax License Fee	$0.00	Due Annually on January 1st
§ 6-1-50	Business License Administrative Fee	$25.00	Due Annually on January 1st
§ 6-6-80	Contractor License Fee	$75.00	Due Every 3 Years on January 1st
§ 6-1-150	Solicitors/Salespersons Registration	$500.00	Due Annually on January 1st
§ 6-1-150	Solicitors/Salespersons Background Check (In-State)	$10.00	Per Employee
§ 6-1-150	Solicitors/Salespersons Background Check (Out-of-State)	$20.00	Per Employee
	Special Event Permit	$50.00	Full Street Closure Safety Signage and Barricades Provided
	Hunting Permit	$150.00	
	COUNCIL CHAMBERS MEETING RENTAL RATES (HOA/METRO/NON-PROFIT)		
	Deposit	$200.00	Signed Contract and Insurance Provided
	STREET CUT AND ROW CONSTRUCTION		
§ 11-2-10	Access Permit Fee	$500.00	
§ 11-2-10	Major Excavation/Boring Permit Fee	$1,000.00	Additional Deposit may be Required
	Permit Extension or Revision	$50.00	Per Extension or Revision
	SINGLE TRIP AND ANNUAL TRANSPORT PERMITS		
§ 12-2-110	Single Oversize Trip	$15.00	Only Permitted Between Sunrise and Sunset
§ 12-2-110	Single Overweight Trip	$15.00	Plus $5.00 per Axel
§ 12-2-110	Annual Oversize Permit	$400.00	Per Vehicle
§ 12-2-110	Annual Overweight Permit	$250.00	Per Vehicle
§ 12-2-110	Annual Oversize/Overweight Permit	$400.00	Per Vehicle
§ 12-2-110	Annual Fleet Permit	$1,500.00	
	Oil and Gas Rig	$1,000.00	Per Move
	OIL AND GAS ROAD ACCESS AND ROW PERMIT		
§ 16-11-10	Drilling Road Access (Horizontal Well)	$10,000.00	Per Well
§ 16-11-10	Drilling Road Access (Vertical Well)	$3,500.00	Per Well
§ 16-11-10	Oil and Gas ROW Permit	$1,000.00	Additional Deposit may be Required

	ANIMAL LICENSE		
§ 7-6-30	Altered Dog or Cat (Spayed/Neutered)	$15.00	3 Year License (Updated with Rabies Shot)
§ 7-6-30	Un-Altered Dog or Cat	$20.00	3 Year License (Updated with Rabies Shot)
§ 7-6-50	Tag Replacement	$4.00	
	Postage Fee for Mailing Tags	$2.00	
§ 7-6-80	Impound Fee	Actual Cost + 20%	
§ 7-6-120	Quarantine Fee	Actual Cost + 20%	
	BACKYARD CHICKEN PERMIT		
§ 7-6-210	Six (6) Hens	$0.00	
	PUBLIC WORKS FEES		
§ 7-3-30	Mowing/Trimming	Market Price + 20%	
§ 7-3-30	Trash Cleaning	Market Price + 20%	
§ 7-3-30	Street Sweeping	Market Price + 20%	
§ 7-3-30	Road Grading	Market Price + 20%	
§ 13-6-60	Backflow Testing	Market Price + 20%	
§ 13-6-60	Town Reinspection Fee	$100.00	Per Additional Inspection

ADMINISTRATIVE SERVICES FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
	COPIER CHARGES		
	8½ x 11	$0.50	Per Page
	11 x 14	$0.75	Per Page
	11 x 17	$1.00	Per Page
	Plat	Actual Cost + 20%	
	Municipal Code	$100.00	
	Land Use Code	$15.00	
	Budget	$25.00	
	Comprehensive Plan	$15.00	
	CREDIT CARD PROCESSING FEES		
	Utility Bills	No Additional Charge	
	Dog and Cat Tags		
	Court Fines	3% Service Fee	
	Development Deposit		
	Building Permit Fees		
	Water Dedication (Cash in Lieu)		
	Returned Check or EFT	$30.00	Plus Banking Fees
	CORA REQUEST		
§ 5-1-290	CORA Request Research Fee	$41.37	Per Hour AFTER the First Hour
§ 5-1-290	8½ x 11 Paper Copy	$0.25	Per Page
§ 5-1-290	Digital Copies	$5.00	Per 100 MB of Data Plus USB Drive Cost
	MISCELLANEOUS FEES		
	Notary Service	$0.00	Proof of Severance Residence
	Property Liens	Actual Cost ($250.00 minimum)	
	Sign Removal from Public ROW	$25.00	Per Sign Disposal after 30 Days
	COURT FEES		
	Fee Schedule Set by Court Posted on Website - townofseverance.org - and at Town Hall		

POLICE DEPARTMENT FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
	COPIER CHARGES		
	8½ x 11	$0.50	Per Page
	11 x 14	$0.75	Per Page
	11 x 17	$1.00	Per Page
	RECORDS REQUEST		
	Body Worn Camera Research and Redaction	$55.00	Per Hour (1 Hour Minimum) Plus $5.00 for Reports and $0.25 per page
	Police Report Fee	$5.00	
	Police Report Page Fee	$0.25	
	Notarized Report Certification Letter	$5.00	
	Digital and Video Copies	$5.00	Per 100 MB of Data Plus USB Drive Cost
	Notary Service	**Free**	With Proof of Severance Residence
	MISCELLANEOUS FEES		
	VIN Verification	**Free**	With Proof of Severance Residence
	Sex Offender Initial Registration	$75.00	
	Sex Offender Registration Renewal	$25.00	

PLANNING FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
	DEVELOPMENT APPLICATION FEES		
§ 16.17.110	Annexation	$2,000.00	
§ 16.19.110	Site Plan		
	Minor Subdivision		
§ 16.18.040	Preliminary Plat		
§ 16.18.060	Final Plat		
§ 16.11.10	Review for Oil and Gas	$1,000.00	
§ 16.15.020	Temporary Sign Permit	$100.00	
§ 16.14.030	Request to Vacate	$350.00	Easement, ROW, or Other Public Property
§ 16.21.010	Board of Adjustments	$500.00	Per Application
§ 16.8.010	Zoning/Rezoning Application	$500.00	
§ 16.10.040	Home Based Business Permit	$25.00	
§ 16.7.010	Use by Special Review Application	$500.00	
§ 16.18.060 (c)	Recording or Publication	Actual Cost + 20%	
	Special Council Meeting Administrative Fee	$125.00	Plus $600 for Mayor and $400 per Council Member
	DEVELOPMENT DEPOSITS AND FEES		
	Applicant must sign Agreement for Payment of Land Use Application Fees. Applicant shall be billed at cost for all legal, engineering, and planning fees. Upon the depletion of funds below 10% of deposit, Applicant shall put forth another full deposit.		
§ 16.4.10 (f)	Major Development Deposit	$10,000.00	Annexation, subdivision, development, or site plan review of residential, commercial, or industrial tracts of 5 acres or more.
§ 16.4.10(f)	Minor Development Deposit	$5,000.00	Subdivision, development, or site plan review of residential, commercial, or industrial tracts of less than 5 acres.
§ 16.4.50	Administrative/Staff Review Fee	$1,000.00	Lot mergers, Lot adjustments, etc. Not requiring Planning Commission Review nor Public Hearings
	BUILDING PERMIT FEES		
§ 4-2-40	Use Tax	3% Tax Assessment on 60% of the Total Valuation of Improvement as Determined by SafeBuilt	
	Administration Fee	Greater of 30% of the Total of the Inspection Fees or $30.00	
	Planning Review Fee	Greater of 15% of the Total of the Inspection Fees or $30.00	

TOWN IMPACT FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
TRANSPORTATION IMPACT FEES			
	RESIDENTIAL		
§ 4-4-60	Single Family (per Unit)	$6,075.00	
	Multifamily (per Unit)	$2,757.00	
	NONRESIDENTIAL		
§ 4-4-60	Industrial	$1,670.00	Per 1000 ft²
	Commercial	$12,105.00	
	Office and Other Service	$5,372.00	
	Institutional	$11,195.00	
	Solar Arrays	$10.00	Per String
PARK IMPACT FEES			
	RESIDENTIAL		
§ 4-4-60	Single Family (per Unit)	$1,645.00	
	Multifamily (per Unit)	$932.00	
	Tailholt Subdivision	70% Fee Based on Single Family (per Unit)	
	NONRESIDENTIAL		
§ 4-4-60	Industrial	$0.00	Per 1000 ft²
	Commercial	$0.00	
	Office and Other Service	$0.00	
	Institutional	$0.00	
	Solar Arrays	$0.00	Per String
GENERAL GOVERNMENT IMPACT FEES			
	RESIDENTIAL		
§ 4-4-60	Single Family (per Unit)	$2,611.00	
	Multifamily (per Unit)	$1,526.00	
	NONRESIDENTIAL		
§ 4-4-60	Industrial	$0.00	Per 1000 ft²
	Commercial	$0.00	
	Office and Other Service	$0.00	
	Institutional	$0.00	
	Solar Arrays	$10.00	Per String
POLICE IMPACT FEES			
	RESIDENTIAL		
§ 4-4-60	Single Family (per Unit)	$749.00	
	Multifamily (per Unit)	$438.00	
	NONRESIDENTIAL		
§ 4-4-60	Industrial	$784.00	Per 1000 ft²
	Commercial	$5,680.00	
	Office and Other Service	$2,520.00	
	Institutional	$5,253.00	
	Solar Arrays	$10.00	Per String

UTILITIES IMPACT FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
	WATER		
§ 4-4-60	Water (¾" Meter)	$16,975.00	
	Water (1" Meter)	$28,348.00	
	Water (1½" Meter)	$56,527.00	
	Water (2" Meter)	$90,476.00	
	Water (3" Meter and Above)	Varies Per Case Please Refer to Municipal Code	
	Raw Water Acquisition Fee (Cash-in-Lieu)	Current Market Price	
	WASTEWATER		
§ 4-4-60	Wastewater (¾" Meter)	$14,796.00	
	Wastewater (1" Meter)	$24,710.00	
	Wastewater (1½" Meter)	$49,272.00	
	Wastewater (2" Meter)	$78,865.00	
	Wastewater (3" Meter and Above)	Varies Per Case Please Refer to Municipal Code	

DISTRICT IMPACT FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
	WELD RE-2		
	Single Family Detached Unit	$2,253.00	Fees Set by District.
	Single Family Attached Unit	$1,149.00	
	Multi-Family Unit	$612.00	
	WELD RE-4		
	Single Family Unit (Detached)	$2,916.00	Fees Set by District.
	Single Family Unit (Attached)	$1,213.00	
	Multi-Family Unit	$1,304.00	
	Soaring Eagle Subdivision Unit	$607.00	
	WELD RE-9		
	Single Family Unit	$1,099.00	Fees Set by District.
	WSFR		
	Single Family	$1,976.00	Fees Set by District.
	Multi-Family Unit	$1,299.00	
	BOXELDER		
	Contact the Sanitation District for Impact Fee information.		

LOCAL LIQUOR LICENSE FEES			
MUNICIPAL CODE	**DESCRIPTION**	**FEE**	**INFORMATION**
	NEW/TRANSFER APPLICATION FEES		
§ 6-2-40	Application	$1,000.00	
	Application with Concurrent Review	$1,000.00	
	Transfer of Ownership/Location	$750.00	
	Additional Liquor-Licensed Drugstore	$1,000.00	
	Additional Liquor-Licensed Drugstore with Concurrent Review	$1,200.00	
	Late Renewal	$500.00	Not more than 90 days from the license expiration date may be assessed during state review.
	Application Reissue Fine	$25.00	Per day beyond the 90-day expiration date.
	Annual Renewal Application	$100.00	
	Annual Art Gallery	$100.00	
	RELATED FEES AND PERMITS		
	Art	$41.25	
	Beer & Wine	$48.75	
	Brew Pub	$75.00	
	Club	$41.25	
	Distillery Pub	$75.00	
	Hotel & Restaurant	$75.00	
	- Hotel Restaurant with one Optional Premises	$75.00	
	- Resort Complex	$75.00	
	- Campus Liquor Complex	$75.00	
	- Related Facility - Resort Complex	$15.00	
	- Related Facility - Campus Liquor Complex	$15.00	
	Entertainment Facility	$75.00	
	Lodging Facility	$75.00	
	Optional Premises	$75.00	
	Retail Liquor Store	$22.50	
	Tavern	$75.00	
	Vintner's Restaurant	$75.00	
	Fermented Malt Beverage and Wine	$3.75	
	LOCALLY ISSUED PERMITS		
	Retail Establishment Permit (Art Gallery)	$3.75	
	Special Event Permit		
	- Malt, Vinous, and Spiritous Liqour	$100.00	
	- Fermented Malt Beverage	$100.00	

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING Pg. 162 - **Resolution 2025-54R**: A Resolution of the Town Council of the Town of Severance, Colorado, adopting a budget for the Fiscal Year of 2026 and appropriating sums for and defraying the expenses and liabilities for the fiscal Beginning January 1, 2026 and ending December 31, 2026.	Nicholas Wharton, Town Manager Efrain Lemus, Finance Director	Nicholas J. Wharton

ACTION REQUESTED

The Finance Director and Town Management ask that the Town Council review and discuss the proposed Resolution 2025-54R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting a budget for the Fiscal Year of 2026 and appropriating sums for and defraying the expenses and liabilities for the fiscal Beginning January 1, 2026 and ending December 31, 2026 and take action.

- Proposed Action:
  - Move to Approve Resolution 2025-54R
  - Take No Action

Resolution
Attorney Approved
Action Requested

BRIEF SUMMARY

The Finance Director and the Town Management request that the Town Council review, discuss, and take action on the proposed 2026 Budget by approving Resolution 2025-54R.

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

The Finance Director and the Town Management recommend that the Town Council take action and move to approve Resolution 2025-54R: A Resolution of the Town Council of the Town of Severance, Colorado, adopting a budget for the Fiscal Year of 2026 and appropriating sums for and defraying the expenses and liabilities for the fiscal Beginning January 1, 2026 and ending December 31, 2026.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2025-54R Resolution to Adopt Budget
2. FY26 DBB (revised)

TOWN OF SEVERANCE
RESOLUTION NO. 2025-54R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, ADOPTING A BUDGET FOR THE FISCAL YEAR OF 2026 AND APPROPRIATING SUMS FOR AND DEFRAYING THE EXPENSES AND LIABILITIES FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2026.

WHEREAS, the Town Council of the Town of Severance, Colorado, pursuant to Section 8.03 of the Charter of the Town of Severance, Colorado, held a public hearing on the proposed 2025 Budget on December 9, 2025; and

WHEREAS, the Town Council finds that:

1. The Finance Director and the Town Manager prepared and submitted to the Council on or before October 15, 2025, a recommended budget in full compliance with the Town Charter Section 8.04; and

2. The notice of the proposed public hearing, a summary of the proposed budget, and notice that the proposed budget was on file in the office of the Town Clerk was published at least one week in advance of the public hearing in full compliance with the Town Charter Section 8.03;

3. The proposed budget was open for inspection by the public, and the public was given the opportunity to file or register any objections to the proposed budget at the public hearing held on December 9, 2025; and

WHEREAS, whatever increases may have been made in the expenditures, like increases were added to the revenues, so that the budget remains in balance, as required by law.

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

Section 1. The Town Council of the Town of Severance adopts the 2026 Budget, as submitted, and as attached hereto as Exhibit "A" and made a part of this Resolution by this reference, as the budget for the Town of Severance for the fiscal year beginning on the first day of January 2026 and ending on the last day of December 2026.

Section 2. The Finance Director shall cause a certified copy of the 2026 Budget to be filed in the State's Division of Local Government in the Department of Local Affairs.

RESOLVED AND APPROVED, THIS 9TH DAY OF DECEMBER 2025.

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk



FY2026 DBB

Severance

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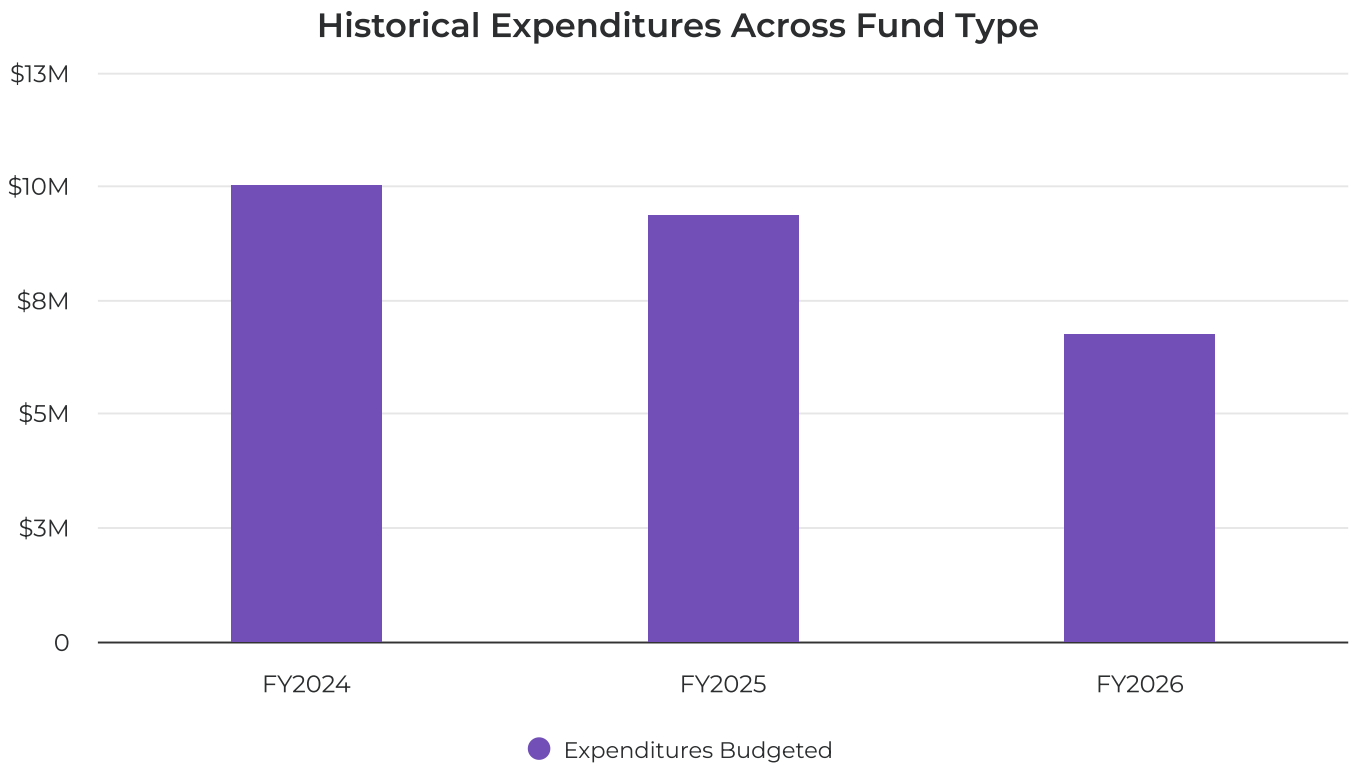
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General Fund

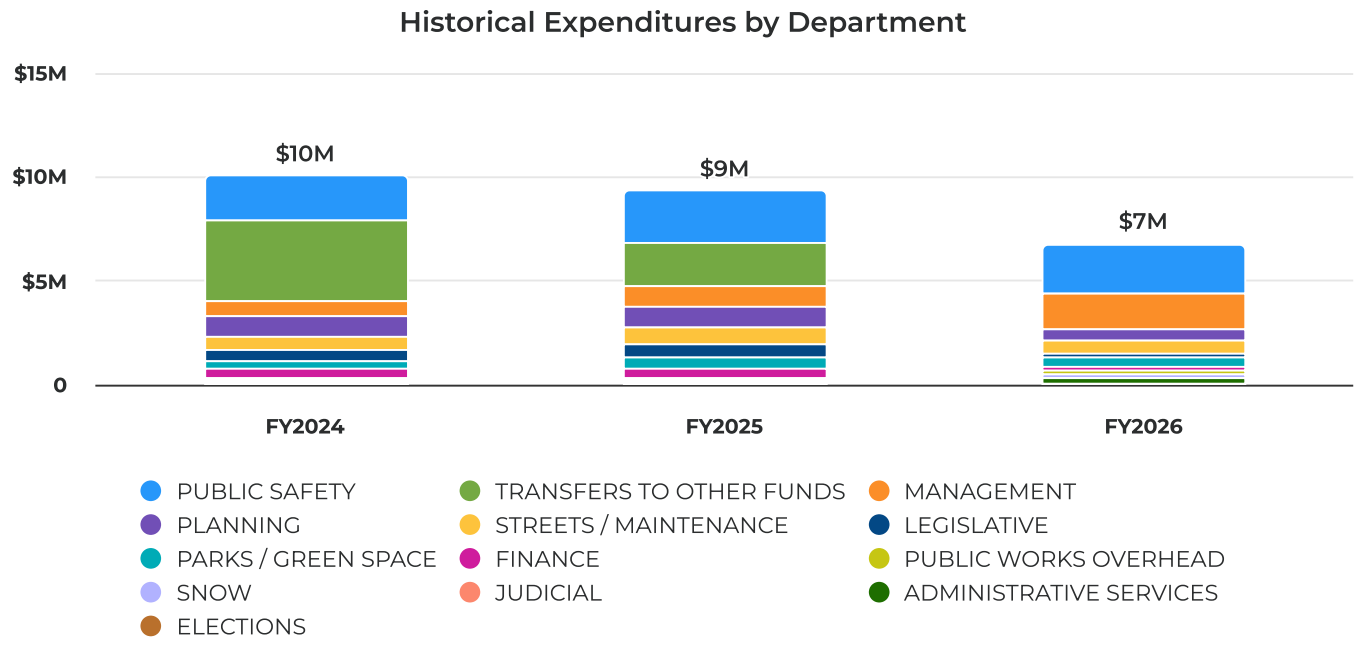
The General Fund is a major governmental fund. The General Fund is the Town's primary operating fund, and it accounts for all financial resources of the general government except those required to be accounted for in another fund.

Expenditure Summary



The General Fund's Expenditure Summary for FY2026 shows a budgeted amount of $6.8 million, which represents a 27.59% decrease from the previous year's budgeted expenditures of $9.4 million. This marks a significant reduction in budgeted expenditures compared to FY2025, which itself had decreased by 6.81% from its prior period. The trend indicates a continued downward adjustment in budgeted expenditures for the General Fund in FY2026.

Expenditures by Department



The General Fund total expenditures for FY2026 are $6.8 million, representing a 27.59% decrease from the previous year's $9.4 million. Public Safety remains the largest expenditure category at $2.4 million, accounting for 35.93% of the total, though it decreased by $102,836 or 4.06% compared to FY2025.

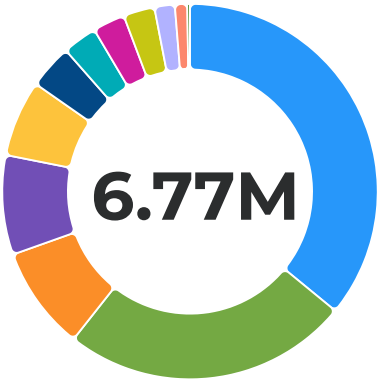
Management expenditures increased significantly by $710,478 or 73.84%, rising to $1.7 million and making up 24.7% of the total budget. Streets / Maintenance saw a decrease of $187,863 or 23.69%, totaling $605,237 and representing 8.94% of the budget. Planning expenditures dropped by $463,867 or 44.46%, down to $579,564, which is 8.56% of the total.

Parks / Green Space decreased by $55,394 or 11.07%, totaling $445,146 and comprising 6.57% of the budget. Legislative expenses declined sharply by $438,781 or 68.45%, to $202,202, making up 2.99% of the total. Finance expenditures also fell by $307,152 or 62.09%, down to $187,534, which is 2.77% of the budget.

New to the top categories, Administrative Services accounted for $257,970 or 3.81% of the total. Public Works Overhead increased by $73,566 or 67.84%, reaching $182,000 and representing 2.69% of the budget. Snow expenditures rose by $13,700 or 13.07%, totaling $118,500 and making up 1.75% of the total.

Notably, Transfers to Other Funds were eliminated entirely, decreasing by $2.1 million or 100% from the previous year. Judicial expenditures decreased slightly by $7,954 or 9.9%, totaling $72,374.

FY26 Expenditures by Department



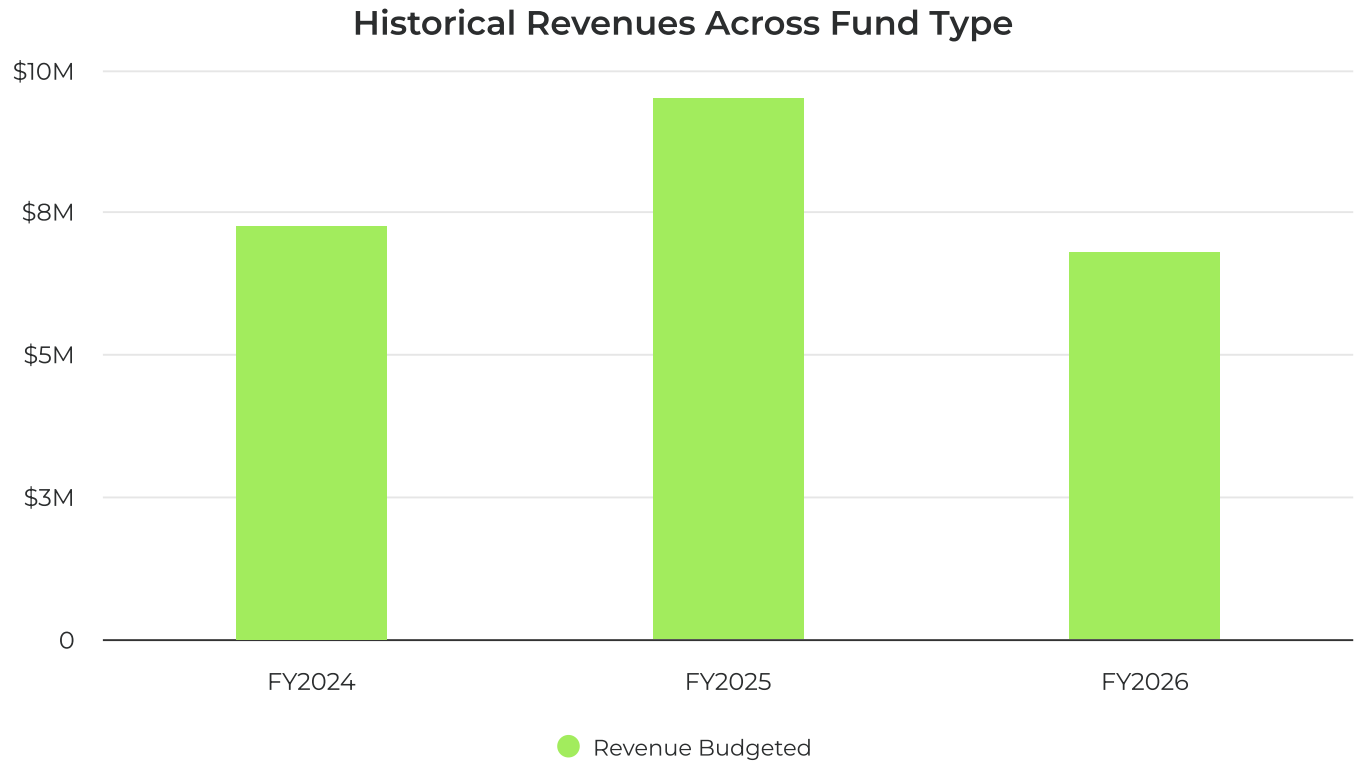
●	PUBLIC SAFETY	**$2,432,744**	35.93%
●	MANAGEMENT	**$1,672,709**	24.70%
●	STREETS / MAINTENANCE	**$605,237**	8.94%
●	PLANNING	**$579,564**	8.56%
●	PARKS / GREEN SPACE	**$445,146**	6.57%
●	ADMINISTRATIVE SERVICES	**$257,970**	3.81%
●	LEGISLATIVE	**$202,202**	2.99%
●	FINANCE	**$187,534**	2.77%
●	PUBLIC WORKS OVERHEAD	**$182,000**	2.69%
●	SNOW	**$118,500**	1.75%
●	JUDICIAL	**$72,374**	1.07%
●	ELECTIONS	**$15,200**	0.22%

For the General Fund fiscal year expenditures by department, Public Safety accounts for $2.4 million, representing 35.93% of the total. Management follows with $1.7 million, or 24.7%. Streets / Maintenance expenditures total $605,237, making up 8.94%, while Planning is close behind at $579,564, or 8.56%. Parks / Green Space expenses are $445,146, which is 6.57% of the total. Administrative Services accounts for $257,970, or 3.81%, and Legislative expenditures are $202,202, representing 2.99%. Finance has $187,534 allocated, equating to 2.77%, and Public Works Overhead is $182,000, or 2.69%. Snow-related expenses total $118,500, comprising 1.75% of the expenditures. Two smaller categories are not included in this summary.

Expenditures by Department

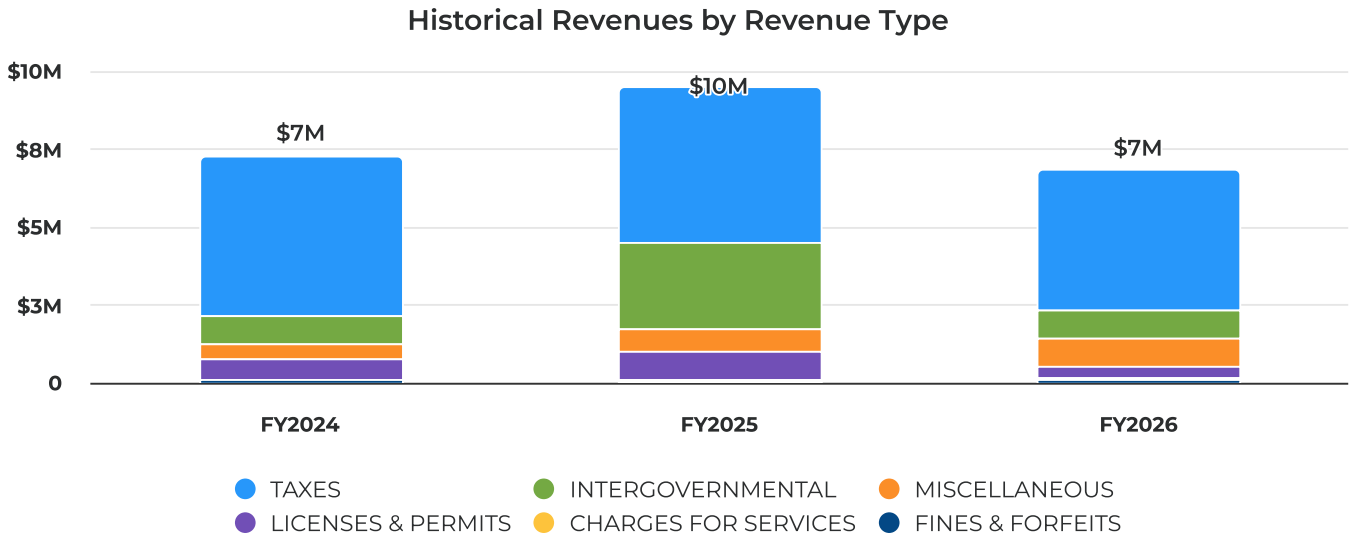
Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
LEGISLATIVE	$640,983.00	$202,202.00	-68.45%
ELECTIONS	$15,200.00	$15,200.00	0.00%
JUDICIAL	$80,328.00	$72,374.00	-9.90%
FINANCE	$494,686.00	$187,534.00	-62.09%
PUBLIC SAFETY	$2,535,580.00	$2,432,744.00	-4.06%
MANAGEMENT	$962,231.00	$1,672,709.00	73.84%
STREETS / MAINTENANCE	$793,100.00	$605,237.00	-23.69%
SNOW	$104,800.00	$118,500.00	13.07%
PUBLIC WORKS OVERHEAD	$108,434.00	$182,000.00	67.84%
PARKS / GREEN SPACE	$500,540.00	$445,146.00	-11.07%
TRANSFERS TO OTHER FUNDS	$2,072,041.00	-	-100.00%
PLANNING	$1,043,431.00	$579,564.00	-44.46%
ADMINISTRATIVE SERVICES	-	$257,970.00	-
Total Expenditures	**$9,351,354.00**	**$6,771,180.00**	**-27.59%**

Revenue Summary



The General Fund's Revenue Summary for FY2026 shows a budgeted revenue of $6.8 million, which represents a decrease of 28.37% compared to the previous year's budgeted revenue of $9.5 million. This follows a significant increase of 30.91% in the budgeted revenue from the prior period to FY2025. The actual revenue for FY2025 was reported as $0, with no percentage change provided. Overall, the FY2026 budget reflects a notable reduction in expected revenue compared to the previous year's budget.

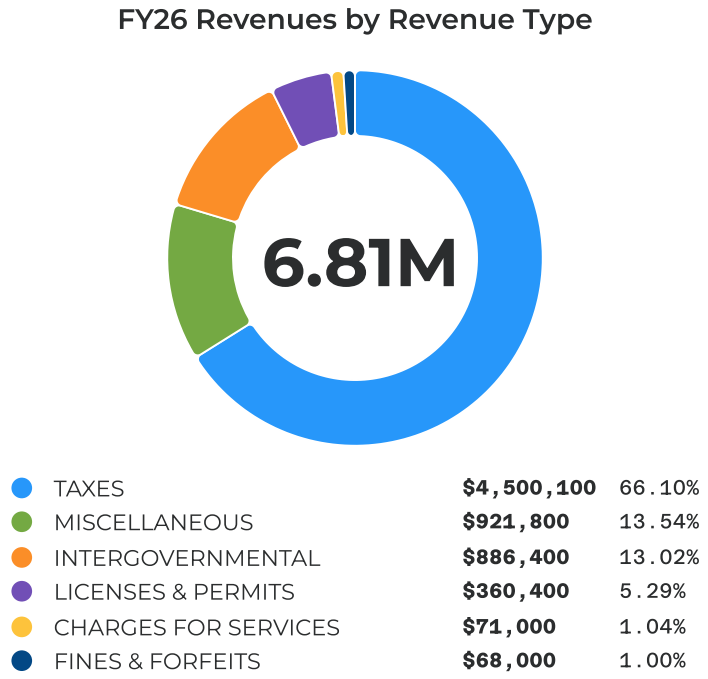
Revenues by Revenue Type



In FY2026, the General Fund's total revenue is $6.8 million, representing a 28.37% decrease from the previous year's $9.5 million. Taxes remain the largest revenue source at $4.5 million, accounting for 66.1% of the total, but this is a decrease of $526,821 or 10.48% compared to the prior year.

Miscellaneous revenue increased significantly to $921,800, making up 13.54% of the total and rising by $251,860 or 37.59%. Intergovernmental revenue saw a substantial decline to $886,400, which is 13.02% of the total and down by $1.9 million or 68.17% from the previous year.

Licenses and permits revenue decreased sharply to $360,400, representing 5.29% of the total and falling by $548,390 or 60.34%. Charges for services increased slightly to $71,000, 1.04% of the total, with a gain of $3,689 or 5.48%. Fines and forfeits also rose to $68,000, 1% of the total, increasing by $21,080 or 44.93%.



For the General Fund fiscal year revenue by revenue type, Taxes account for $4.5 million, representing 66.1% of the total revenue. Miscellaneous revenue contributes $921,800, which is 13.54%. Intergovernmental revenue amounts to $886,400, making up 13.02%. Licenses & Permits provide $360,400, or 5.29%. Charges for Services total $71,000, equating to 1.04%. Finally, Fines & Forfeits contribute $68,000, representing 1% of the revenue.

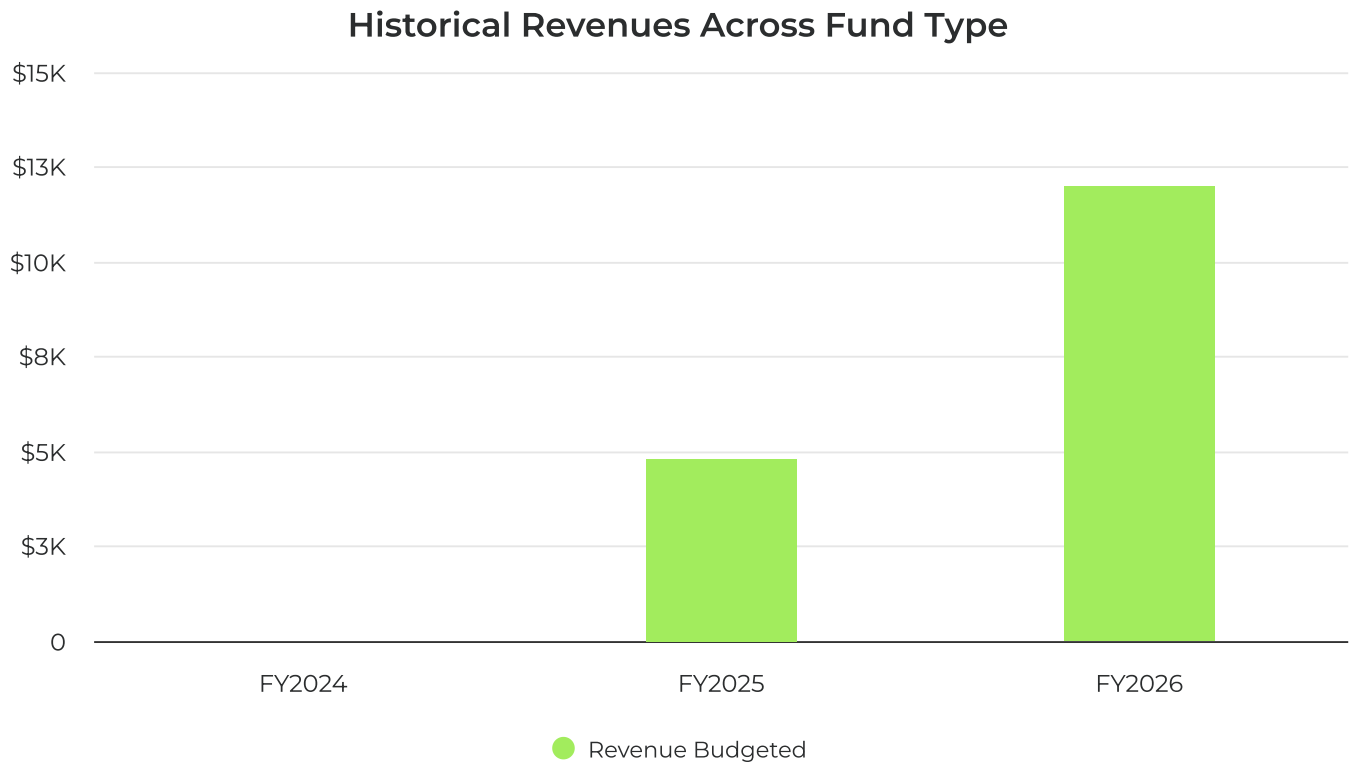
Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
TAXES	$5,026,921.00	$4,500,100.00	-10.48%
LICENSES & PERMITS	$908,790.00	$360,400.00	-60.34%
INTERGOVERNMENTAL	$2,784,602.00	$886,400.00	-68.17%
CHARGES FOR SERVICES	$67,311.00	$71,000.00	5.48%
FINES & FORFEITS	$46,920.00	$68,000.00	44.93%
MISCELLANEOUS	$669,940.00	$921,800.00	37.59%
Total Revenues	**$9,504,484.00**	**$6,807,700.00**	**-28.37%**

Conservation Trust Fund

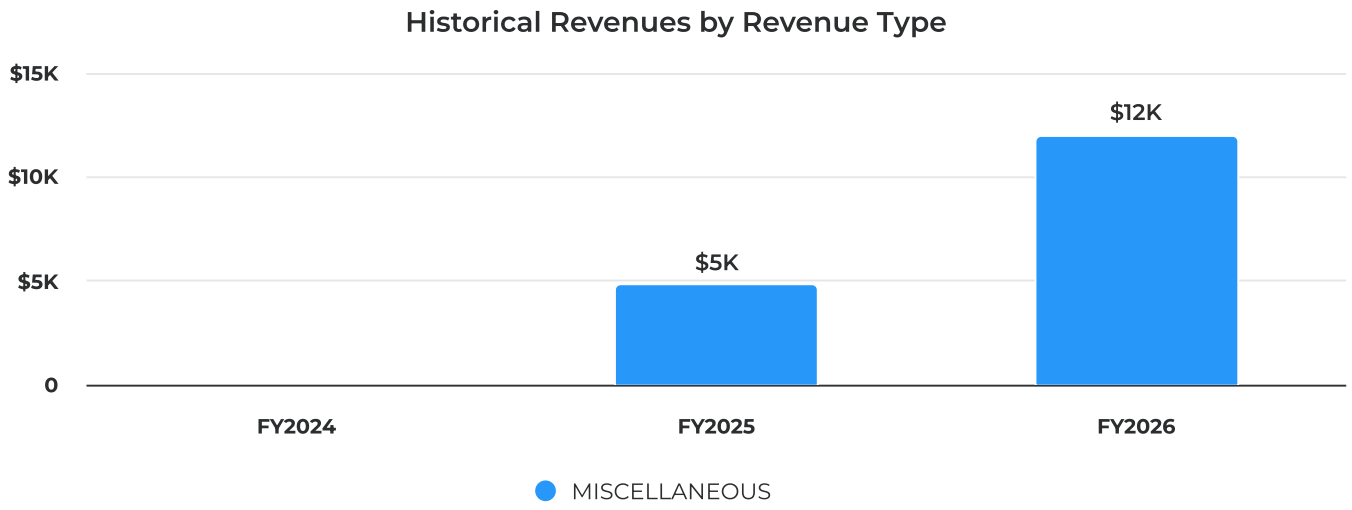
The Conservation Trust Fund is a non-major special revenue fund. The Conservation Trust Fund accounts for monies received through the State of Colorado Lottery/Conservation Trust Fund program. These funds are required to be spent on parks and recreation.

Revenue Summary

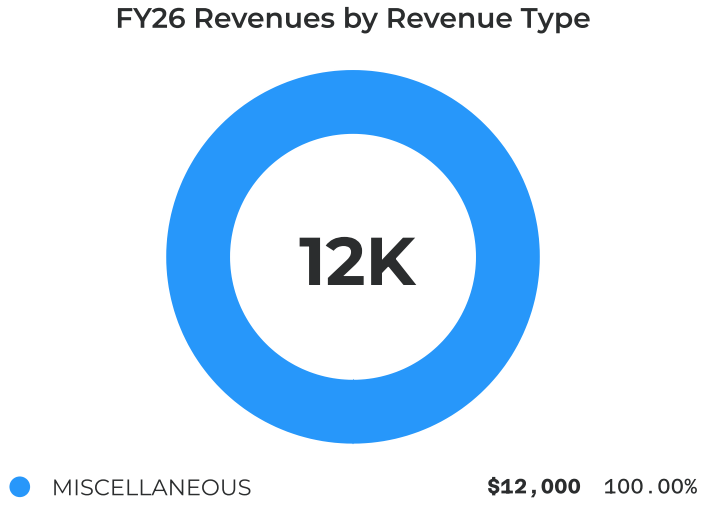


The Conservation Trust Fund's revenue budget for FY2026 is set at $12,000, representing a significant increase of 149.48% compared to the previous year's budget of $4,810. This marks a substantial growth in the budgeted revenue for the fund. In contrast, the actual revenue for the previous year was $0, highlighting a notable difference between budgeted and actual figures in FY2025. The FY2026 budget reflects a strong upward adjustment in expected revenue for the Conservation Trust Fund.

Revenues by Revenue Type



In FY2026, the Conservation Trust Fund's total revenue is budgeted at $12,000, representing a 149.48% increase from the previous year's total of $4,810. The entire revenue for FY2026 continues to come from the MISCELLANEOUS category, which also experienced a 149.48% increase, rising by $7,190 from $4,810 in FY2025 to $12,000 in FY2026. This significant growth in the MISCELLANEOUS category accounts for the entire increase in total revenue for the fund.



For the Conservation Trust Fund in the fiscal year, the total revenue of $12,000 represents 100% from the MISCELLANEOUS category.

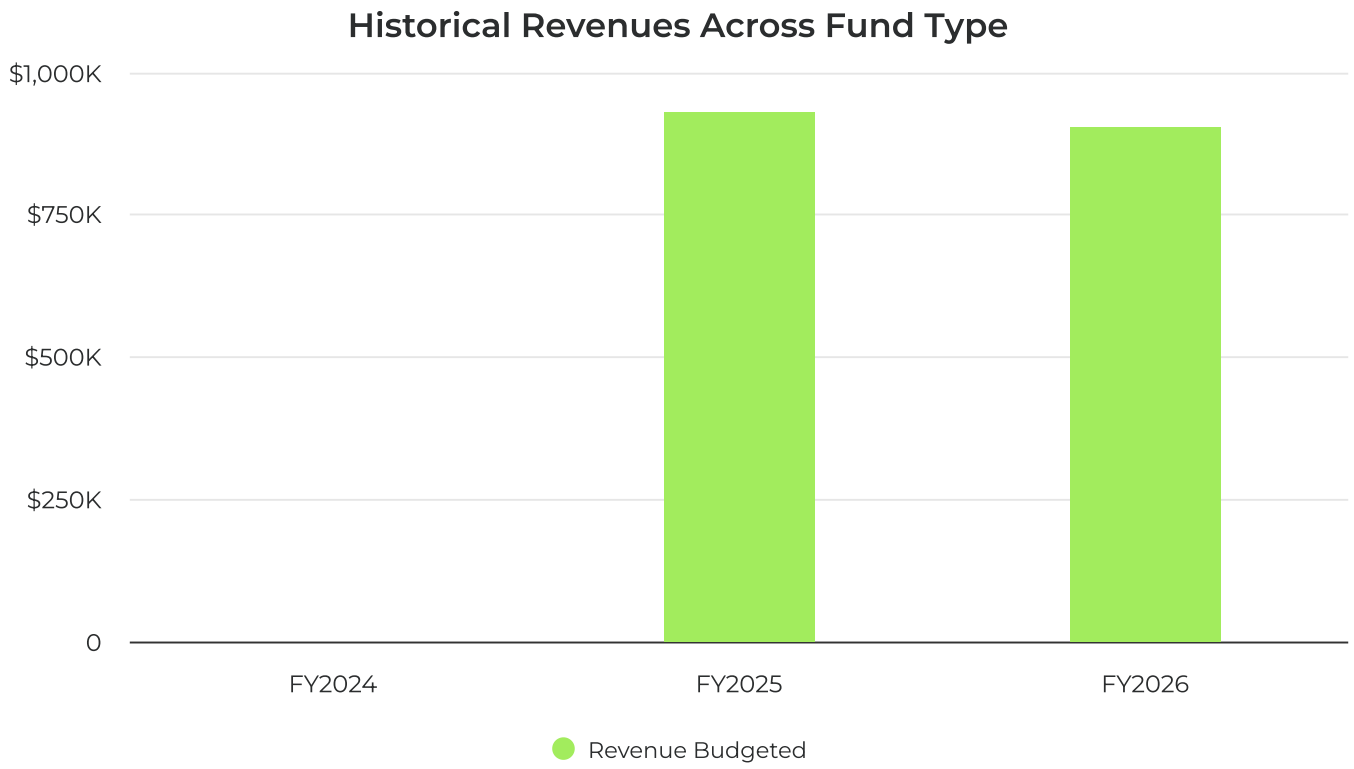
Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
MISCELLANEOUS	$4,810.00	$12,000.00	149.48%
Total Revenues	**$4,810.00**	**$12,000.00**	**149.48%**

Transportation Fund

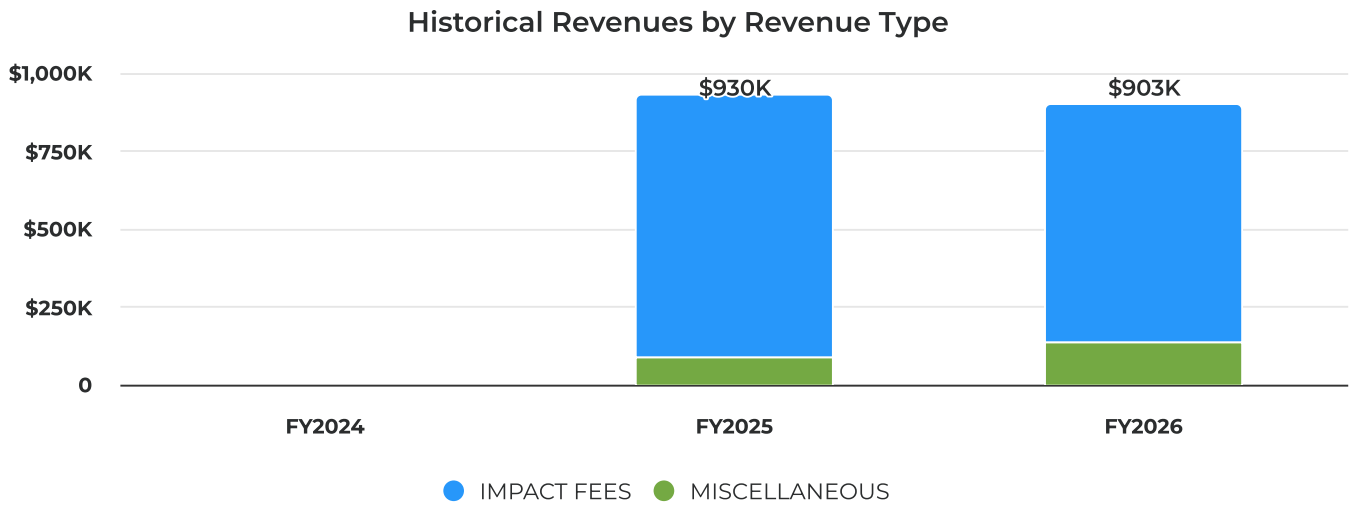
The Transportation Fund is a major special revenue fund. The Transportation Fund accounts for improvements to the Town's street system funded through impact fee assessments.

Revenue Summary



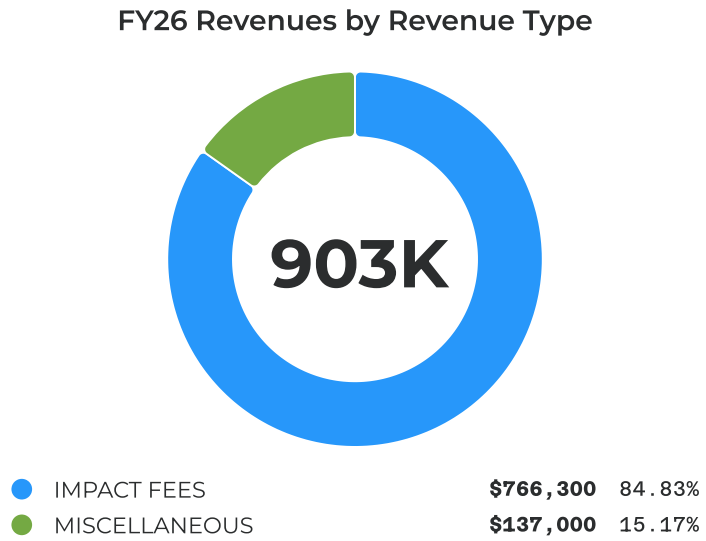
The Transportation Fund's Revenue Summary for FY2026 shows a budgeted revenue of $903,300, which represents a decrease of 2.91% compared to the previous year's budgeted revenue of $930,390. There is no actual revenue reported for the prior year, so comparisons are based solely on budgeted amounts. This slight reduction in budgeted revenue indicates a modest downward adjustment in expected funds for the Transportation Fund in FY2026 relative to FY2025.

Revenues by Revenue Type



The Transportation Fund's total revenue for FY2026 is $903,300, representing a decrease of 2.91% from the previous year's total of $930,390. The largest revenue source remains Impact Fees, which contribute $766,300 or 84.83% of the total revenue. This amount reflects a decrease of $76,100, or 9.03%, compared to FY2025.

Miscellaneous revenue increased significantly to $137,000 in FY2026, accounting for 15.17% of the total. This is an increase of $49,010, or 55.7%, from the prior year's $87,990. The increase in Miscellaneous revenue partially offsets the decline in Impact Fees, though the overall total revenue still decreased slightly.



For the Transportation Fund's Fiscal Year Revenue by Revenue Type, Impact Fees contribute $766,300, which accounts for 84.83% of the total revenue. Miscellaneous revenue amounts to $137,000, representing 15.17% of the total revenue.

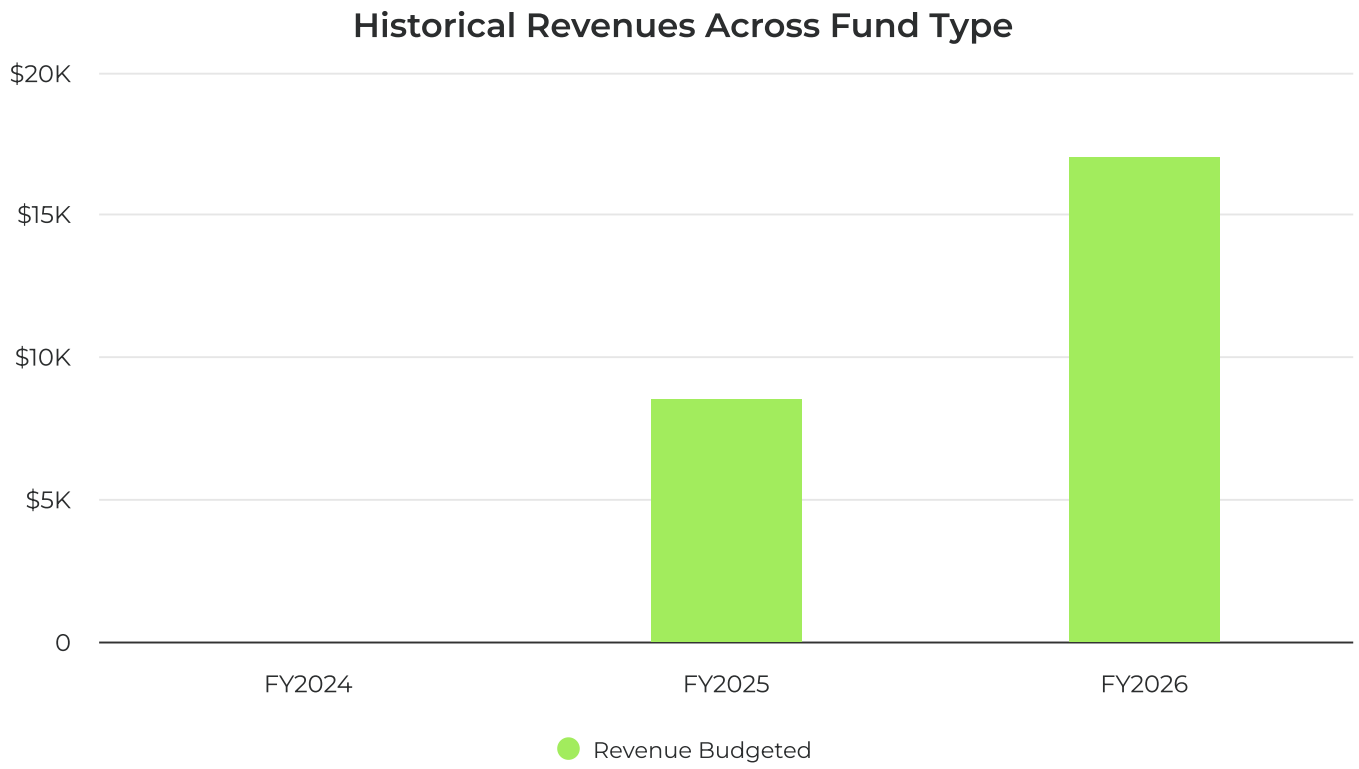
Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
MISCELLANEOUS	$87,990.00	$137,000.00	55.70%
IMPACT FEES	$842,400.00	$766,300.00	-9.03%
Total Revenues	**$930,390.00**	**$903,300.00**	**-2.91%**

Parks Fund

The Parks Fund is a non-major special revenue fund. The Parks Fund accounts for improvements to the Town's park system and is funded through impact fee assessments.

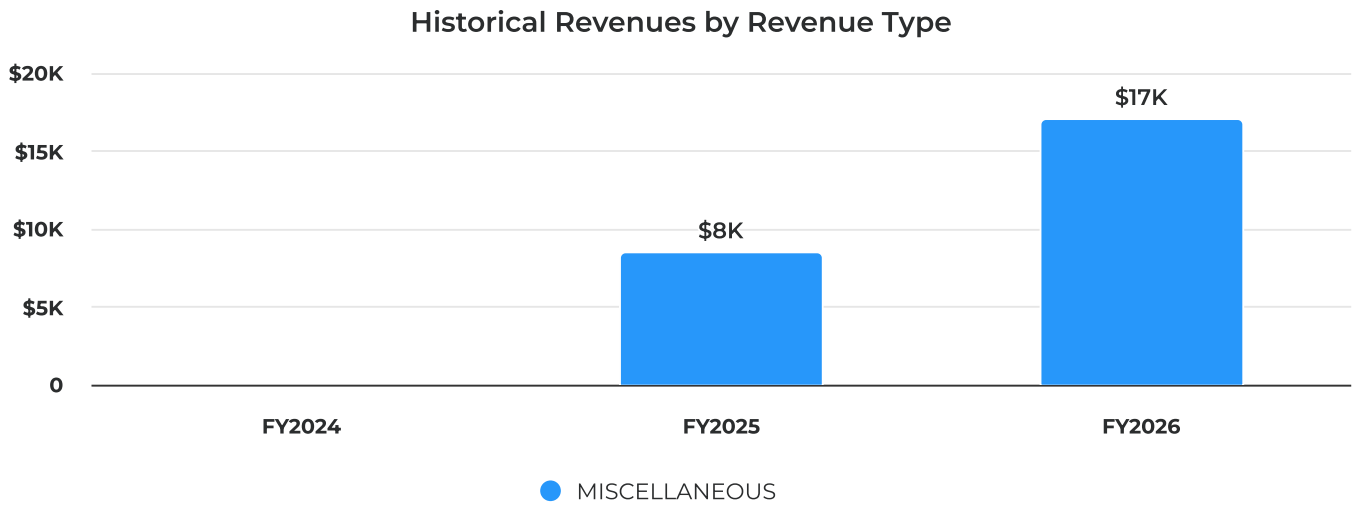
Revenue Summary



The Parks Fund Revenue Summary for FY2026 shows a budgeted revenue of $17,000, which represents a 100.24% increase from the previous year's budgeted revenue of $8,490. This marks a significant growth in the revenue budget for the Parks Fund compared to FY2025.

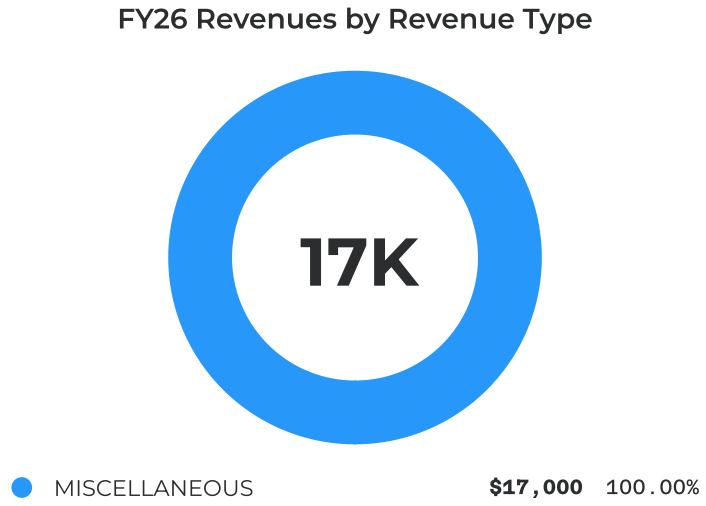
In contrast, the actual revenue for FY2025 was $0, indicating that the FY2026 budgeted revenue of $17,000 is a substantial increase from the previous year's actual revenue performance.

Revenues by Revenue Type



In FY2026, the Parks Fund's total revenue is budgeted at $17,000, representing a 100.24% increase from the previous year's total of $8,490. The entire revenue for both years is derived from the MISCELLANEOUS category, which remains the largest and sole contributor.

The MISCELLANEOUS revenue increases by $8,510, doubling from $8,490 in FY2025 to $17,000 in FY2026. This category continues to account for 100% of the total revenue in the Parks Fund for both years.



For the Parks Fund fiscal year revenue by revenue type, the total revenue is $17,000, which accounts for 100% under the category MISCELLANEOUS.

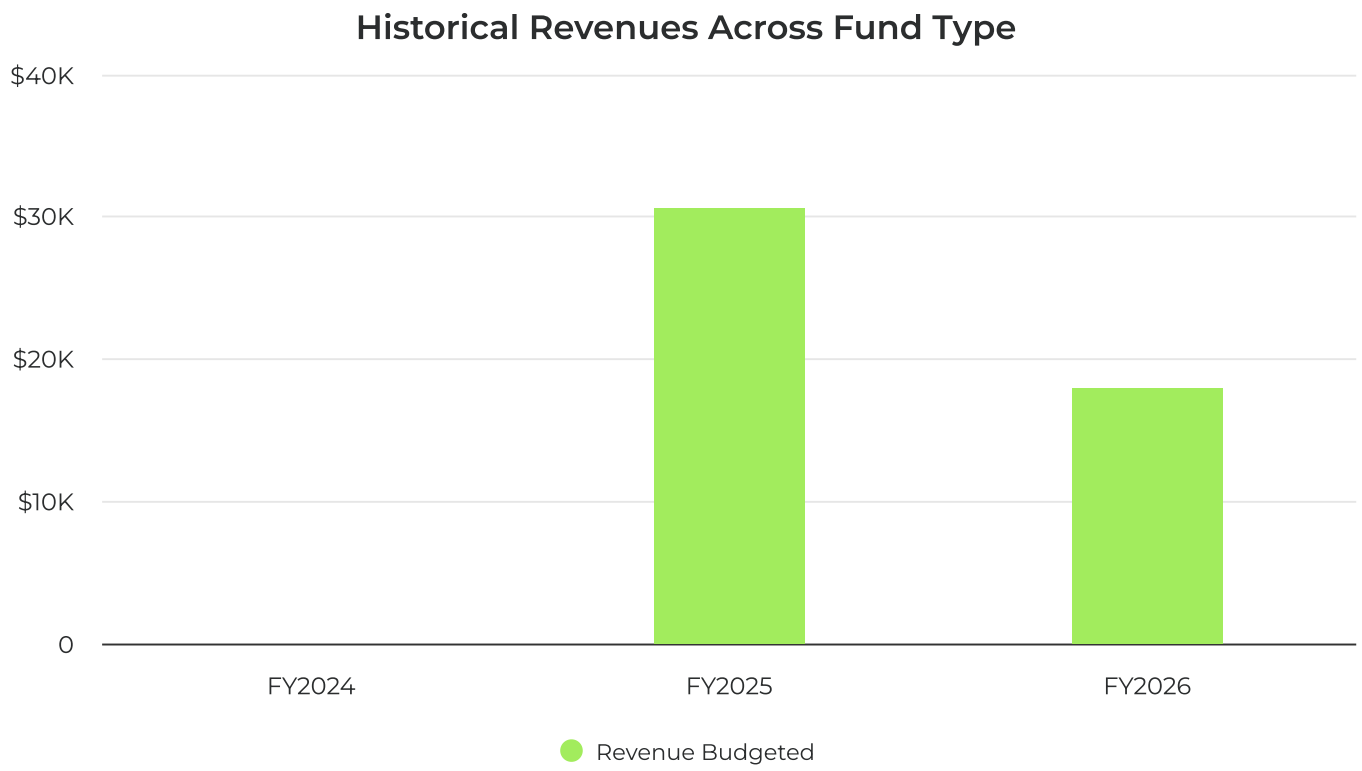
Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
MISCELLANEOUS	$8,490.00	$17,000.00	100.24%
Total Revenues	**$8,490.00**	**$17,000.00**	**100.24%**

Public Facilities Fund

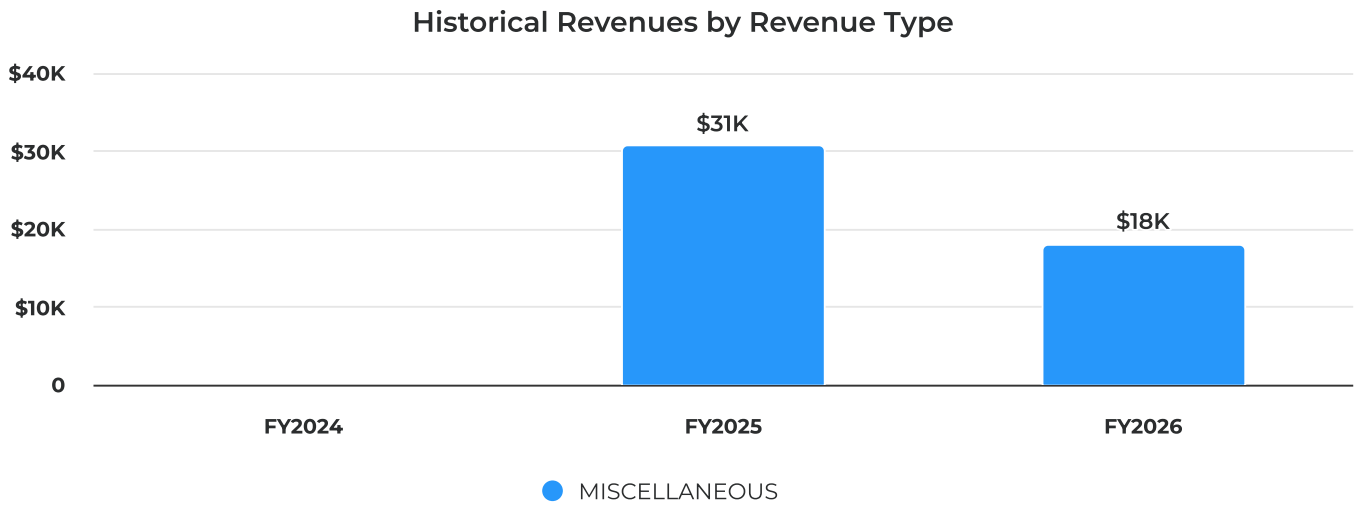
The Public Facilities Fund is a non-major special revenue fund. The Public Facilities Fund accounts for improvements to the Town's public facilities and is funded through impact fee assessments.

Revenue Summary

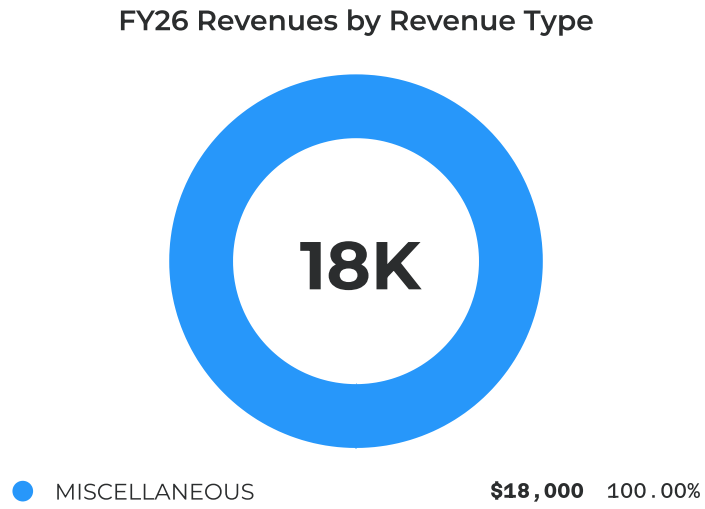


The Public Facilities Fund's revenue budget for FY2026 is $18,000, representing a decrease of 41.25% compared to the previous year's budget of $30,640. There was no actual revenue recorded in the prior year. This significant reduction in the budgeted revenue highlights a notable change in the fund's financial planning for FY2026.

Revenues by Revenue Type



In FY2026, the Public Facilities Fund's total revenue is budgeted at $18,000, representing a 41.25% decrease from the previous year's total of $30,640. The entire revenue for FY2026 continues to come from the MISCELLANEOUS category, which also decreased by $12,640, or 41.25%, from $30,640 in FY2025 to $18,000 in FY2026.



For the Public Facilities Fund in the fiscal year, the total revenue of $18,000, representing 100% of the revenue, comes entirely from the MISCELLANEOUS category.

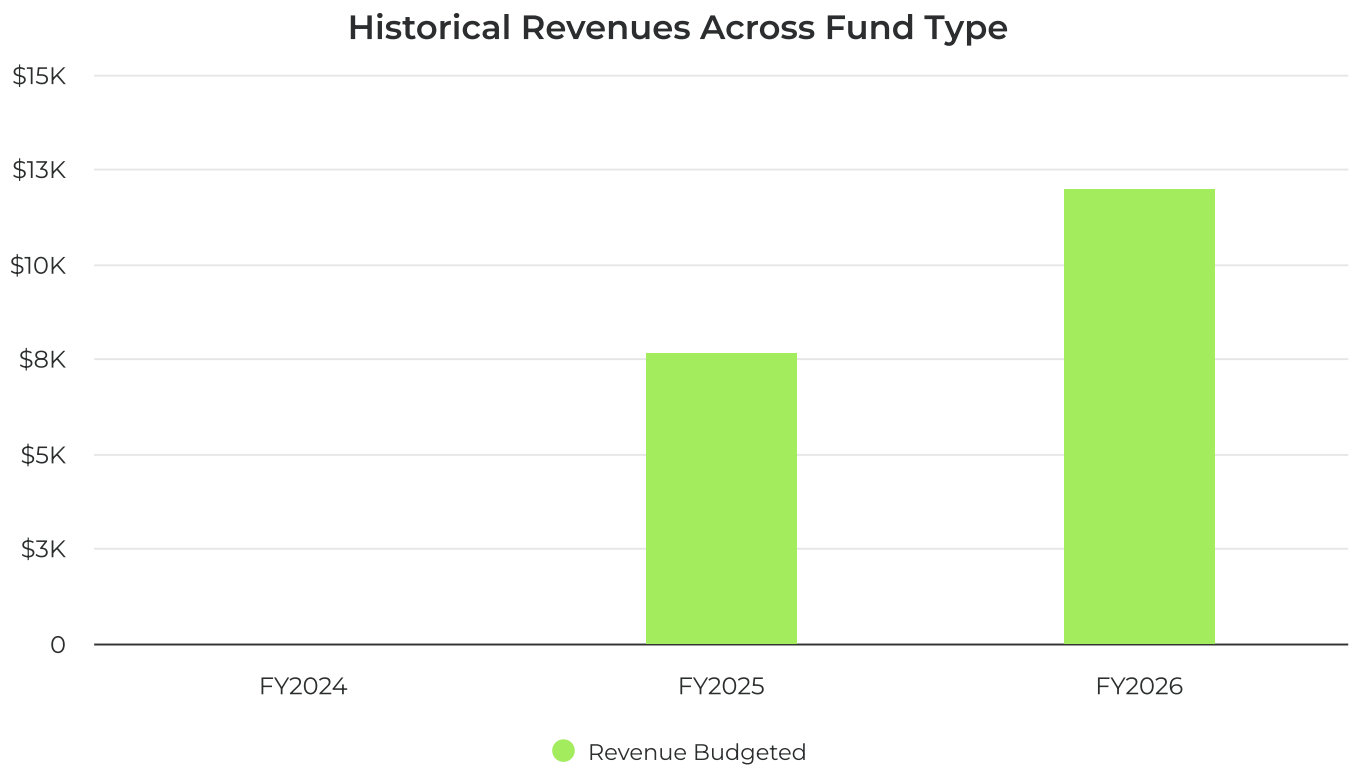
Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
MISCELLANEOUS	$30,640.00	$18,000.00	-41.25%
Total Revenues	**$30,640.00**	**$18,000.00**	**-41.25%**

Public Safety Fund

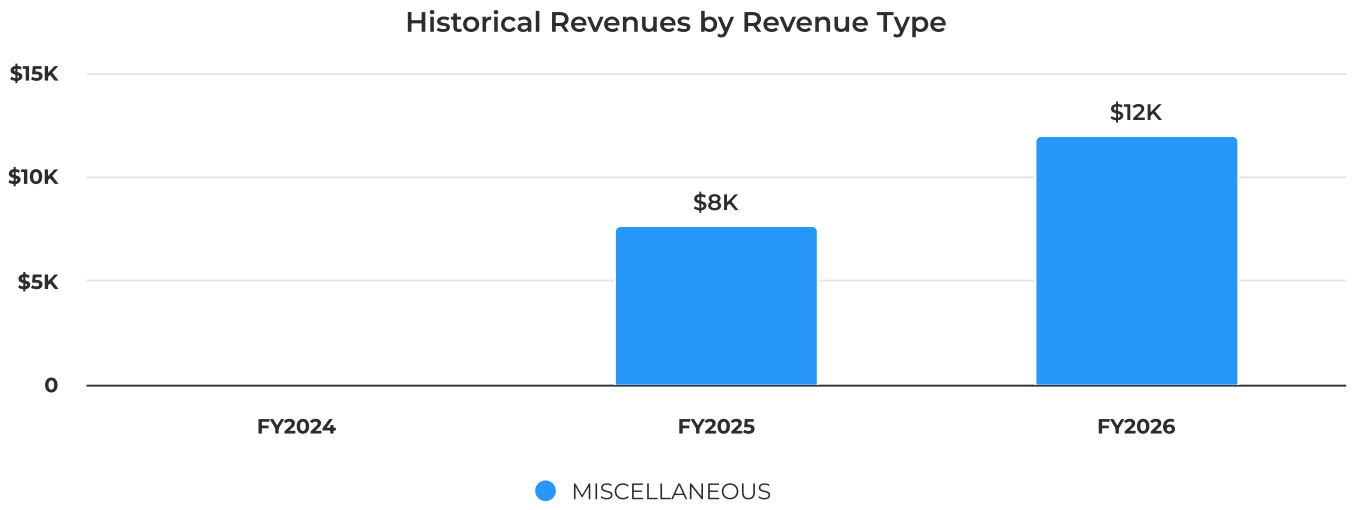
The Public Safety Fund is a non-major special revenue fund. The Public Safety Fund accounts for improvements to the Town's public safety system and is funded through impact fee assessments.

Revenue Summary



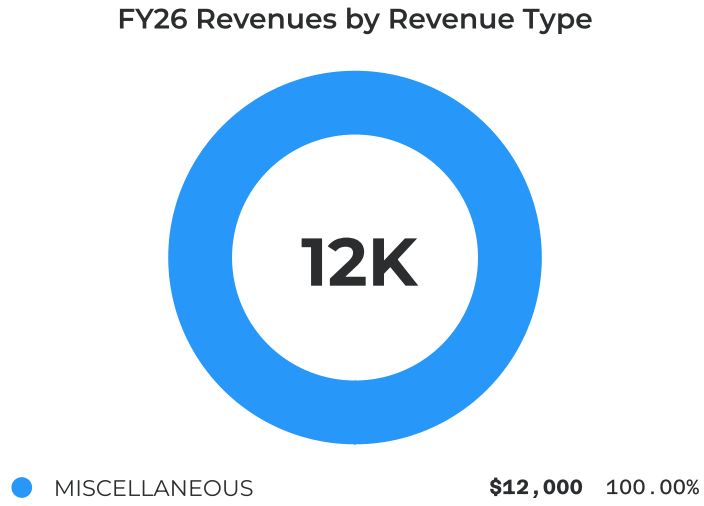
The Public Safety Fund's revenue budget for FY2026 is set at $12,000, representing a 56.66% increase from the previous year's budgeted amount of $7,660. This marks a significant rise in the planned revenue for the fund compared to FY2025. It is notable that the actual revenue recorded in FY2025 was $0, indicating that the FY2026 budget anticipates a substantial increase in revenue collection or allocation relative to the prior year's actual figures.

Revenues by Revenue Type



In FY2026, the Public Safety Fund's total revenue is budgeted at $12,000, representing a 56.66% increase from the previous year's total of $7,660. The entire revenue for both years is derived from the MISCELLANEOUS category, which remains the largest and sole contributor.

The MISCELLANEOUS revenue increases by $4,340, rising from $7,660 in FY2025 to $12,000 in FY2026. This increase accounts for the entire growth in total revenue for the Public Safety Fund during this period.



The Public Safety Fund's Fiscal Year Revenue by Revenue Type consists solely of MISCELLANEOUS revenue, totaling $12,000, which represents 100% of the fund's revenue for the fiscal year.

Revenues by Revenue Type

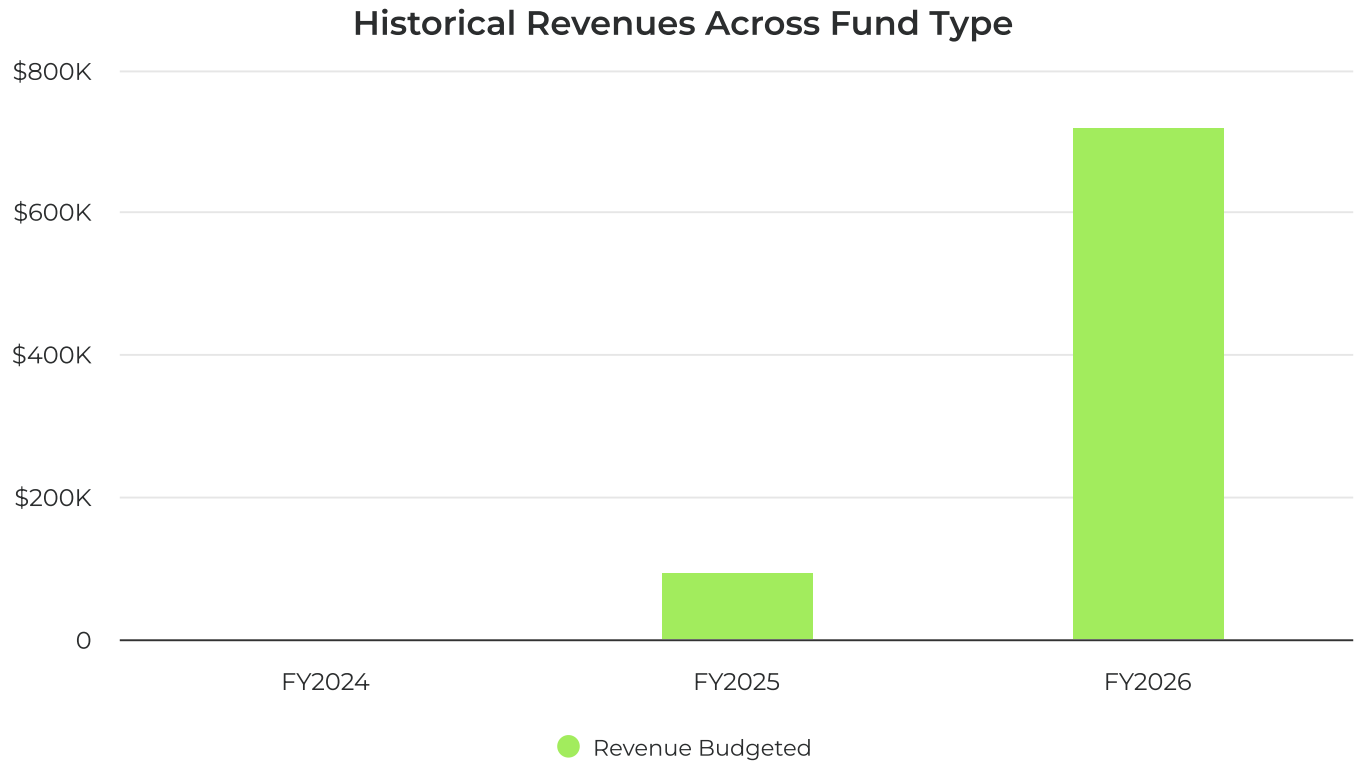
Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
MISCELLANEOUS	$7,660.00	$12,000.00	56.66%
Total Revenues	**$7,660.00**	**$12,000.00**	**56.66%**

Fleet Fund

The mission of the Fleet Management Fund is to provide necessary vehicles and equipment as well as future repairs and maintenance on these vehicles and equipment to various departments and divisions within the Town organization. This function is essential so that the town may meet the needs of its citizens.

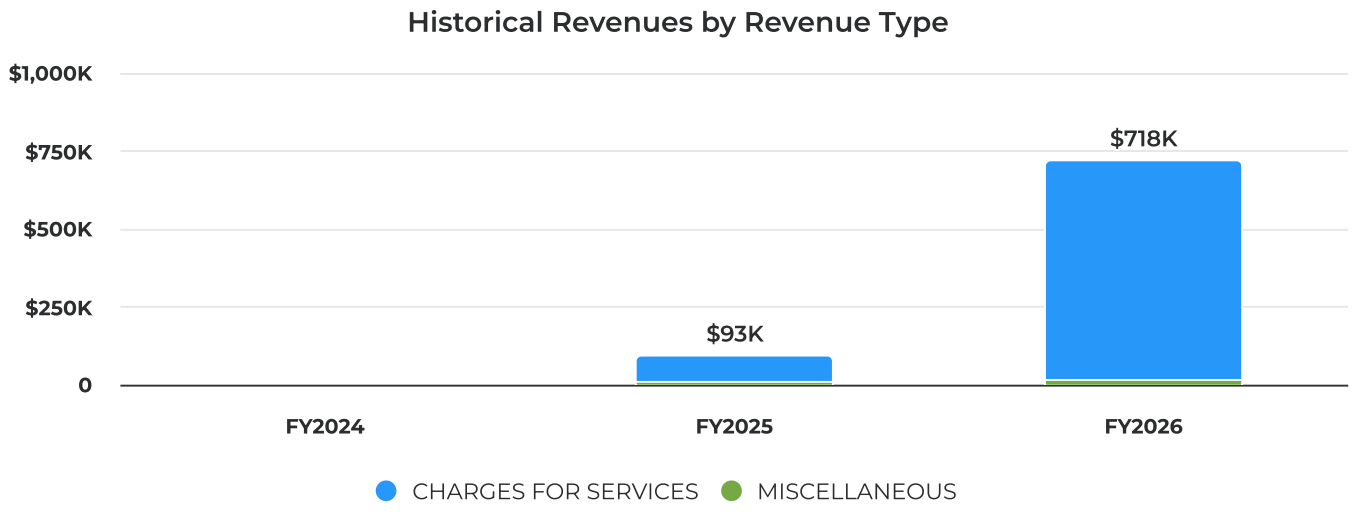
This internal service fund centralizes the expenditures for the replacement of vehicles for all participating departments. The fund maintains a replacement schedule and replaces vehicles according to the organization's needs. Each town department makes monthly payments according to the types of vehicles owned or leased, and by doing so, when a new vehicle is needed, the department does not have to pay for the vehicle outside its annual budget.

Revenue Summary

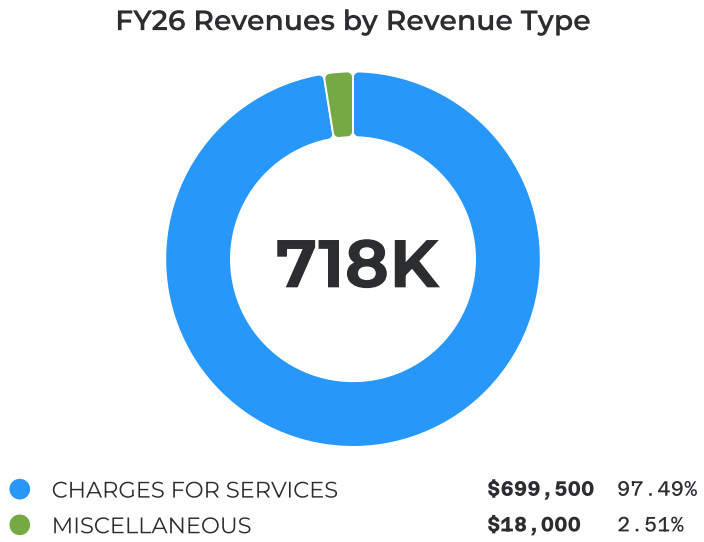


The Fleet Fund's Revenue Summary for FY2026 shows a significant increase in budgeted revenue compared to FY2025. The budgeted revenue rises from $92,785 in FY2025 to $717,500 in FY2026, representing a 673.29% increase. In contrast, the actual revenue for FY2025 was $0, highlighting a substantial budgeted growth for the target year. This marked increase in budgeted revenue for FY2026 indicates a major change in the fund's financial planning compared to the previous year.

Revenues by Revenue Type



In FY2026, the Fleet Fund's total revenue is budgeted at $717,500, representing a significant increase of 673.29% compared to the previous year's total of $92,785. The largest revenue source remains Charges for Services, which rises sharply to $699,500, accounting for 97.49% of the total revenue. This category increases by $617,225, or 750.2%, from the prior year. Miscellaneous revenue also grows, reaching $18,000 and making up 2.51% of the total. This category increases by $7,490, or 71.27%, compared to the previous year. Overall, both revenue categories show substantial growth, with Charges for Services contributing the most to the total increase in FY2026.



For the Fleet Fund fiscal year revenue by revenue type, Charges for Services account for $699,500, representing 97.49% of the total revenue. Miscellaneous revenue contributes $18,000, making up 2.51% of the total.

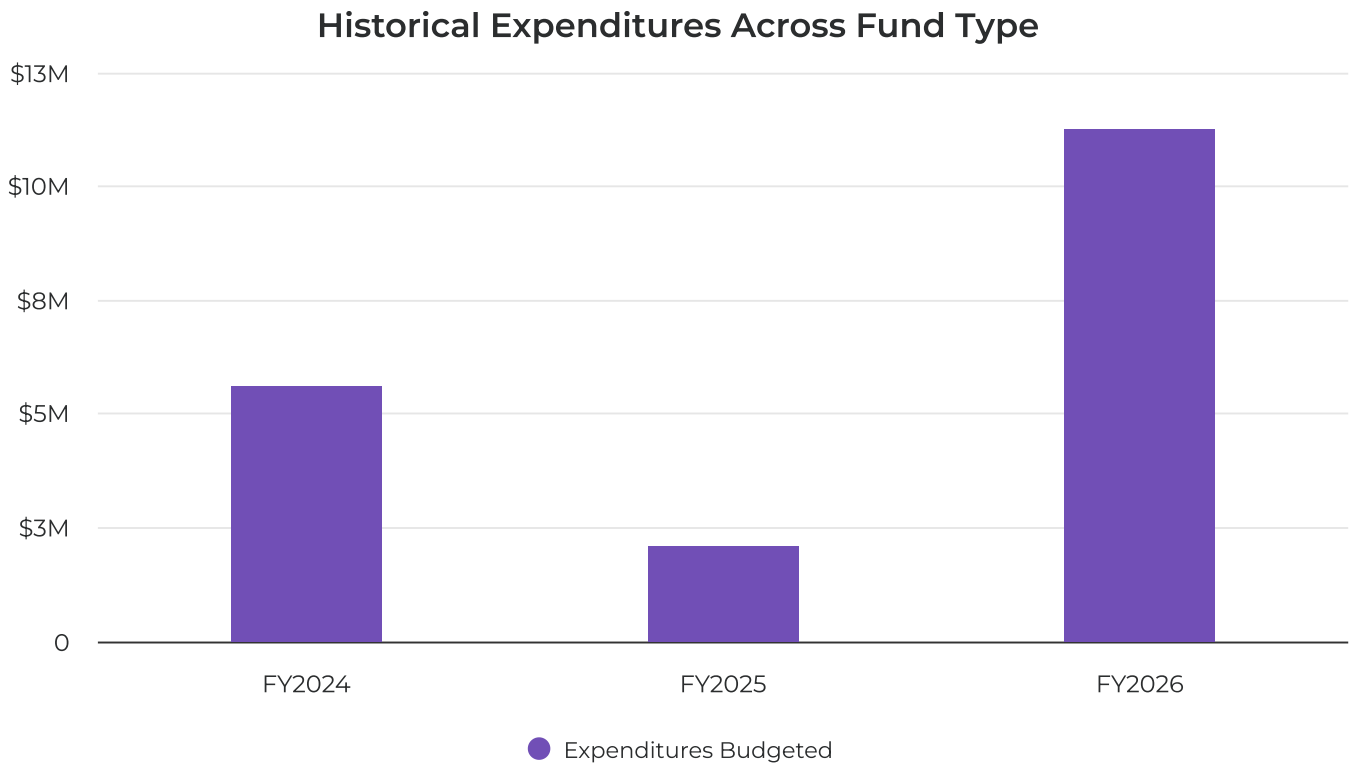
Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
CHARGES FOR SERVICES	$82,275.00	$699,500.00	750.20%
MISCELLANEOUS	$10,510.00	$18,000.00	71.27%
Total Revenues	**$92,785.00**	**$717,500.00**	**673.29%**

Water Fund

The Water Fund is a major enterprise fund. The Water Fund was established to account for the acquisition, operation and maintenance of the Town's water facilities and infrastructure.

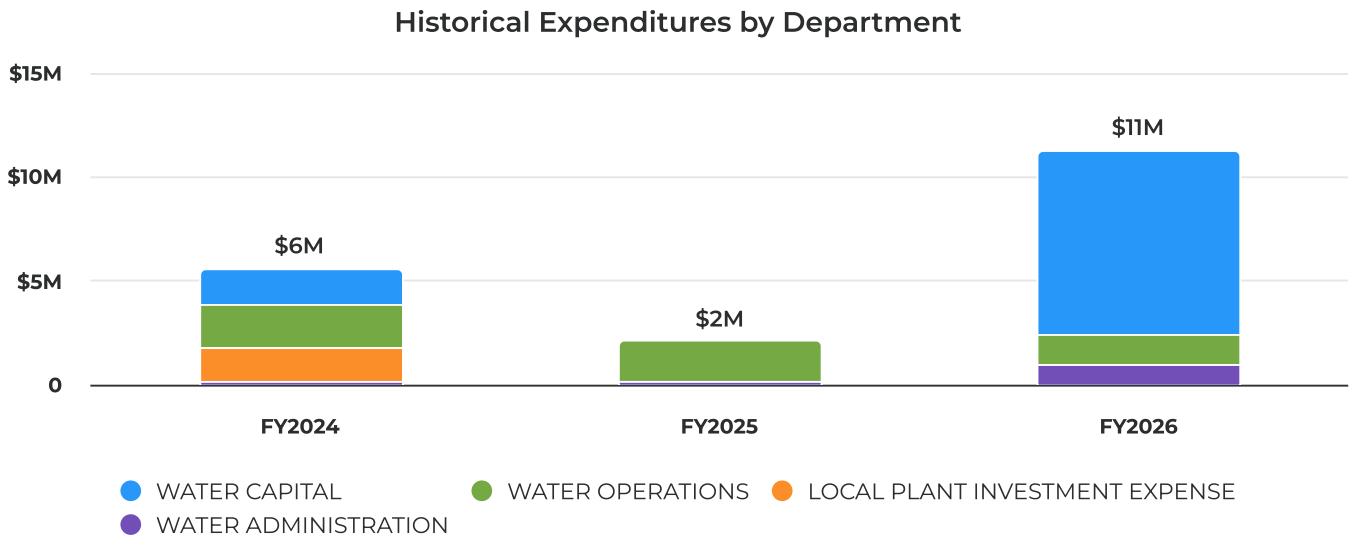
Expenditure Summary



The Water Fund's Expenditure Summary for FY2026 shows a significant increase in budgeted expenditures compared to FY2025. The budgeted expenditures rise to $11.3 million, which is a 440.4% increase from the $2.1 million budgeted in FY2025. This marks a substantial growth in planned spending for the Water Fund.

In contrast, the actual expenditures for FY2025 were $0, indicating no spending occurred despite the $2.1 million budget. The FY2026 budgeted amount of $11.3 million represents a major shift in financial planning for the Water Fund, highlighting a considerable increase in allocated resources.

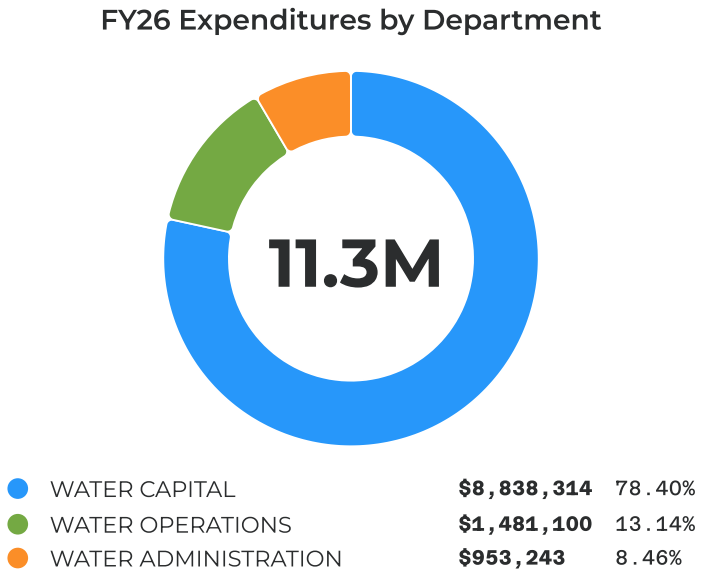
Expenditures by Department



The total expenditures for the Water Fund in FY2026 increased significantly to $11.3 million, representing a 440.4% rise from the previous year's total of $2.1 million. The largest expenditure category in FY2026 is Water Capital, accounting for $8.8 million or 78.4% of the total budget, which is a notable increase from $0 in the prior year.

Water Operations, which was the largest category in the previous year at $2 million (95.1% of total), decreased by $502,778 or 25.34% to $1.5 million in FY2026, now representing 13.14% of the total expenditures. Water Administration also saw a substantial increase, rising by $851,122 or 833.44% to $953,243, making up 8.46% of the total budget compared to 4.9% in the prior year.

Local Plant Investment Expense remained at $0 in FY2026, consistent with the previous year. Overall, the FY2026 budget reflects a major shift with the introduction of significant Water Capital expenditures and a marked increase in Water Administration costs, alongside a decrease in Water Operations spending.

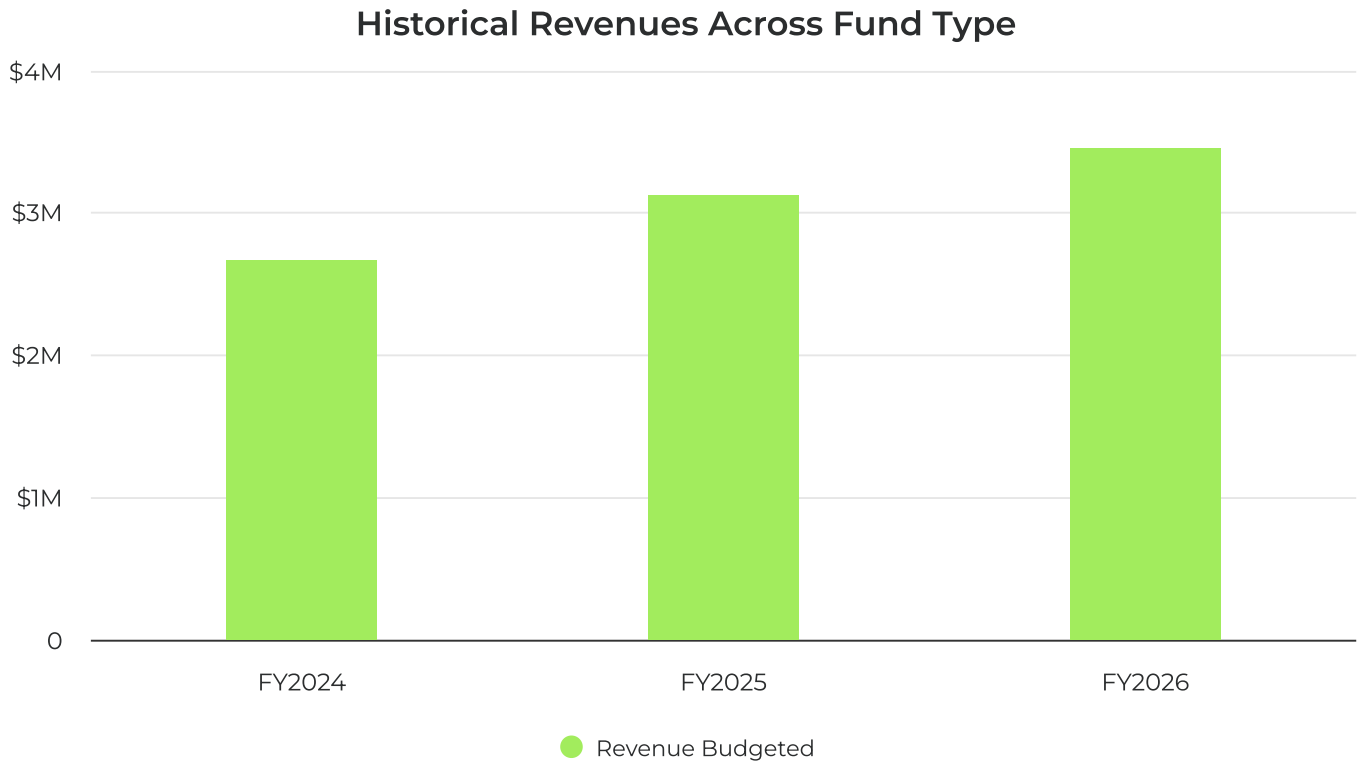


For the Water Fund fiscal year expenditures by department, Water Capital accounts for $8.8 million, representing 78.4% of the total. Water Operations follows with $1.5 million, which is 13.14%. Water Administration comprises $953,243, making up 8.46% of the expenditures.

Expenditures by Department

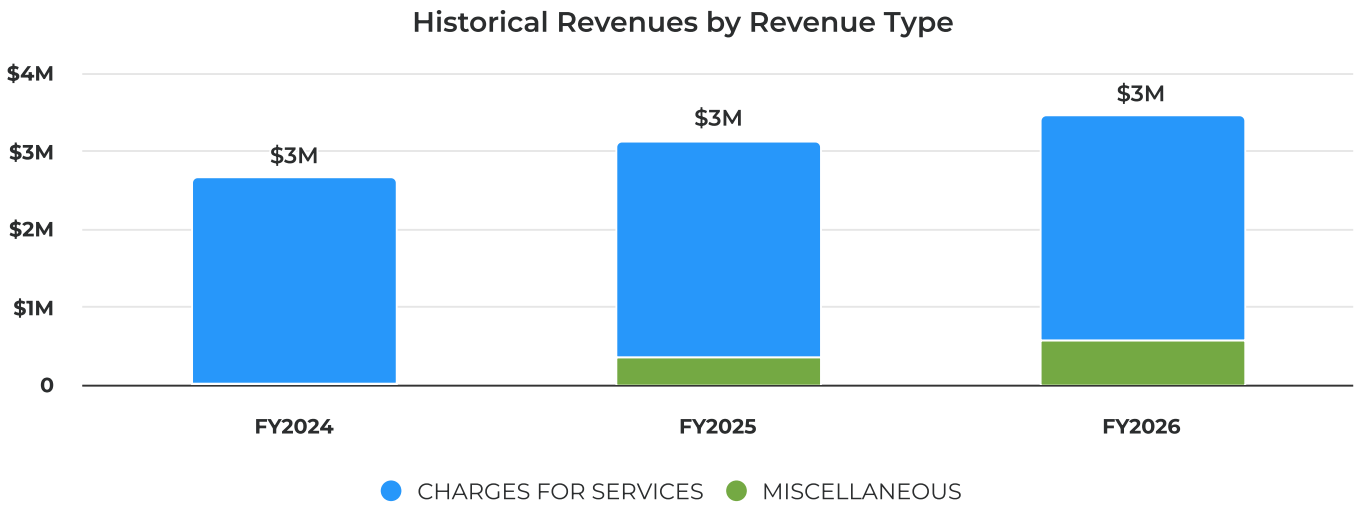
Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
WATER CAPITAL	-	$8,838,314.00	-
WATER OPERATIONS	$1,983,878.00	$1,481,100.00	-25.34%
WATER ADMINISTRATION	$102,121.00	$953,243.00	833.44%
Total Expenditures	**$2,085,999.00**	**$11,272,657.00**	**440.40%**

Revenue Summary



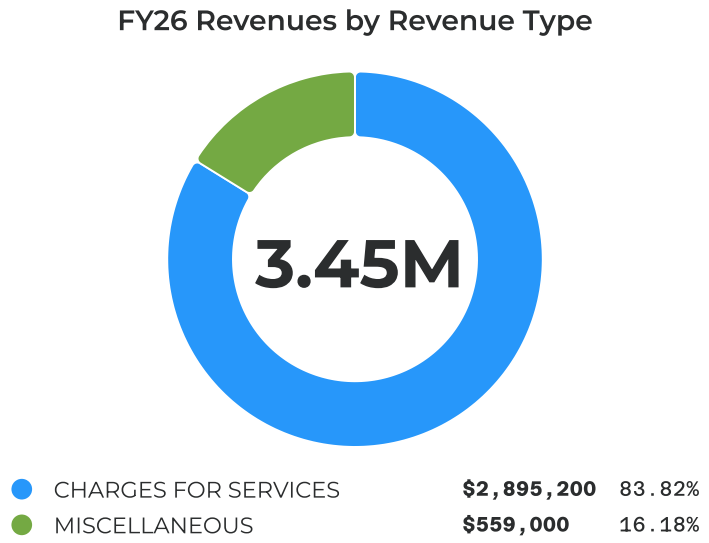
The Water Fund's Revenue Summary for FY2026 shows a budgeted revenue of $3.5 million, which is a 10.33% increase from the previous year's budgeted revenue of $3.1 million. This follows a significant 17.64% increase in budgeted revenue from the prior period to FY2025. The actual revenue for FY2025 is not provided, so no comparison can be made in that regard. Overall, the budgeted revenue continues to grow, though at a slower rate in FY2026 compared to the previous year's increase.

Revenues by Revenue Type



In FY2026, the Water Fund's total revenue is budgeted at $3.5 million, reflecting a 10.33% increase from the previous year's total of $3.1 million. The largest revenue source remains Charges for Services, which accounts for $2.9 million or 83.82% of the total revenue. This represents a $111,279 increase, or 4%, compared to FY2025.

Miscellaneous revenue shows a significant rise to $559,000, making up 16.18% of the total revenue. This category increased by $212,140, or 61.16%, from the prior year. While Charges for Services continues to be the dominant revenue type, Miscellaneous revenue's substantial growth is notable in FY2026.



For the Water Fund's Fiscal Year Revenue by Revenue Type, Charges for Services account for $2.9 million, representing 83.82% of the total revenue. Miscellaneous revenue contributes $559,000, which is 16.18% of the total.

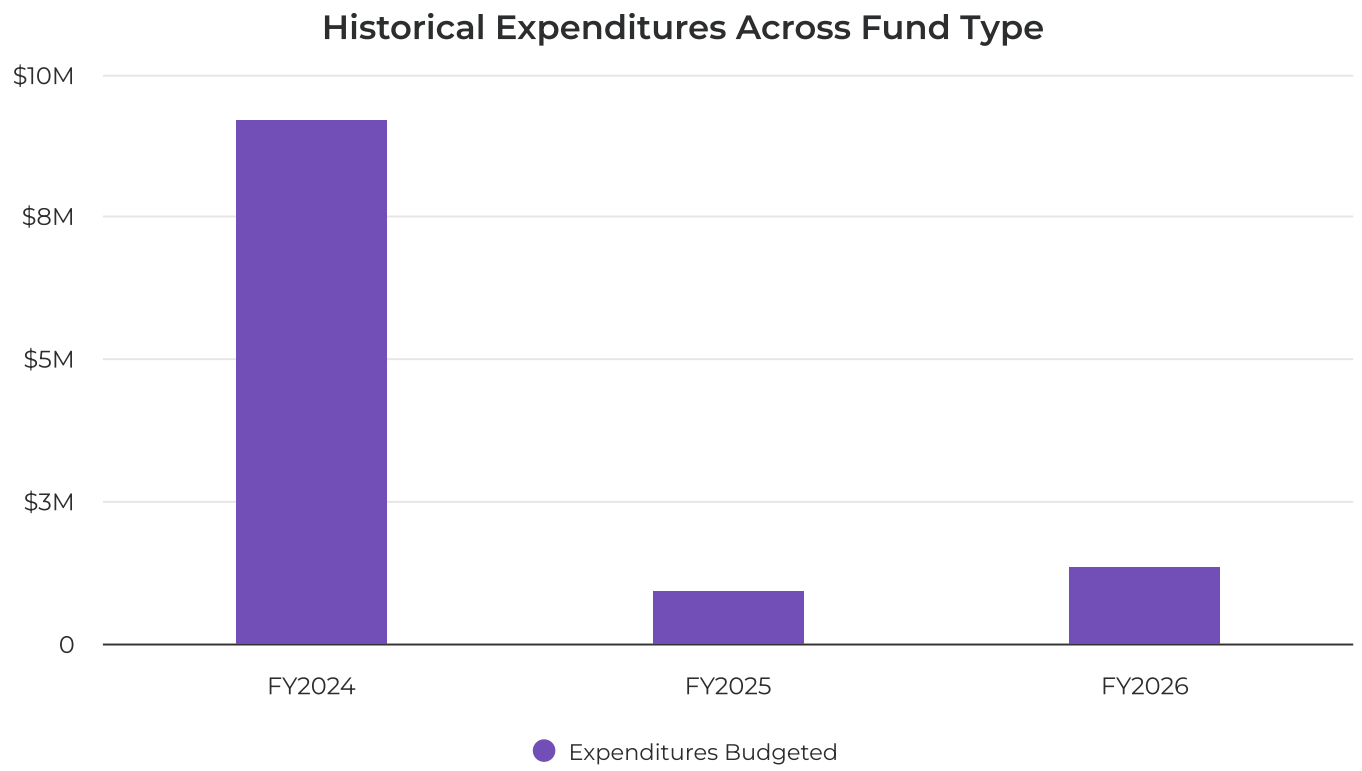
Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
CHARGES FOR SERVICES	$2,783,921.00	$2,895,200.00	4.00%
MISCELLANEOUS	$346,860.00	$559,000.00	61.16%
Total Revenues	**$3,130,781.00**	**$3,454,200.00**	**10.33%**

Wastewater Fund

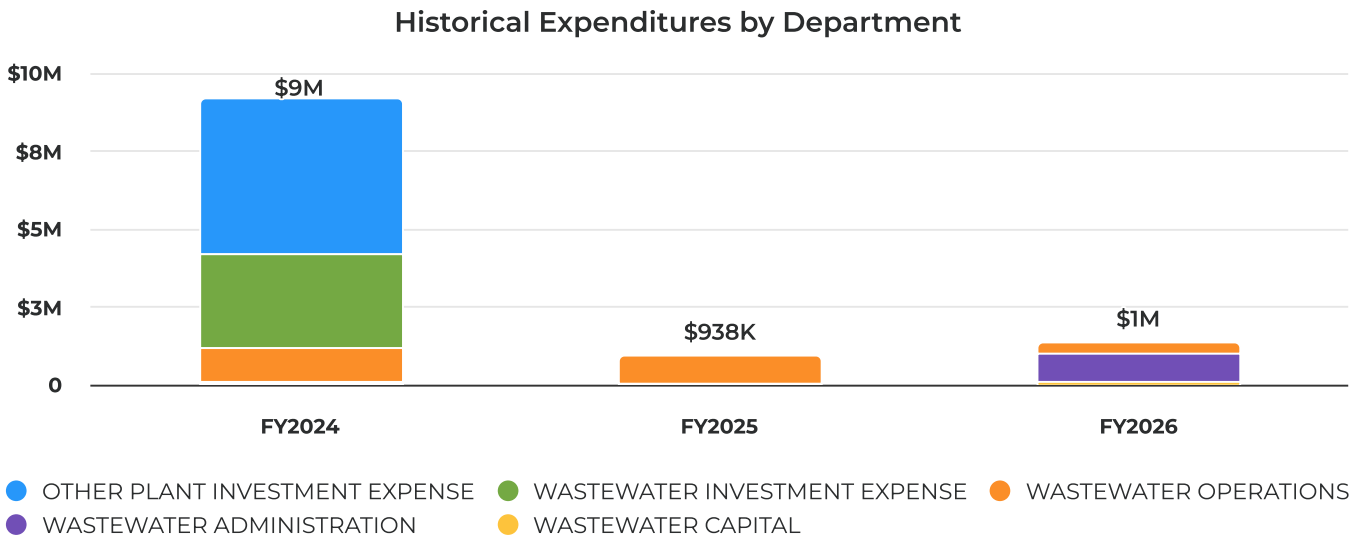
The Wastewater Fund is a major enterprise fund. The Wastewater Fund was established to account for the acquisition, operation and maintenance of the Town's wastewater facilities and infrastructure.

Expenditure Summary



The Wastewater Fund's Expenditure Summary for FY2026 shows a budgeted amount of $1.4 million, which represents a 45.59% increase from the previous year's budgeted expenditures of $938,102. This marks a significant rise following the prior year's budget, which had decreased by 89.81% from its preceding period. The FY2025 actual expenditures were $0, indicating no spending occurred despite the budgeted amount. The FY2026 budget reflects a substantial increase in planned expenditures compared to the previous year’s budget, highlighting a notable shift in financial planning for the Wastewater Fund.

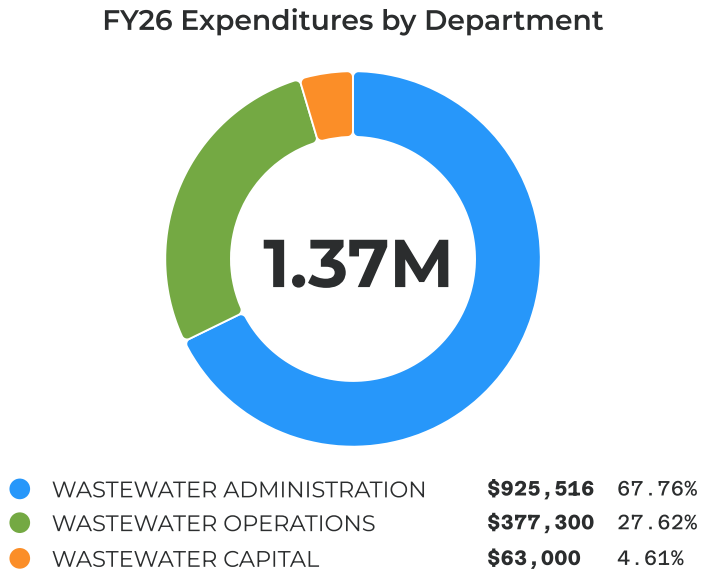
Expenditures by Department



The Wastewater Fund's total expenditures for FY2026 increased by 45.59% to $1.4 million compared to FY2025's total of $938,102. This growth is primarily driven by a significant rise in Wastewater Administration expenses, which surged by $868,727, a 1,529.75% increase, reaching $925,516 and representing 67.76% of the total expenditures.

Conversely, Wastewater Operations saw a substantial decrease of $504,013, or 57.19%, dropping to $377,300 and accounting for 27.62% of the total. Wastewater Capital expenditures appeared in FY2026 at $63,000, making up 4.61% of the total, whereas this category had no expenditures in the previous year.

Other categories such as Other Plant Investment Expense and Wastewater Investment Expense remained at $0, consistent with FY2025. Overall, the shift in expenditure distribution highlights a marked increase in administrative costs alongside a notable reduction in operational spending within the Wastewater Fund for FY2026.

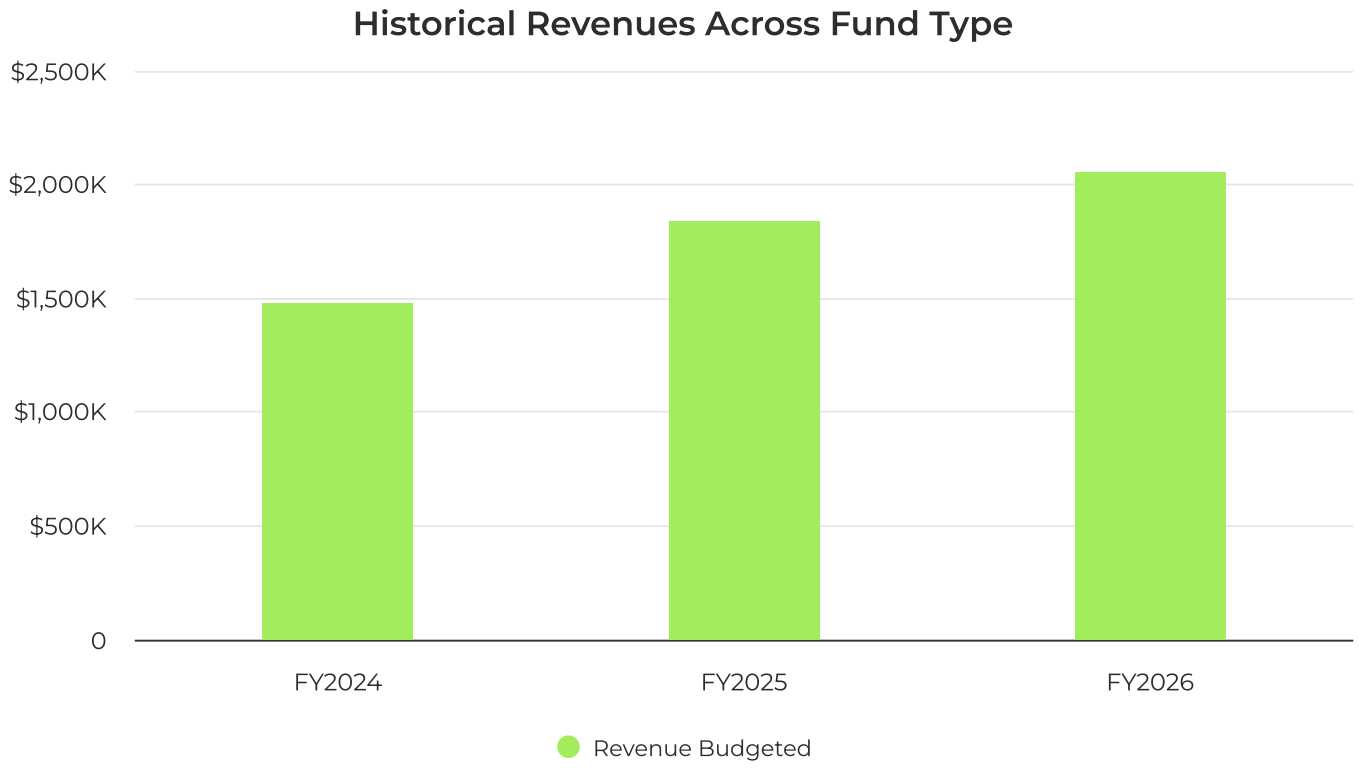


For the Wastewater Fund's Fiscal Year Expenditures by Department, Wastewater Administration accounts for $925,516, representing 67.76% of the total expenditures. Wastewater Operations follows with $377,300, which is 27.62%. Wastewater Capital comprises $63,000, making up 4.61% of the expenditures.

Expenditures by Department

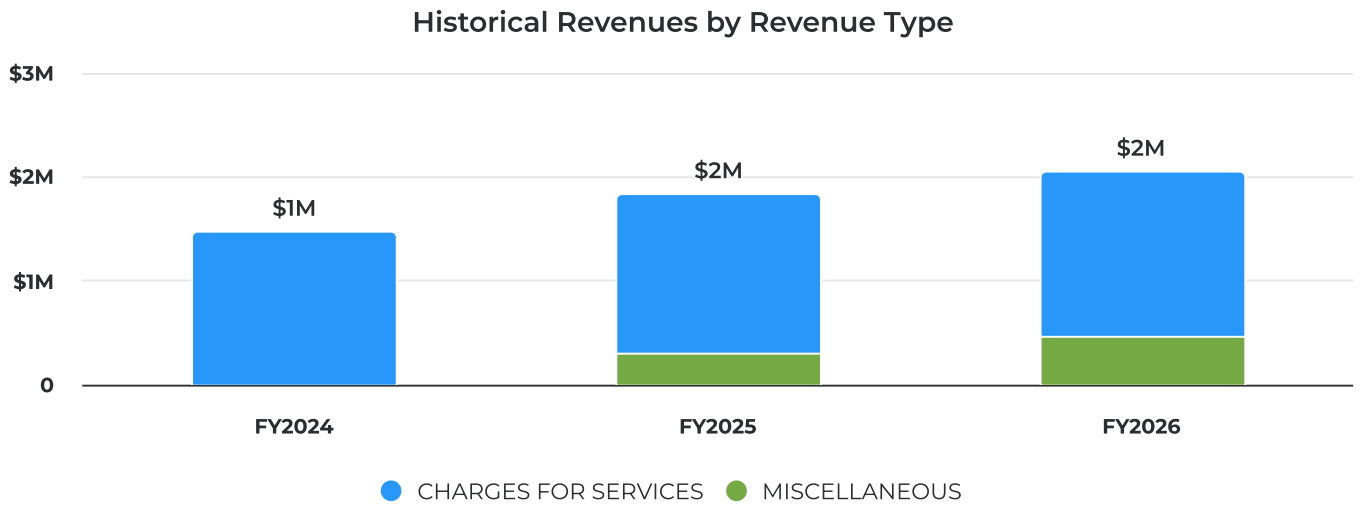
Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
WASTEWATER ADMINISTRATION	$56,789.00	$925,516.00	1,529.75%
WASTEWATER OPERATIONS	$881,313.00	$377,300.00	-57.19%
WASTEWATER CAPITAL	-	$63,000.00	-
Total Expenditures	**$938,102.00**	**$1,365,816.00**	**45.59%**

Revenue Summary

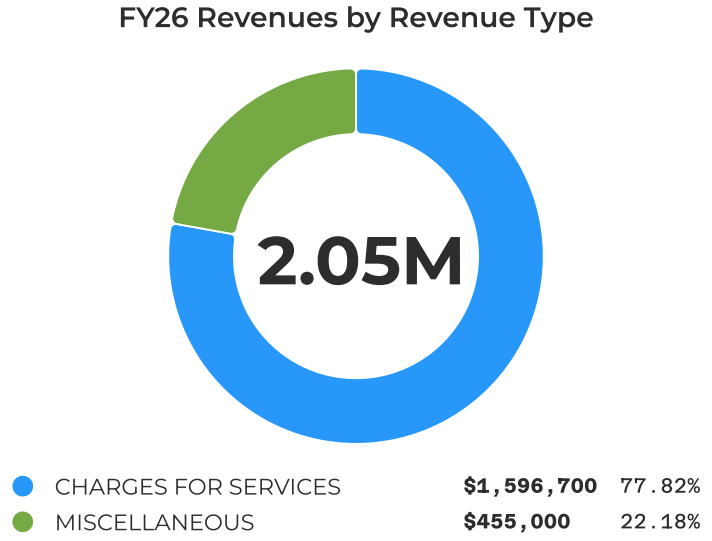


The Wastewater Fund's Revenue Summary for FY2026 shows a budgeted revenue of $2.1 million, which is an increase of 11.57% from the previous year's budgeted revenue of $1.8 million. This follows a significant 24.56% increase in budgeted revenue from the prior period to FY2025. The actual revenue for FY2025 was not reported.

Revenues by Revenue Type



In FY2026, the Wastewater Fund's total revenue increased to $2.1 million, marking an 11.57% rise from the previous year's $1.8 million. The largest revenue source remained Charges for Services, which grew by $61,359 or 4%, reaching $1.6 million and representing 77.82% of the total revenue. Miscellaneous revenue showed a significant increase of $151,440 or 49.89%, rising to $455,000 and accounting for 22.18% of the total. These changes highlight that while Charges for Services continued to be the dominant revenue type, Miscellaneous revenue experienced the largest percentage growth in FY2026 compared to FY2025.



For the Wastewater Fund's Fiscal Year Revenue by Revenue Type, Charges for Services account for $1.6 million, representing 77.82% of the total revenue. Miscellaneous revenue contributes $455,000, making up 22.18% of the total.

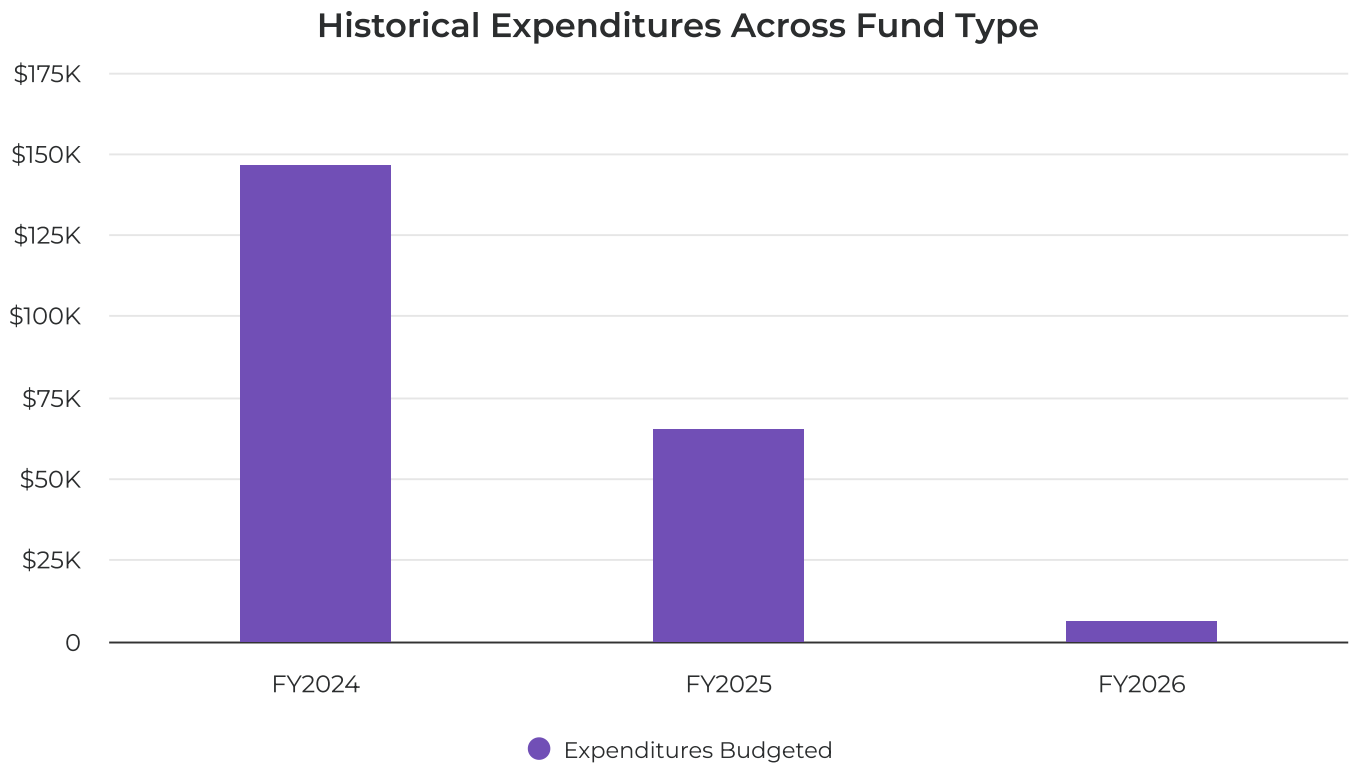
Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
CHARGES FOR SERVICES	$1,535,341.00	$1,596,700.00	4.00%
MISCELLANEOUS	$303,560.00	$455,000.00	49.89%
Total Revenues	**$1,838,901.00**	**$2,051,700.00**	**11.57%**

Stormwater Fund

The Stormwater Fund is a major enterprise fund. The Stormwater Fund was established to account for the acquisition, operation and maintenance of the Town's water facilities and infrastructure.

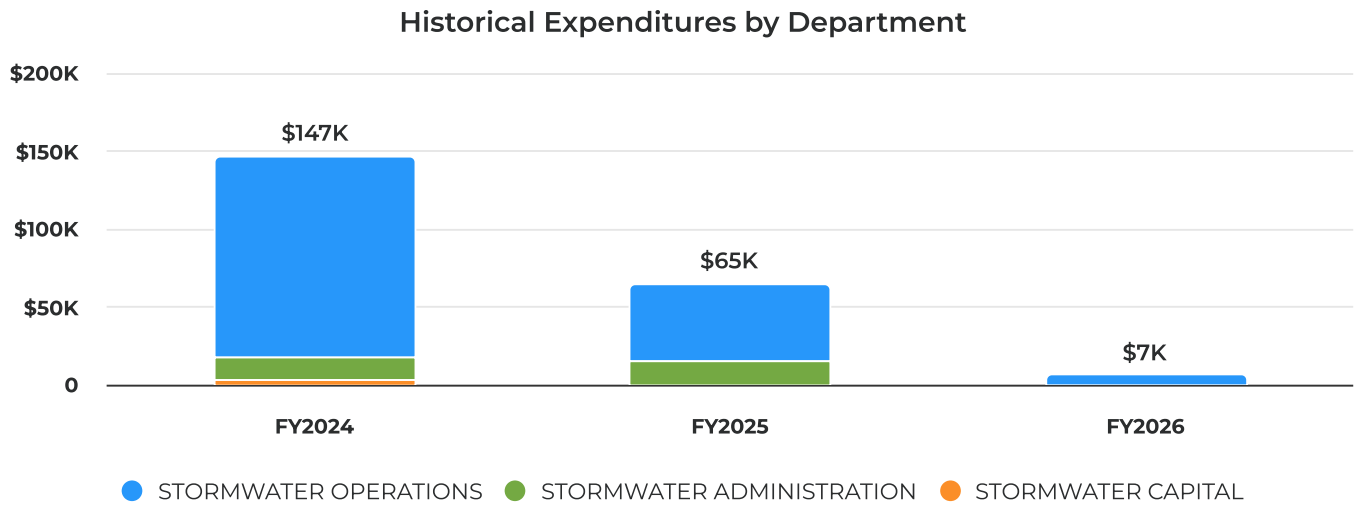
Expenditure Summary



In the Stormwater Fund, the total expenditures budgeted for FY2026 are $6,600, representing a significant decrease of 89.85% compared to the previous year's budgeted amount of $65,017. This marks a continued downward trend in budgeted expenditures following the prior period's 55.69% reduction from an earlier baseline.

Notably, the previous year (FY2025) recorded no actual expenditures, while the FY2026 budget anticipates some level of spending despite the substantial overall reduction. This sharp decline in budgeted expenditures highlights a major contraction in the fund's planned financial outlays for the target year.

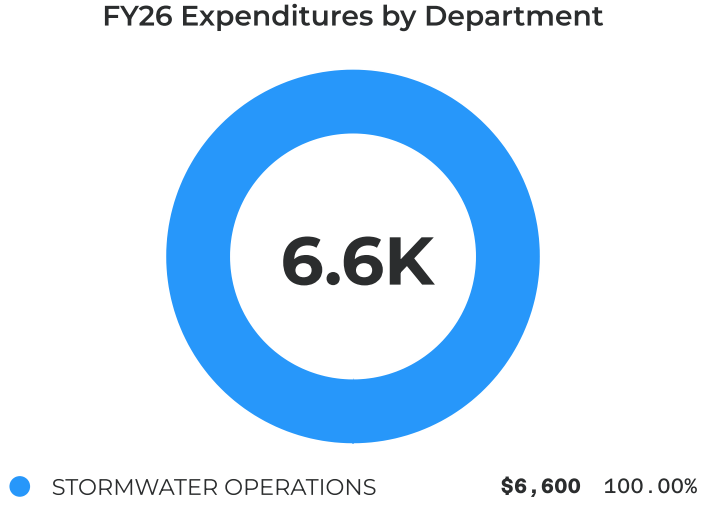
Expenditures by Department



In FY2026, the total expenditures for the Stormwater Fund decreased significantly to $6,600, representing an 89.85% reduction from the previous year's total of $65,017. The entire budget for FY2026 is allocated to Stormwater Operations, which accounts for 100% of the total expenditures, down from $49,438 and 76.04% of the total in FY2025. This category experienced an 86.65% decrease, a reduction of $42,838 compared to the prior year.

Stormwater Administration expenditures dropped to zero in FY2026, a 100% decrease from $15,579 in FY2025, eliminating its previous 23.96% share of the budget. Stormwater Capital also remained at zero, consistent with the prior year.

Overall, the FY2026 budget reflects a substantial contraction in spending across all departments, with the most notable decreases occurring in Stormwater Operations and Stormwater Administration.



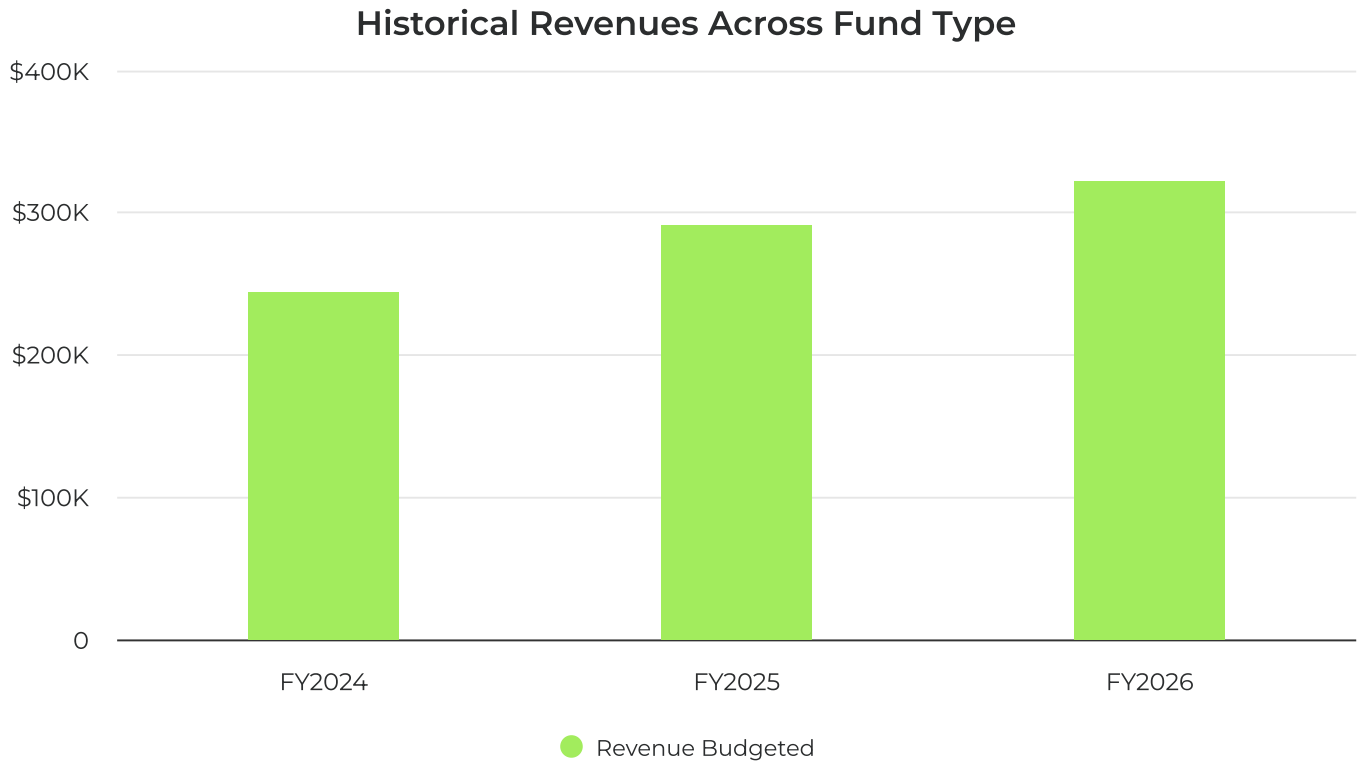
For the fiscal year expenditures by department in the Stormwater Fund, the Stormwater Operations category accounts for the entire amount of $6,600, representing 100% of the expenditures.

Expenditures by Department

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
STORMWATER OPERATIONS	$49,438.00	$6,600.00	-86.65%

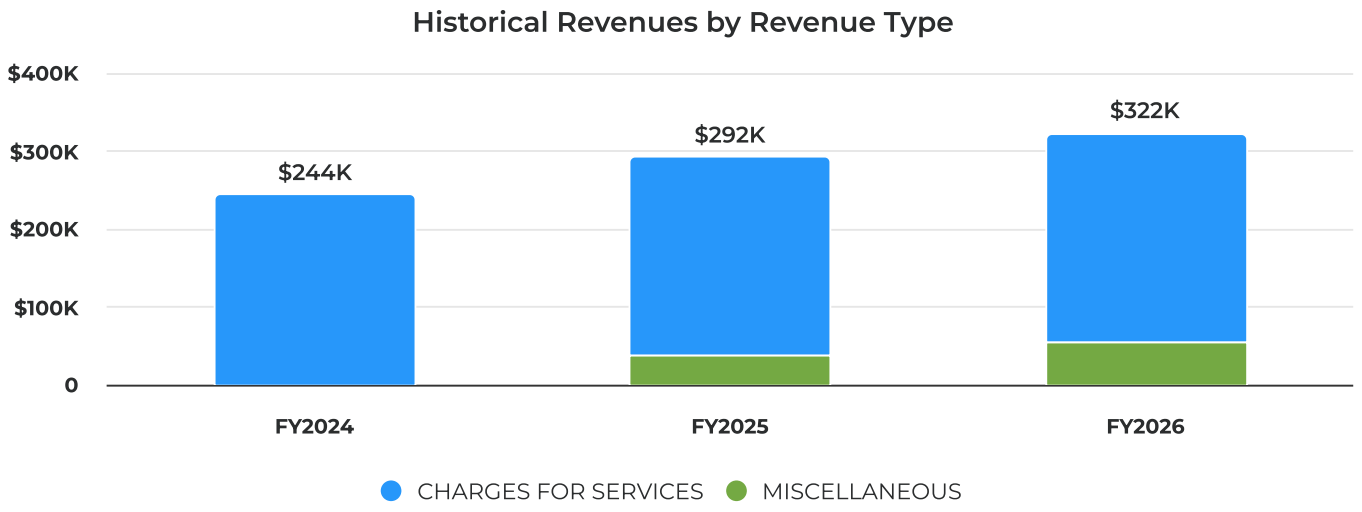
Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
STORMWATER ADMINISTRATION	$15,579.00	-	-100.00%
Total Expenditures	**$65,017.00**	**$6,600.00**	**-89.85%**

Revenue Summary

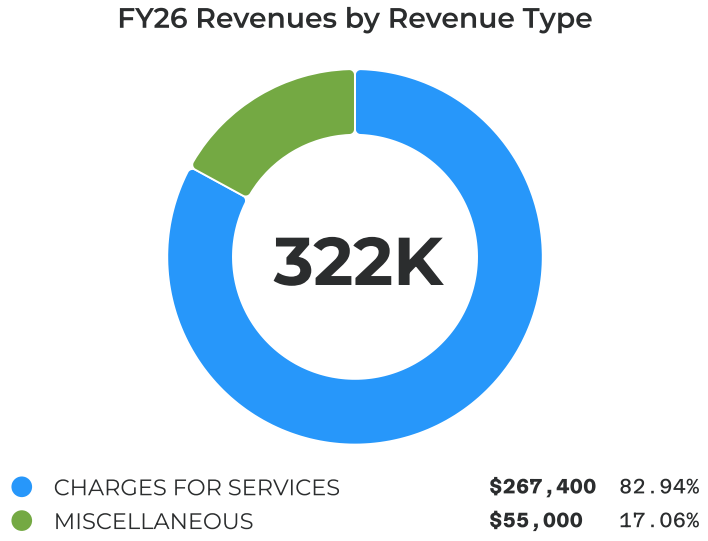


The Stormwater Fund's Revenue Summary for FY2026 shows a budgeted revenue of $322,400, which is an increase of 10.32% from the previous year's budgeted revenue of $292,245. This follows a significant 19.58% increase in budgeted revenue from the prior period to FY2025. The actual revenue for FY2025 was reported as $0, indicating no recorded revenue despite the budgeted amount. Overall, the budgeted revenue continues to grow in FY2026, though at a slower rate compared to the previous year's increase.

Revenues by Revenue Type



In FY2026, the Stormwater Fund's total revenue increased by 10.32% to $322,400 compared to the previous year. The largest revenue category, Charges for Services, rose by 5.04% to $267,400, representing 82.94% of the total revenue, a slight decrease in its share from 87.11% in FY2025. Miscellaneous revenue saw a significant increase of 46%, growing to $55,000 and accounting for 17.06% of the total revenue, up from 12.89% the prior year.



For the Stormwater Fund fiscal year revenue by revenue type, Charges for Services account for $267,400, representing 82.94% of the total revenue. Miscellaneous revenue contributes $55,000, which is 17.06% of the total.

Revenues by Revenue Type

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
CHARGES FOR SERVICES	$254,575.00	$267,400.00	5.04%
MISCELLANEOUS	$37,670.00	$55,000.00	46.00%
Total Revenues	**$292,245.00**	**$322,400.00**	**10.32%**

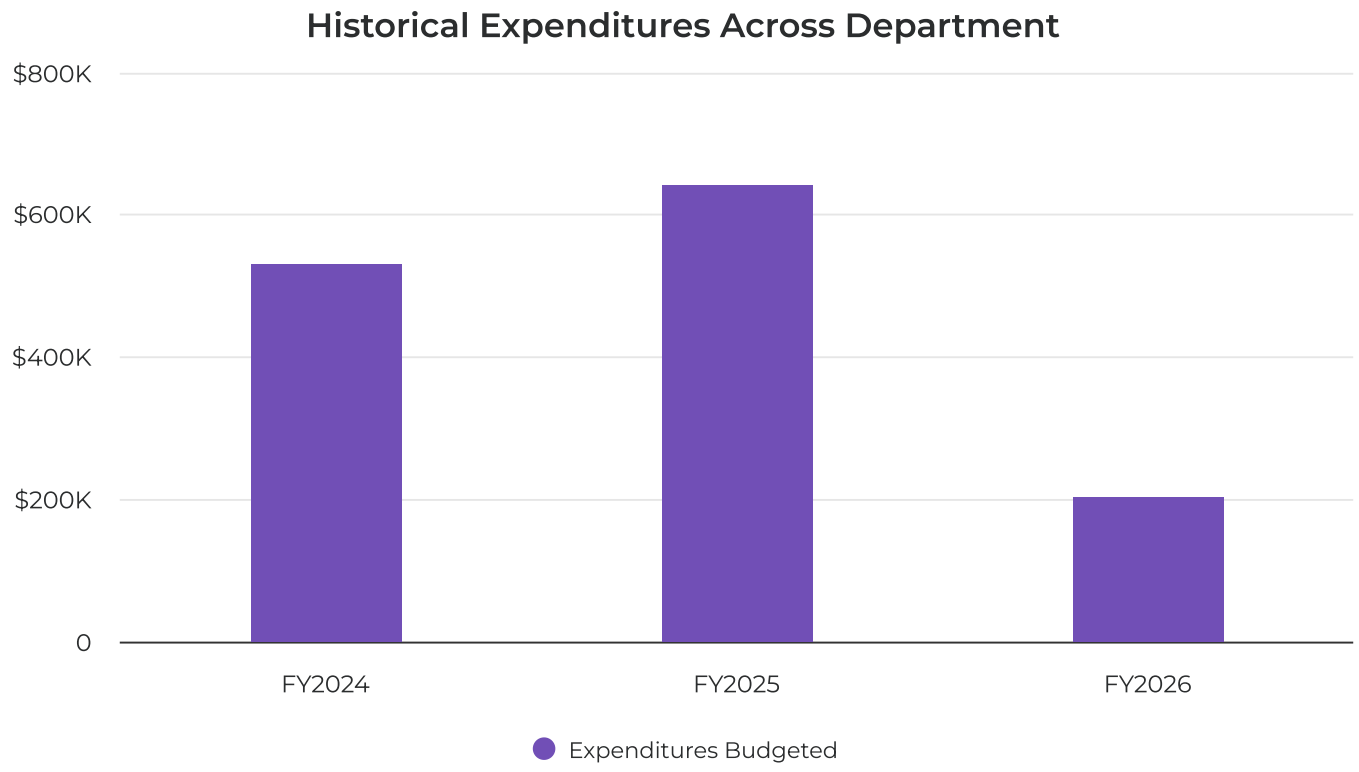
Legislative

The Town of Severance's Legislative branch serves the residents of Severance. Town staff strives to provide the best service to the public and ensure transparency at the legislative level. The legislative branch ensures that all ordinances, resolutions, and elections are conducted according to state and federal legal standards.

The Town consists of three Legislative branches: Town Council, Planning Commission, and Citizen Advisory Board:

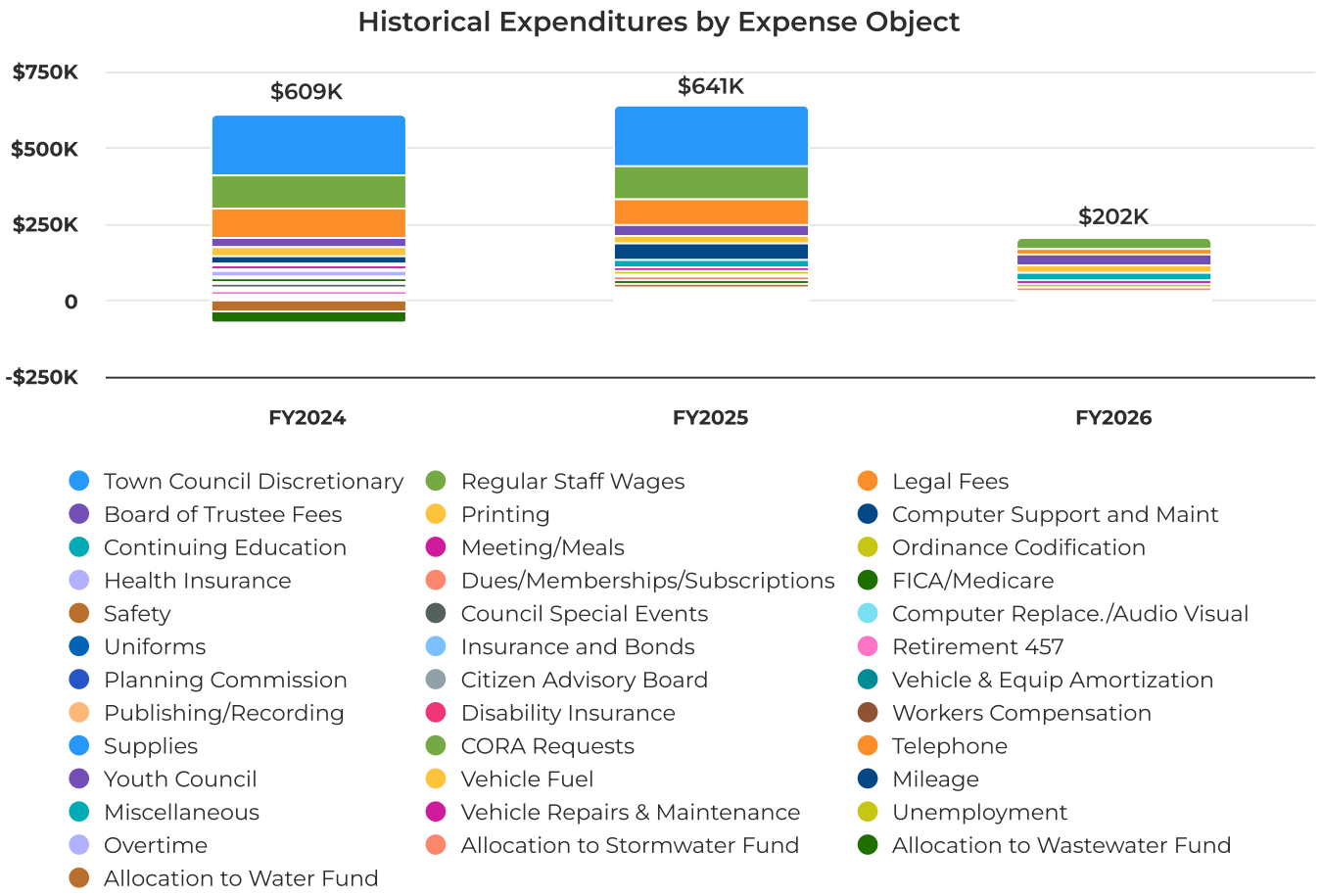
1. The Town Council for the Town consists of a Mayor and six (6) Council Members. Each member must be a registered elector and must reside within the Town limits for at least a year before the election. The residents elect each Council Member for a four (4) year overlapping term. Council Members may serve an unlimited number of terms in office so long as they are elected for such terms at each regular or special election. This governing body hears citizens' concerns and creates and approves Town Ordinances and Resolutions.
2. The Planning Commission consists of one Chairperson, four commissioners, and an alternate. It is appointed by the Town Council and acts as an advisory board on all planning projects, such as subdivisions, oil and gas projects, and commercial and residential developments.
3. The Citizen Advisory Board, which consists of seven citizens of the Town of Severance, advocates for and informs the community by providing research and recommendations on local issues to the Town Council.

Expenditure Summary



The Legislative expenditures budgeted for FY2026 is $202,202, representing a significant decrease of 68.45% compared to the previous year's budgeted amount of $640,983 in FY2025. This marks a substantial reduction in the budget allocation for this category.

Expenditures by Expense Object



The FY2026 Legislative budget totals $202,202, representing a significant decrease of 68.45% from the previous year's total of $640,983. The largest expense category in FY2026 is Board of Trustee Fees at $36,000, which remains unchanged from the prior year and accounts for 17.8% of the total budget.

Regular Staff Wages decreased substantially by 68.2%, from $109,605 to $34,854, now comprising 17.24% of the budget. Legal Fees also saw a major reduction of 81.93%, dropping from $83,000 to $15,000 and making up 7.42% of the total. Printing and Continuing Education expenses remained steady at $25,200 and $24,000 respectively, representing 12.46% and 11.87% of the budget.

Ordinance Codification and Meeting/Meals expenses held steady at $12,000 and $12,100, accounting for 5.93% and 5.98% of the budget respectively. Dues, Memberships, and Subscriptions slightly decreased by 4.35% to $11,000, or 5.44% of the total. Uniforms increased by 50% to $6,000, now 2.97% of the budget, while FICA/Medicare expenses decreased by 51.35% to $5,419, representing 2.68% of the total.

Notable decreases include the complete elimination of the Town Council Discretionary allocation, which was $200,000 in the previous year, and the removal of Computer Support and Maintenance costs, previously $53,178. Other eliminated expenses include Safety, Computer Replacement/Audio Visual, and Insurance and Bonds. Health Insurance costs dropped by 74.35% to $2,690, and Retirement 457 contributions decreased by 69.42% to $1,046.

Among the few increases, Youth Council expenses rose to $2,000, Mileage increased by 500% to $300, Miscellaneous expenses grew by 14.29% to $600, Uniforms increased by 50%, and Vehicle & Equipment Amortization slightly increased by 1.01% to $2,000.

FY26 Expenditures by Expense Object



Board of Trustee Fees	**$36,000**	17.80%
Regular Staff Wages	**$34,854**	17.24%
Printing	**$25,200**	12.46%
Continuing Education	**$24,000**	11.87%
Legal Fees	**$15,000**	7.42%
Meeting/Meals	**$12,100**	5.98%
Ordinance Codification	**$12,000**	5.93%
Dues/Memberships/Subscriptions	**$11,000**	5.44%
Uniforms	**$6,000**	2.97%
FICA/Medicare	**$5,419**	2.68%
Council Special Events	**$5,000**	2.47%
Health Insurance	**$2,690**	1.33%
Vehicle & Equip Amortization	**$2,000**	0.99%
Planning Commission	**$2,000**	0.99%
Citizen Advisory Board	**$2,000**	0.99%
Youth Council	**$2,000**	0.99%
Supplies	**$1,300**	0.64%
Retirement 457	**$1,046**	0.52%
Publishing/Recording	**$1,000**	0.49%
Miscellaneous	**$600**	0.30%
Disability Insurance	**$523**	0.26%
Mileage	**$300**	0.15%
Overtime	**$100**	0.05%
Unemployment	**$70**	0.03%

For the Legislative fiscal year expenditures by expense object, Board of Trustee Fees account for $36,000, representing 17.8% of the total. Regular Staff Wages follow closely at $34,854, or 17.24%. Printing expenses are $25,200, making up 12.46%, while Continuing Education costs are $24,000, which is 11.87% of the expenditures. Legal Fees total $15,000, comprising 7.42%, and Meeting/Meals expenses are $12,100, or 5.98%. Ordinance Codification costs are $12,000, representing 5.93%, and Dues/Memberships/Subscriptions amount to $11,000, or 5.44%. Uniform expenses are $6,000, accounting for 2.97%, and FICA/Medicare costs are $5,419, which is 2.68% of the total. Fourteen smaller categories are not included in this summary.

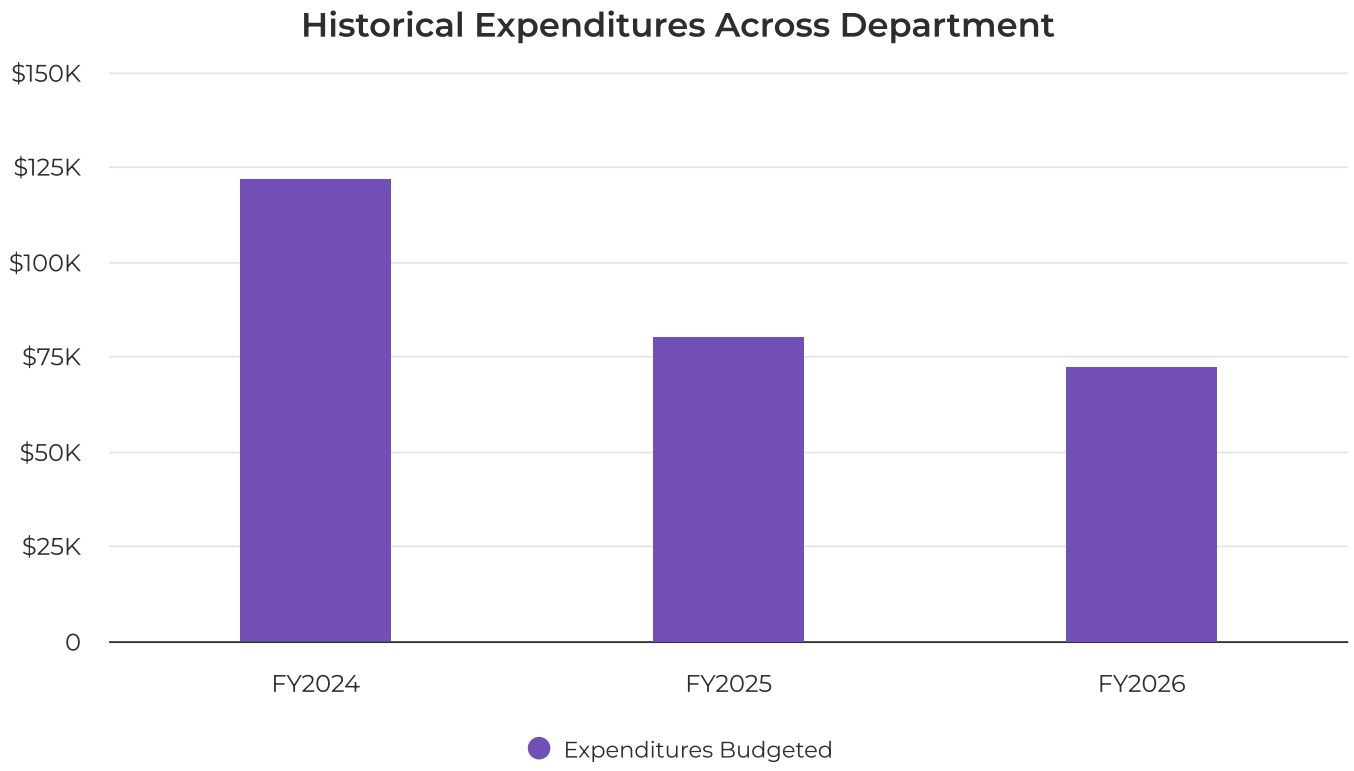
Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$109,605.00	$34,854.00	-68.20%
Retirement 457	$3,420.00	$1,046.00	-69.42%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Board of Trustee Fees	$36,000.00	$36,000.00	0.00%
FICA/Medicare	$11,139.00	$5,419.00	-51.35%
Workers Compensation	$1,930.00	-	-100.00%
Unemployment	$272.00	$70.00	-74.26%
Health Insurance	$10,488.00	$2,690.00	-74.35%
Disability Insurance	$2,184.00	$523.00	-76.05%
Legal Fees	$83,000.00	$15,000.00	-81.93%
Telephone	$1,219.00	-	-100.00%
Mileage	$50.00	$300.00	500.00%
Insurance and Bonds	$4,753.00	-	-100.00%
Printing	$25,200.00	$25,200.00	0.00%
Publishing/Recording	$3,000.00	$1,000.00	-66.67%
Ordinance Codification	$12,000.00	$12,000.00	0.00%
Dues/Memberships/Subscriptions	$11,500.00	$11,000.00	-4.35%
Continuing Education	$24,000.00	$24,000.00	0.00%
Meeting/Meals	$12,100.00	$12,100.00	0.00%
Miscellaneous	$525.00	$600.00	14.29%
Council Special Events	$5,000.00	$5,000.00	0.00%
CORA Requests	$1,260.00	-	-100.00%
Computer Replace./Audio Visual	$7,400.00	-	-100.00%
Computer Support and Maint	$53,178.00	-	-100.00%
Safety	$10,000.00	-	-100.00%
Uniforms	$4,000.00	$6,000.00	50.00%
Supplies	$1,680.00	$1,300.00	-22.62%
Citizen Advisory Board	$2,000.00	$2,000.00	0.00%
Planning Commission	$2,000.00	$2,000.00	0.00%
Overtime	$100.00	$100.00	0.00%
Vehicle & Equip Amortization	$1,980.00	$2,000.00	1.01%
Town Council Discretionary	$200,000.00	-	-100.00%
Youth Council	-	$2,000.00	-
Total Expenditures	**$640,983.00**	**$202,202.00**	**-68.45%**

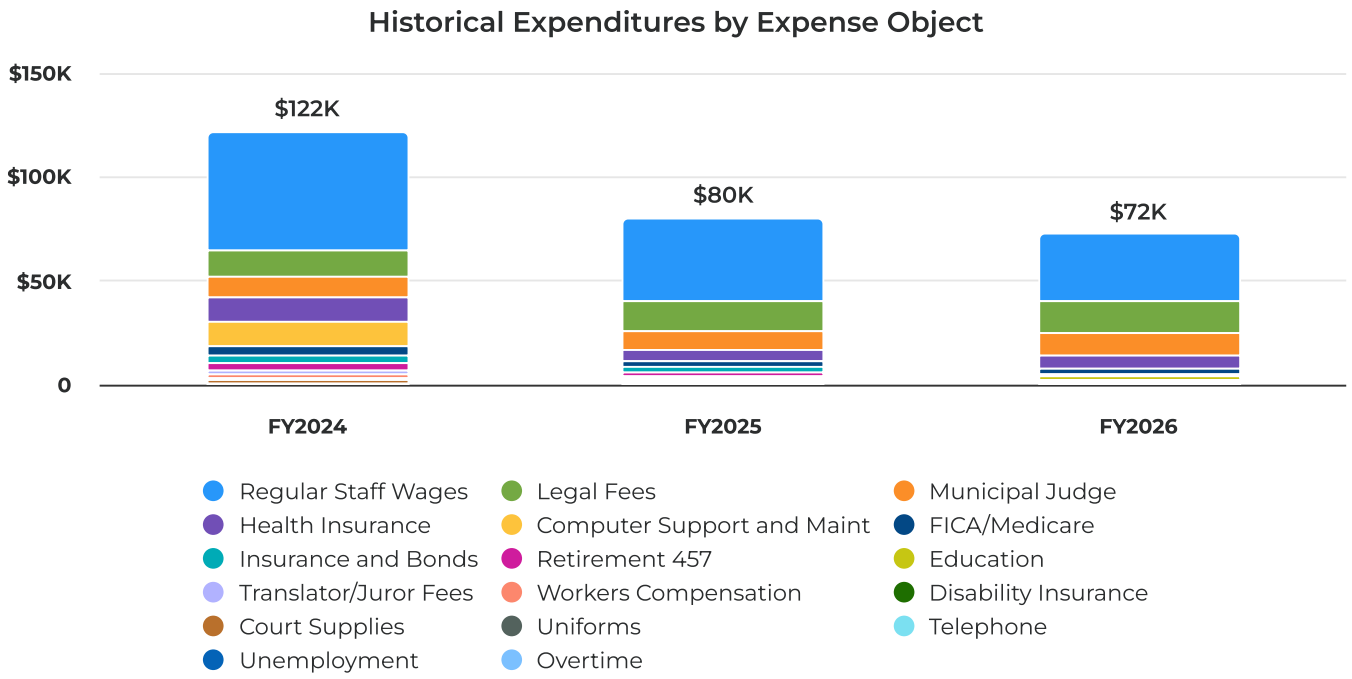
Judicial

Expenditure Summary



In FY2026, the Judicial expenditures budgeted amount to $72,374, representing a 9.9% decrease from the previous year's budgeted expenditures of $80,328 in FY2025. This continues the downward trend observed from the prior period, where FY2025 expenditures were already reduced by 34.08% compared to its preceding period. The budgeted expenditures for FY2026 reflect a further contraction in spending within the Judicial category.

Expenditures by Expense Object

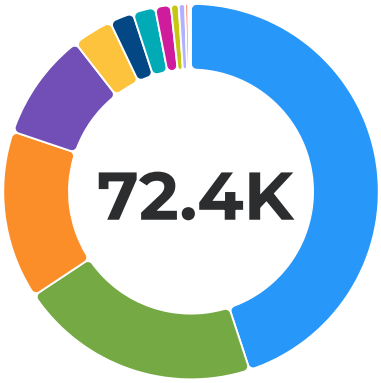


The total budget for Judicial in FY2026 is $72,374, representing a 9.9% decrease from the previous year's total of $80,328. Regular Staff Wages remain the largest expense category at $32,531, accounting for 44.95% of the total budget, but this is a decrease of $8,029 or 19.8% from the prior year.

Legal Fees increased by $1,337 or 9.79% to $15,000, now making up 20.73% of the total budget. The Municipal Judge category also saw an increase of $900 or 9.38%, rising to $10,500 and representing 14.51% of the budget. Health Insurance expenses grew by $1,481 or 28.24% to $6,725, which is 9.29% of the total. Education expenses increased by $500 or 50% to $1,500, and Uniforms rose significantly by $1,200 or 600% to $1,400, now constituting 1.93% of the budget.

Among the decreases, Insurance and Bonds and Workers Compensation were eliminated entirely, each dropping by $2,377 and $965 respectively, both representing 100% decreases. FICA/Medicare expenses decreased by $614 or 19.79% to $2,489, and Telephone expenses were reduced to zero, a $407 or 100% decrease. Court Supplies declined by $325 or 61.9% to $200. Retirement 457 contributions decreased by $289 or 22.85% to $976. Translator/Juror Fees fell by $230 or 36.51% to $400, and Disability Insurance dropped by $120 or 19.74% to $488. Unemployment expenses decreased by $16 or 19.75% to $65.

FY26 Expenditures by Expense Object



Regular Staff Wages	**$32,531**	44.95%
Legal Fees	**$15,000**	20.73%
Municipal Judge	**$10,500**	14.51%
Health Insurance	**$6,725**	9.29%
FICA/Medicare	**$2,489**	3.44%
Education	**$1,500**	2.07%
Uniforms	**$1,400**	1.93%
Retirement 457	**$976**	1.35%
Disability Insurance	**$488**	0.67%
Translator/Juror Fees	**$400**	0.55%
Court Supplies	**$200**	0.28%
Overtime	**$100**	0.14%
Unemployment	**$65**	0.09%

For the Judicial fiscal year expenditures by expense object, Regular Staff Wages account for $32,531, representing 44.95% of the total. Legal Fees follow with $15,000, or 20.73%. The Municipal Judge category comprises $10,500, which is 14.51%. Health Insurance expenses total $6,725, making up 9.29%. FICA/Medicare costs are $2,489, or 3.44%. Education expenses amount to $1,500, representing 2.07%, while Uniforms account for $1,400, or 1.93%. Retirement 457 contributions are $976, equating to 1.35%. Disability Insurance is $488, or 0.67%, and Translator/Juror Fees total $400, which is 0.55% of the expenditures.

Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$40,560.00	$32,531.00	-19.80%
Retirement 457	$1,265.00	$976.00	-22.85%
FICA/Medicare	$3,103.00	$2,489.00	-19.79%
Workers Compensation	$965.00	-	-100.00%
Unemployment	$81.00	$65.00	-19.75%
Health Insurance	$5,244.00	$6,725.00	28.24%
Disability Insurance	$608.00	$488.00	-19.74%
Legal Fees	$13,663.00	$15,000.00	9.79%
Telephone	$407.00	-	-100.00%
Insurance and Bonds	$2,377.00	-	-100.00%
Uniforms	$200.00	$1,400.00	600.00%
Municipal Judge	$9,600.00	$10,500.00	9.38%
Education	$1,000.00	$1,500.00	50.00%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Translator/Juror Fees	$630.00	$400.00	-36.51%
Court Supplies	$525.00	$200.00	-61.90%
Overtime	$100.00	$100.00	0.00%
Total Expenditures	**$80,328.00**	**$72,374.00**	**-9.90%**

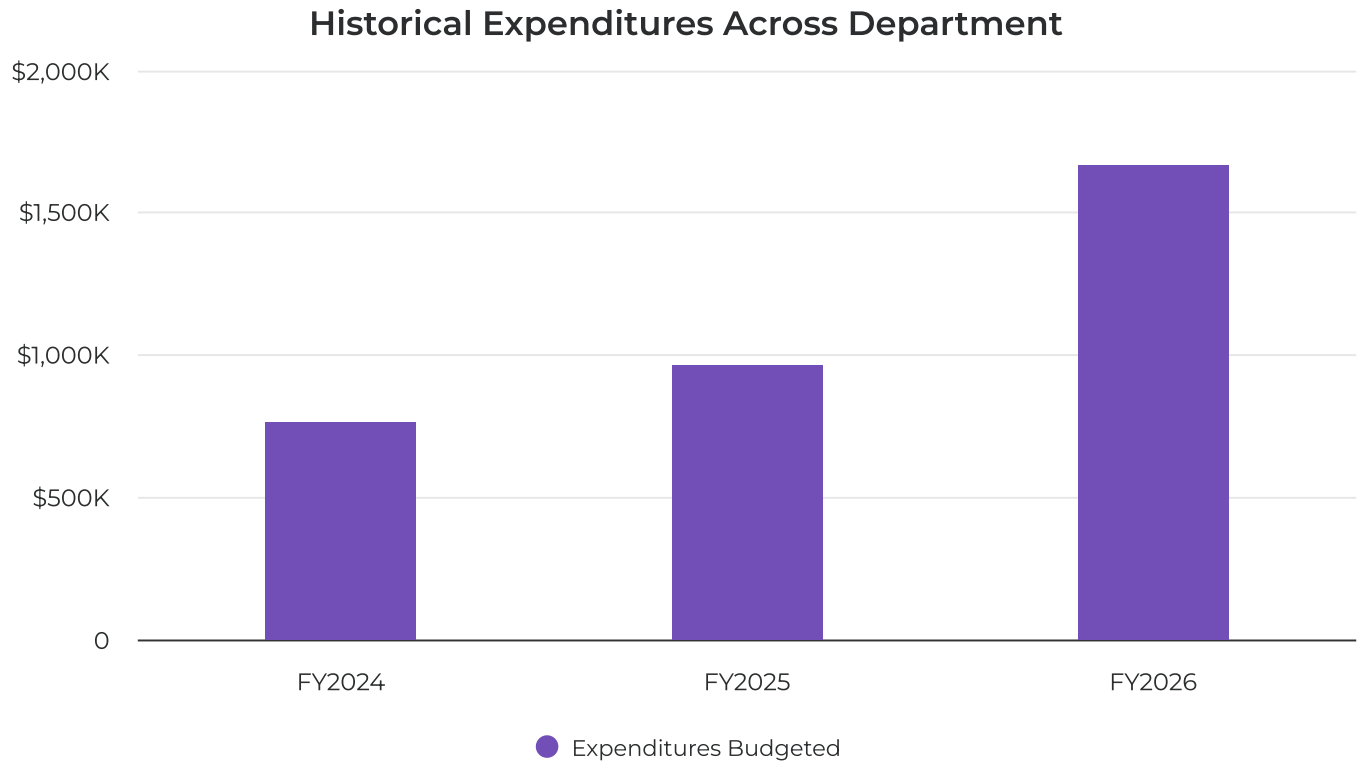
Management

The Town Manager is appointed by the Town Council as the chief managing officer and is ultimately responsible for enforcing local laws and ensuring sound fiscal and operational practices. The Town Manager oversees various projects of the Town Government to ensure efficient, quality services are delivered to the community and facilitates the flow of information from staff to the Town Council as they review projects and questions brought before them.

The Deputy Manager reports to the Town Manager and assists the Town Manager in overseeing the Town's day-to-day operations. They advise and support the Department Directors on operational activities, lead innovation, conduct research, and evaluate the performance of assigned personnel, programs, and services.

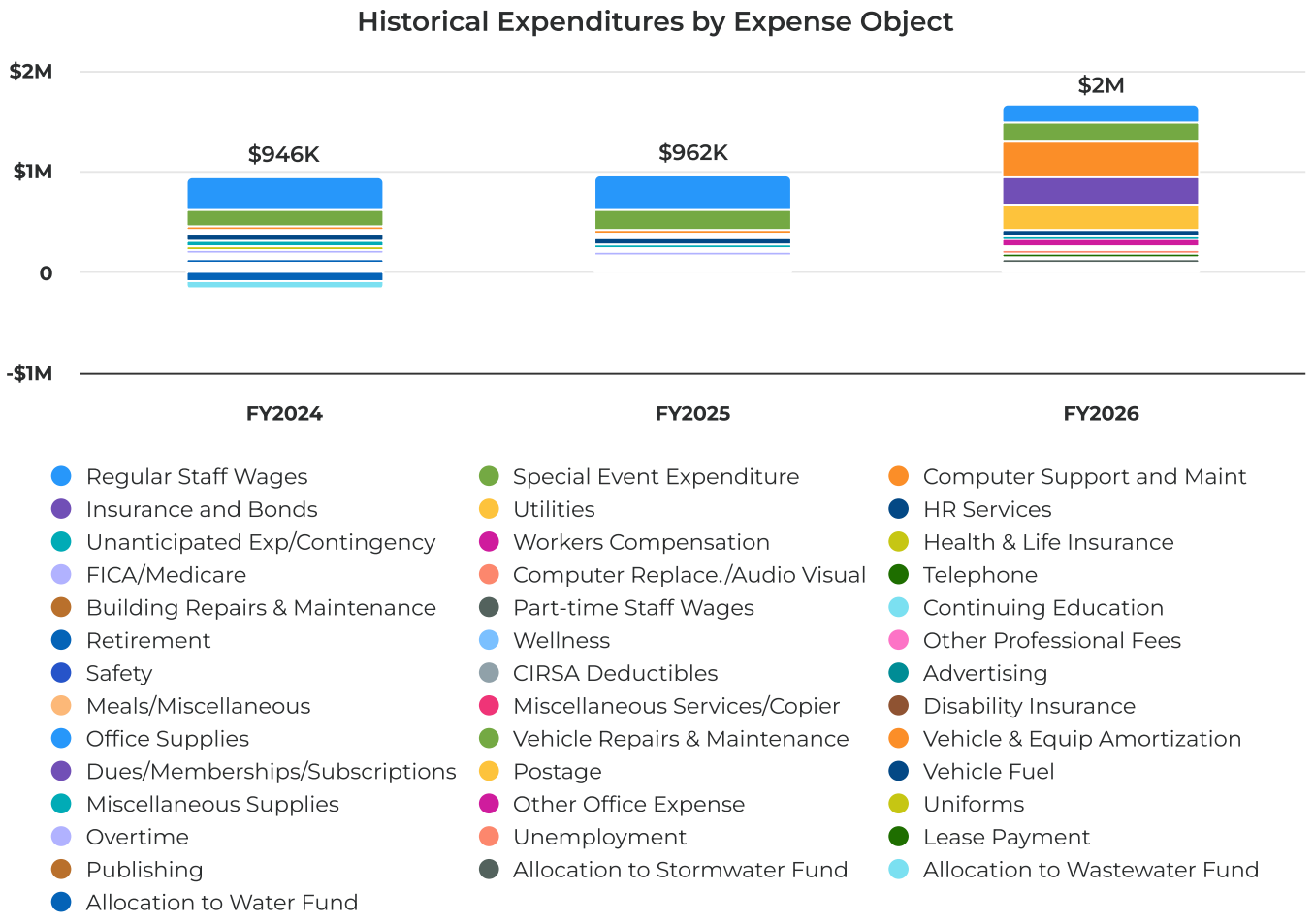
The Town Management collaborates with the Town Council and the Executive Leadership Team in achieving the town's strategic goals. It assists in the identification and development of policy options, including recommendations for improving the town's overall management and operation. It fosters cooperative relationships with civic and community groups, intergovernmental agencies, and Town staff.

Expenditure Summary



The Management expenditure budget for FY2026 is set at $1.7 million, representing a significant increase of 73.84% from the previous year's budget of $962,231. This marks a substantial growth compared to the 26.04% increase observed from the prior period to FY2025. The FY2026 budget reflects a notable upward trend in expenditures, more than doubling the rate of increase seen in the previous year.

Expenditures by Expense Object



The FY2026 Management budget totals $1.7 million, marking a 73.84% increase from FY2025's $962,231. The largest expenditure category in FY2026 is Computer Support and Maintenance at $356,630, which represents 21.32% of the total budget and has increased by $321,983 or 929.32% compared to the previous year.

Insurance and Bonds is the second largest category at $274,200, accounting for 16.39% of the total and showing a significant increase of $258,517 or 1,648.39%. Utilities follow closely at $262,200, making up 15.68% of the budget and rising by $246,911 or 1,614.96% from FY2025.

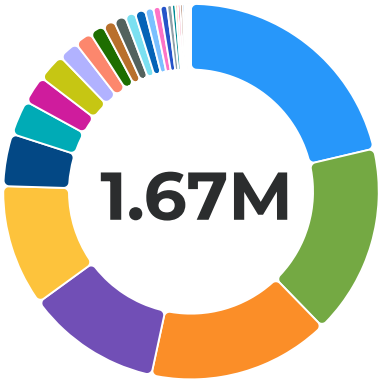
Regular Staff Wages decreased notably to $194,199, which is 11.61% of the total budget and down by $148,002 or 43.25%. Special Event Expenditure also declined to $175,000, representing 10.46% of the budget and decreasing by $25,000 or 12.5%.

Other significant increases include Workers Compensation at $75,600 (+$69,231; +1,087%), Telephone expenses at $40,000 (+$34,245; +595.05%), and Computer Replacement/Audio Visual at $40,000 (+$23,700; +145.4%). Part-time Staff Wages appear at $28,776, a new allocation compared to zero in the previous year.

Notable decreases beyond Regular Staff Wages and Special Event Expenditure include HR Services, which dropped to $50,000 (-$25,000; -33.33%), Unanticipated Expenses/Contingency reduced by half to $25,000 (-$25,000; -50%), and Wellness expenses down to $15,000 (-$10,000; -40%). FICA/Medicare also decreased to $17,057 (-$9,121; -34.84%).

Overall, the FY2026 budget reflects substantial increases in technology-related and insurance categories, alongside reductions in personnel-related expenses and some service categories compared to FY2025.

FY26 Expenditures by Expense Object



Computer Support and Maint	$356,630	21.32%
Insurance and Bonds	$274,200	16.39%
Utilities	$262,200	15.68%
Regular Staff Wages	$194,199	11.61%
Special Event Expenditure	$175,000	10.46%
Workers Compensation	$75,600	4.52%
HR Services	$50,000	2.99%
Computer Replace./Audio Visual	$40,000	2.39%
Telephone	$40,000	2.39%
Part-time Staff Wages	$28,776	1.72%
Unanticipated Exp/Contingency	$25,000	1.49%
Health & Life Insurance	$21,031	1.26%
FICA/Medicare	$17,057	1.02%
Building Repairs & Maintenance	$17,000	1.02%
Wellness	$15,000	0.90%
CIRSA Deductibles	$15,000	0.90%
Continuing Education	$12,000	0.72%
Safety	$10,000	0.60%
Retirement	$9,719	0.58%
Other Professional Fees	$7,000	0.42%
Meals/Miscellaneous	$5,000	0.30%
Vehicle & Equip Amortization	$3,600	0.22%
Dues/Memberships/Subscriptions	$3,500	0.21%
Disability Insurance	$3,252	0.19%
Miscellaneous Supplies	$3,000	0.18%
Vehicle Repairs & Maintenance	$2,500	0.15%
Advertising	$2,000	0.12%
Uniforms	$1,500	0.09%
Lease Payment	$1,100	0.07%
Vehicle Fuel	$1,000	0.06%
Unemployment	$445	0.03%
Overtime	$400	0.02%

The fiscal year expenditures for Management include Computer Support and Maint at $356,630, representing 21.32% of the total. Insurance and Bonds account for $274,200 or 16.39%, followed by Utilities at $262,200, which is 15.68%. Regular Staff Wages amount to $194,199, making up 11.61%, and Special Event Expenditure is $175,000, or 10.46%. Workers Compensation expenses are $75,600, representing 4.52%, while HR Services total $50,000, or 2.99%. Telephone costs and Computer

Replace./Audio Visual each account for $40,000, both at 2.39%. Part-time Staff Wages are $28,776, comprising 1.72% of the expenditures. Additionally, there are 22 smaller categories not listed here.

Expenditures by Expense Object

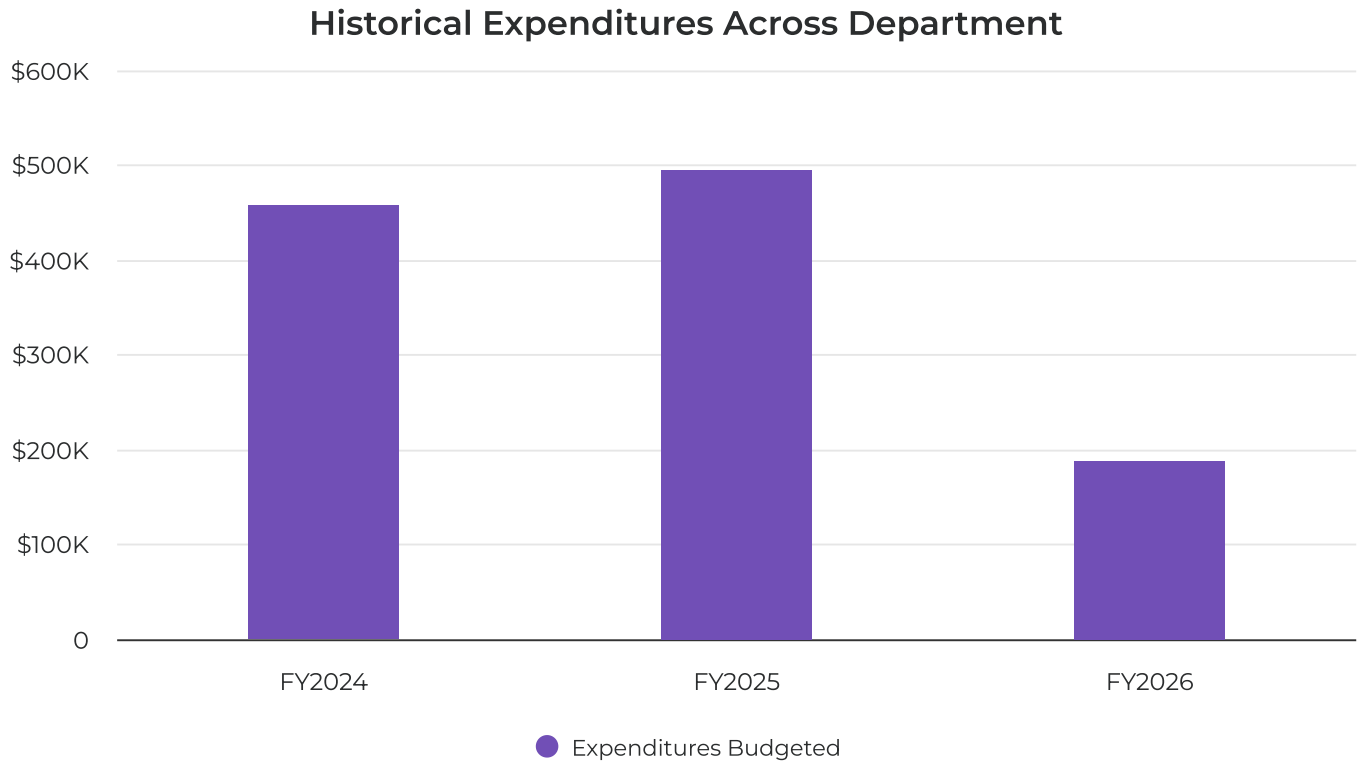
Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$342,201.00	$194,199.00	-43.25%
FICA/Medicare	$26,178.00	$17,057.00	-34.84%
Workers Compensation	$6,369.00	$75,600.00	1,087.00%
Unemployment	$684.00	$445.00	-34.94%
Disability Insurance	$5,133.00	$3,252.00	-36.65%
Telephone	$5,755.00	$40,000.00	595.05%
Insurance and Bonds	$15,683.00	$274,200.00	1,648.39%
Dues/Memberships/Subscriptions	$3,400.00	$3,500.00	2.94%
Continuing Education	$11,000.00	$12,000.00	9.09%
Computer Replace./Audio Visual	$16,300.00	$40,000.00	145.40%
Computer Support and Maint	$34,647.00	$356,630.00	929.32%
Safety	$10,000.00	$10,000.00	0.00%
Uniforms	$2,000.00	$1,500.00	-25.00%
Retirement	$11,217.00	$9,719.00	-13.35%
Health & Life Insurance	$24,267.00	$21,031.00	-13.33%
HR Services	$75,000.00	$50,000.00	-33.33%
Utilities	$15,289.00	$262,200.00	1,614.96%
Building Repairs & Maintenance	$15,000.00	$17,000.00	13.33%
Vehicle Repairs & Maintenance	$3,163.00	$2,500.00	-20.96%
CIRSA Deductibles	$1,575.00	$15,000.00	852.38%
Meals/Miscellaneous	$10,000.00	$5,000.00	-50.00%
Miscellaneous Services/Copier	$6,615.00	-	-100.00%
Special Event Expenditure	$200,000.00	$175,000.00	-12.50%
Advertising	$10,000.00	$2,000.00	-80.00%
Office Supplies	$7,770.00	-	-100.00%
Postage	$3,465.00	-	-100.00%
Wellness	$25,000.00	$15,000.00	-40.00%
Other Office Expense	$3,000.00	-	-100.00%
Vehicle Fuel	$1,110.00	$1,000.00	-9.91%
Unanticipated Exp/Contingency	$50,000.00	$25,000.00	-50.00%
Miscellaneous Supplies	$1,470.00	$3,000.00	104.08%
Lease Payment	-	$1,100.00	-
Overtime	$400.00	$400.00	0.00%
Other Professional Fees	$15,000.00	$7,000.00	-53.33%
Vehicle & Equip Amortization	$3,540.00	$3,600.00	1.69%
Part-time Staff Wages	-	$28,776.00	-
Total Expenditures	**$962,231.00**	**$1,672,709.00**	**73.84%**

Finance

The Finance Department is responsible for planning, tracking, collecting, distributing, and reporting all revenues and expenditures for the Town of Severance. Each responsibility is performed ethically and in compliance with the Governmental Accounting Standards Board (GASB) and all applicable local, state, and federal requirements.

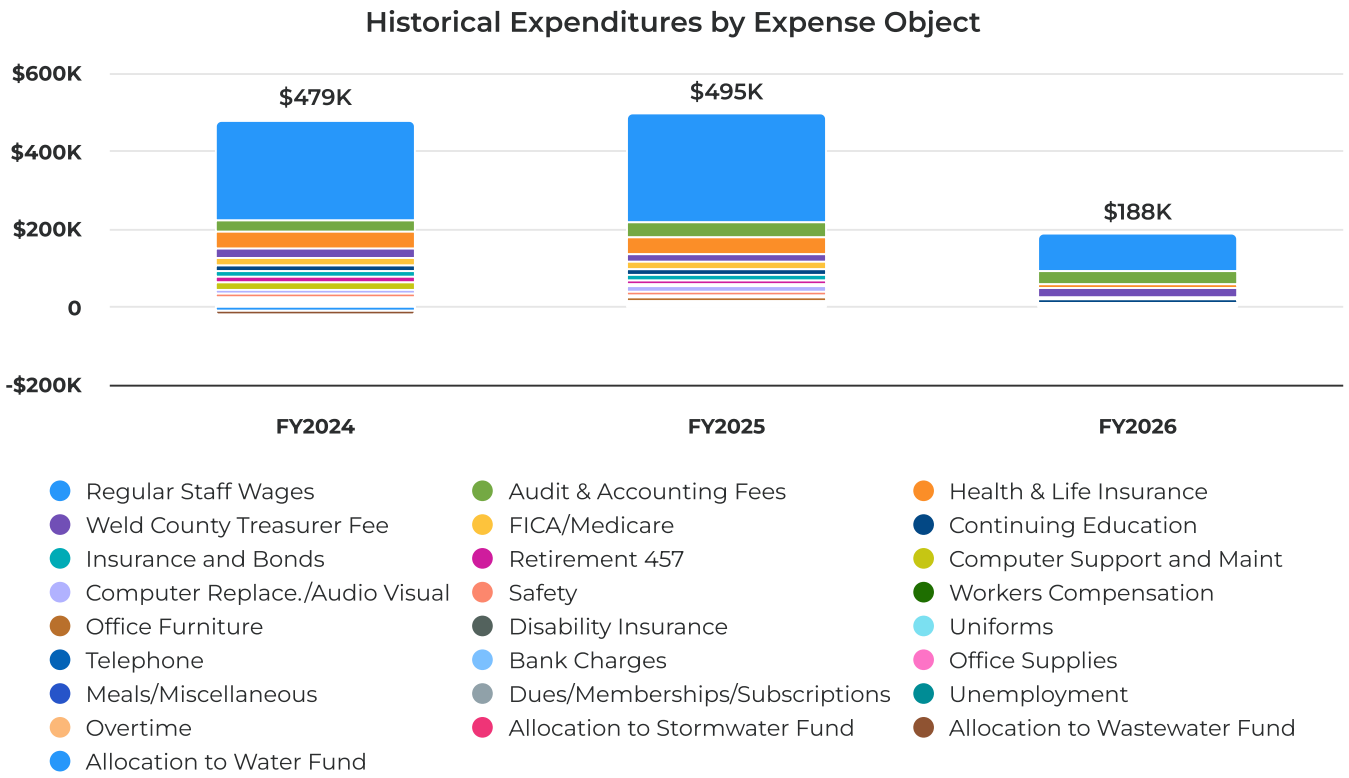
The town's finances are currently composed of six governmental funds and four proprietary funds, three of which are enterprise and one internal service fund. The department is structured into three functional areas of operation: accounting, budget, and utility billing. In addition, the finance department focuses on operational duties, strategic planning, investment management, internal reporting, and maximizing the town's resources.

Expenditure Summary



The Finance department's total expenditures budgeted for FY2026 are $187,534, representing a significant decrease of 62.09% compared to the FY2025 budgeted amount of $494,686. This marks a substantial reduction in planned spending for the department from the previous year.

Expenditures by Expense Object



The total expenditures for Finance in FY2026 are $187,534, representing a significant decrease of 62.09% from the previous year's total of $494,686. The largest expense category remains Regular Staff Wages, which accounts for 50.91% of the total at $95,475, but this is a decrease of $183,126 or 65.73% compared to FY2025.

Audit & Accounting Fees are the second largest category at $35,000, making up 18.66% of the total, with a slight decrease of $500 or 1.41%. The Weld County Treasurer Fee increased by $1,100 or 5.29% to $21,900, now representing 11.68% of the total expenditures.

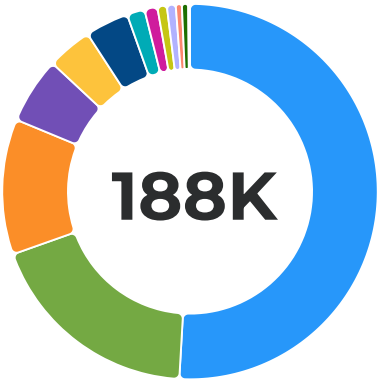
Health & Life Insurance expenses dropped sharply by $33,930 or 76.08% to $10,666, constituting 5.69% of the total. FICA/Medicare costs also decreased by $11,011 or 60.12%, totaling $7,304 and 3.89% of the budget. Continuing Education expenses fell by $6,000 or 46.15% to $7,000, which is 3.73% of the total.

Retirement 457 contributions declined by $4,926 or 63.23% to $2,865, accounting for 1.53% of expenditures. Uniforms decreased slightly by $200 or 8.7% to $2,100, representing 1.12% of the total. Bank Charges increased by $450 or 42.86% to $1,500, now 0.8% of the budget, and Disability Insurance decreased by $2,159 or 60.12% to $1,432, making up 0.76% of the total.

Several categories were eliminated entirely in FY2026, including Insurance and Bonds, Computer Replace./Audio Visual, Safety, Office Furniture, Computer Support and Maintenance, and Workers Compensation, each showing a 100% decrease from the previous year.

Notable increases include the Weld County Treasurer Fee, Dues/Memberships/Subscriptions rising by $790 or 376.19% to $1,000, and Bank Charges. Overall, the FY2026 budget reflects substantial reductions across most categories, with a few exceptions showing modest increases.

FY26 Expenditures by Expense Object



Regular Staff Wages	**$95,475**	50.91%
Audit & Accounting Fees	**$35,000**	18.66%
Weld County Treasurer Fee	**$21,900**	11.68%
Health & Life Insurance	**$10,666**	5.69%
FICA/Medicare	**$7,304**	3.89%
Continuing Education	**$7,000**	3.73%
Retirement 457	**$2,865**	1.53%
Uniforms	**$2,100**	1.12%
Bank Charges	**$1,500**	0.80%
Disability Insurance	**$1,432**	0.76%
Meals/Miscellaneous	**$1,000**	0.53%
Dues/Memberships/Subscriptions	**$1,000**	0.53%
Unemployment	**$192**	0.10%
Overtime	**$100**	0.05%

The fiscal year expenditures by expense object for Finance include Regular Staff Wages at $95,475, which accounts for 50.91% of the total. Audit & Accounting Fees follow with $35,000, representing 18.66%. The Weld County Treasurer Fee is $21,900, or 11.68%. Health & Life Insurance expenses total $10,666, making up 5.69%. FICA/Medicare costs are $7,304, which is 3.89%, and Continuing Education expenses are $7,000, or 3.73%. Retirement 457 contributions amount to $2,865, representing 1.53%, while Uniforms cost $2,100, or 1.12%. Bank Charges are $1,500, accounting for 0.8%, and Disability Insurance is $1,432, which is 0.76% of the expenditures. Four smaller categories are not included in this summary.

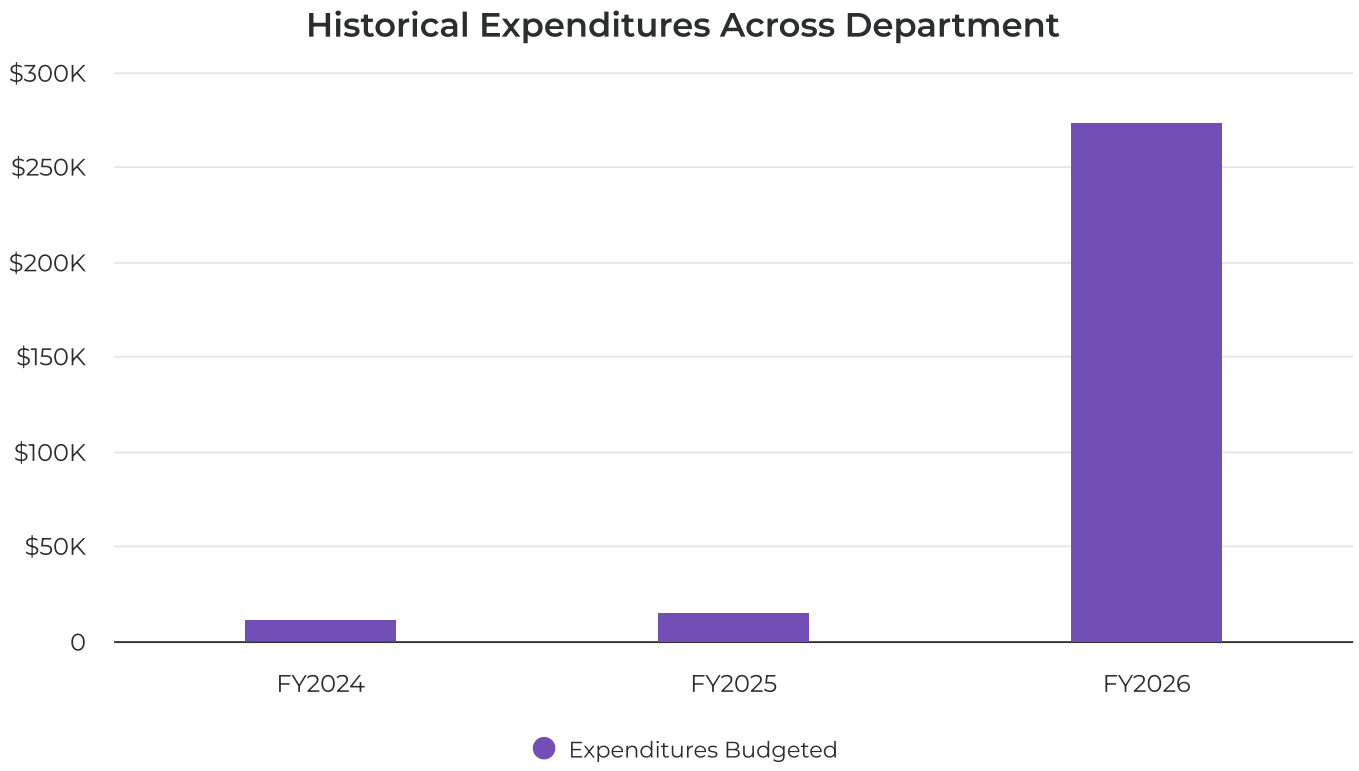
Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$278,601.00	$95,475.00	-65.73%
Retirement 457	$7,791.00	$2,865.00	-63.23%
FICA/Medicare	$18,315.00	$7,304.00	-60.12%
Workers Compensation	$6,755.00	-	-100.00%
Unemployment	$557.00	$192.00	-65.53%
Disability Insurance	$3,591.00	$1,432.00	-60.12%
Telephone	$1,753.00	-	-100.00%
Insurance and Bonds	$16,633.00	-	-100.00%
Dues/Memberships/Subscriptions	$210.00	$1,000.00	376.19%
Continuing Education	$13,000.00	$7,000.00	-46.15%
Computer Replace./Audio Visual	$13,300.00	-	-100.00%
Computer Support and Maint	$7,259.00	-	-100.00%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Safety	$10,000.00	-	-100.00%
Uniforms	$2,300.00	$2,100.00	-8.70%
Health & Life Insurance	$44,596.00	$10,666.00	-76.08%
Meals/Miscellaneous	$1,000.00	$1,000.00	0.00%
Office Supplies	$1,575.00	-	-100.00%
Overtime	$100.00	$100.00	0.00%
Audit & Accounting Fees	$35,500.00	$35,000.00	-1.41%
Weld County Treasurer Fee	$20,800.00	$21,900.00	5.29%
Bank Charges	$1,050.00	$1,500.00	42.86%
Office Furniture	$10,000.00	-	-100.00%
Total Expenditures	**$494,686.00**	**$187,534.00**	**-62.09%**

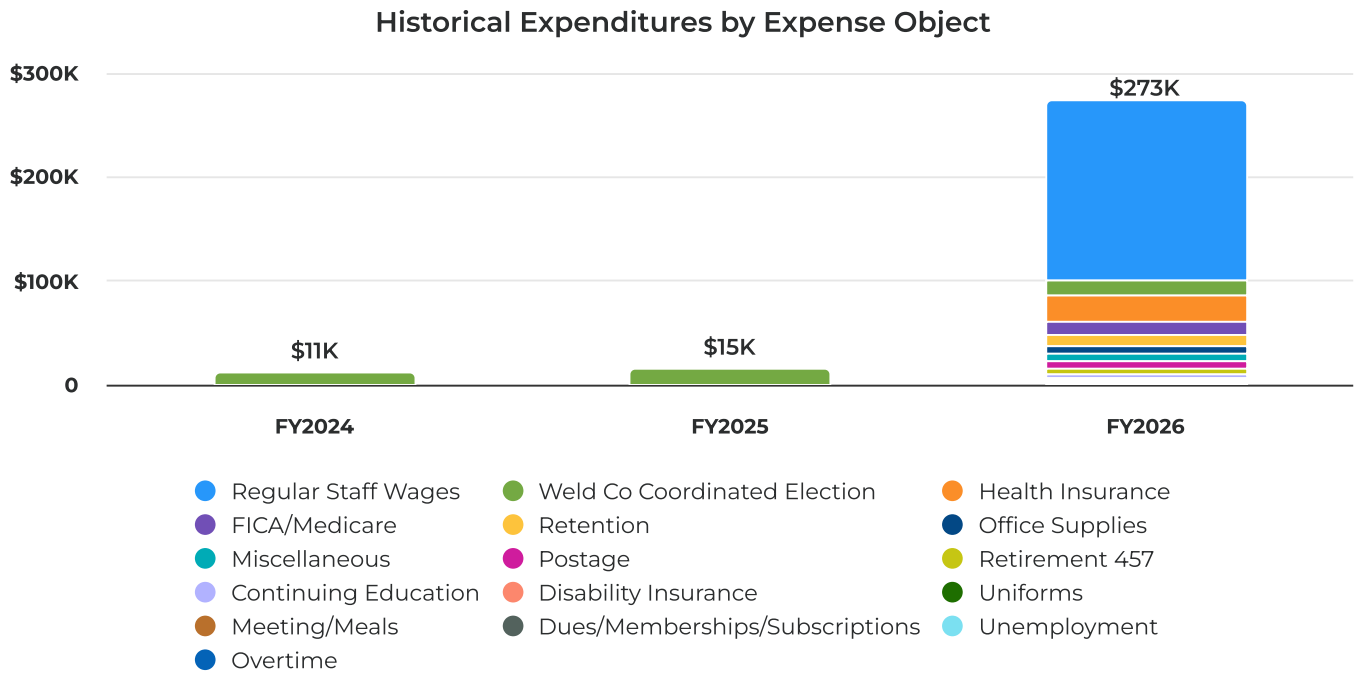
Administrative Services

Expenditure Summary



The Administrative Services expenditures budgeted for FY2026 is $273,170, representing a significant increase of 1,697.17% compared to the FY2025 budgeted amount of $15,200. This marks a substantial growth in the budget allocation for this category. In FY2025, the actual expenditures were $0, indicating no spending occurred despite the budgeted amount. The FY2026 budget reflects a major adjustment and expansion in planned expenditures for Administrative Services.

Expenditures by Expense Object



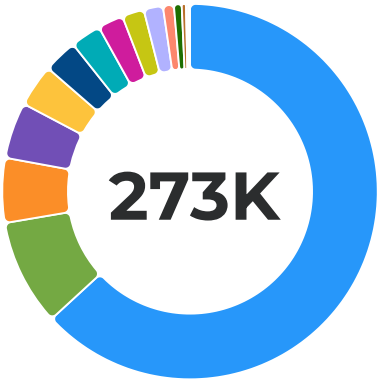
The total expenditures for Administrative Services in FY2026 increased significantly to $273,170, representing a 1,697.17% increase from the previous year's total of $15,200. This substantial growth reflects the introduction and expansion of multiple expense categories.

Regular Staff Wages became the largest expense category in FY2026, accounting for $172,558 or 63.17% of the total budget. This is a notable change from FY2025, where this category had no allocated funds. Health Insurance also emerged as a significant expense at $25,001, making up 9.15% of the total budget, another category with no prior allocation.

The Weld Co Coordinated Election expense remained constant at $15,200, representing 5.56% of the FY2026 total and showing no change from FY2025. Other new or increased categories include FICA/Medicare at $13,201 (4.83%), Retention at $10,000 (3.66%), Office Supplies at $8,000 (2.93%), Miscellaneous at $7,200 (2.64%), Postage at $6,000 (2.2%), Retirement 457 at $5,176 (1.89%), and Continuing Education at $4,500 (1.65%). Disability Insurance also appeared with an allocation of $2,589.

Overall, the FY2026 budget reflects a diversification and expansion of expenditures across multiple categories, with Regular Staff Wages and Health Insurance being the most significant contributors to the increase from the previous year.

FY26 Expenditures by Expense Object



Regular Staff Wages	**$172,558**	63.17%
Health Insurance	**$25,001**	9.15%
Weld Co Coordinated Election	**$15,200**	5.56%
FICA/Medicare	**$13,201**	4.83%
Retention	**$10,000**	3.66%
Office Supplies	**$8,000**	2.93%
Miscellaneous	**$7,200**	2.64%
Postage	**$6,000**	2.20%
Retirement 457	**$5,176**	1.89%
Continuing Education	**$4,500**	1.65%
Disability Insurance	**$2,589**	0.95%
Uniforms	**$1,800**	0.66%
Meeting/Meals	**$1,000**	0.37%
Dues/Memberships/Subscriptions	**$500**	0.18%
Unemployment	**$345**	0.13%
Overtime	**$100**	0.04%

For Administrative Services fiscal year expenditures by expense object, Regular Staff Wages account for $172,558, representing 63.17% of the total. Health Insurance follows with $25,001, or 9.15%. The Weld Co Coordinated Election expense is $15,200, making up 5.56%. FICA/Medicare costs are $13,201, which is 4.83% of the expenditures. Retention expenses total $10,000, or 3.66%. Office Supplies amount to $8,000, representing 2.93%, while Miscellaneous expenses are $7,200, or 2.64%. Postage costs are $6,000, accounting for 2.2%. Retirement 457 contributions are $5,176, or 1.89%, and Continuing Education expenses are $4,500, making up 1.65% of the total. Six smaller categories are not included in this summary.

Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	-	$172,558.00	-
Retirement 457	-	$5,176.00	-
FICA/Medicare	-	$13,201.00	-
Unemployment	-	$345.00	-
Health Insurance	-	$25,001.00	-
Disability Insurance	-	$2,589.00	-
Dues/Memberships/Subscriptions	-	$500.00	-
Continuing Education	-	$4,500.00	-
Meeting/Meals	-	$1,000.00	-
Miscellaneous	-	$7,200.00	-

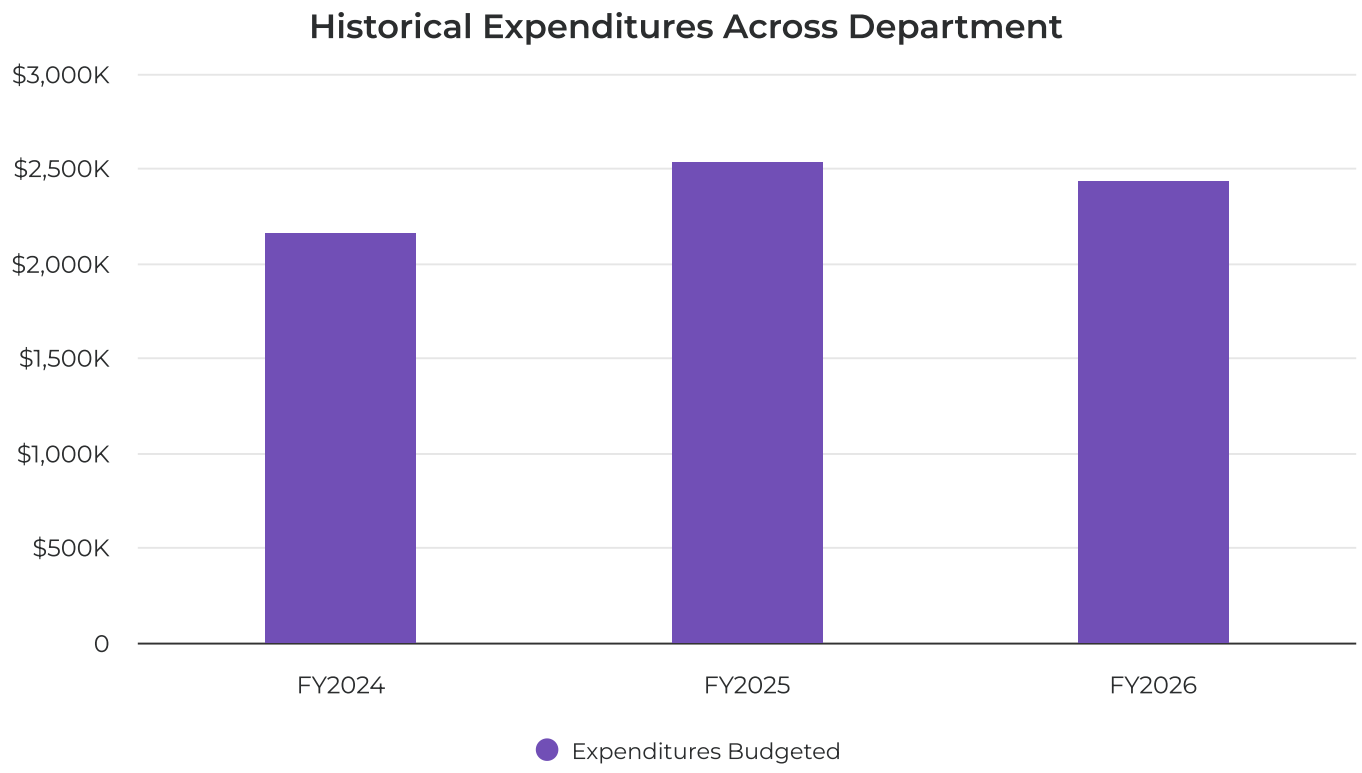
Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Uniforms	-	$1,800.00	-
Weld Co Coordinated Election	$15,200.00	$15,200.00	0.00%
Office Supplies	-	$8,000.00	-
Postage	-	$6,000.00	-
Overtime	-	$100.00	-
Retention	-	$10,000.00	-
Total Expenditures	**$15,200.00**	**$273,170.00**	**1,697.17%**

Public Safety

The Severance Police Department is a full-service police agency that provides a wide range of law enforcement services to the community. These include uniformed patrol operations, a school resource officer, community policing, traffic safety, accident investigation, criminal investigations, community service response and enforcement, animal control, and cooperative partnerships with the community and businesses.

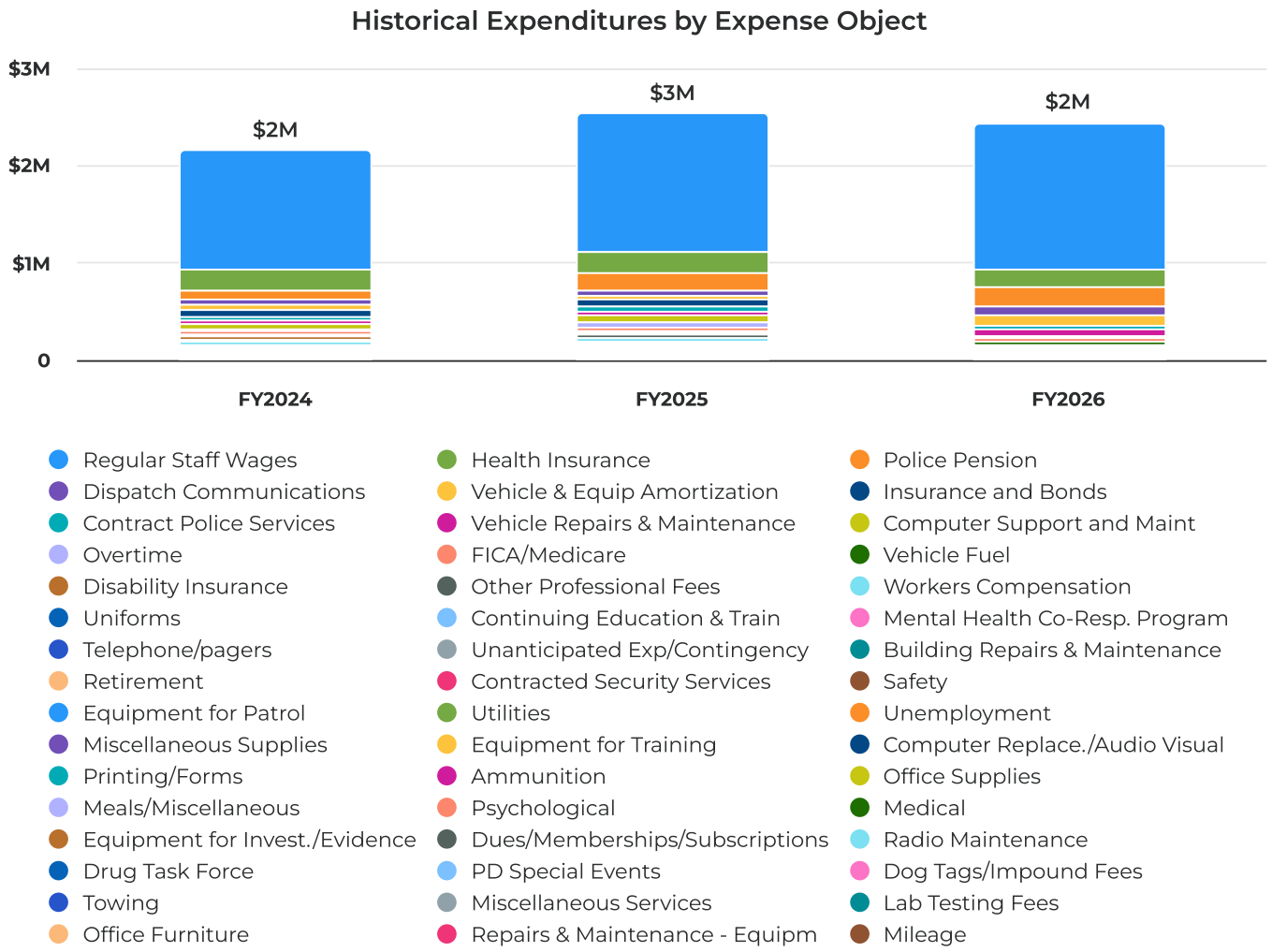
When fully staffed, the Severance Police Department consists of a Police Chief, two Sergeants, a School Resource Officer, and ten Patrol Officers. The department's mission is to serve our community by collaborating with our citizens to maximize public safety while providing ethical, respectful, and equitable services. The Department focuses on community-oriented policing as well as crime prevention and response, in order to provide the safest environment possible for the community.

Expenditure Summary



The Public Safety expenditures budgeted for FY2026 is $2.4 million, representing a decrease of 4.06% from the previous year's budgeted amount of $2.5 million in FY2025. This marks a reduction following the 17.65% increase observed in FY2025 compared to its prior period. The budgeted expenditures in FY2026 remain the primary focus within the Public Safety category, showing a slight contraction after the prior year's growth.

Expenditures by Expense Object



The total budget for Public Safety in FY2026 is $2.4 million, reflecting a 4.06% decrease from the previous year's $2.5 million. Regular Staff Wages remain the largest expense category, increasing by $85,702 or 6.02% to $1.5 million, now representing 62.08% of the total budget, up from 56.18% the prior year.

Police Pension expenses rose by $20,176 or 11.36% to $197,783, increasing their share to 8.13% of the total. Health Insurance saw a significant decrease of $45,498 or 21.46%, dropping to $166,548 and comprising 6.85% of the budget, down from 8.36% previously.

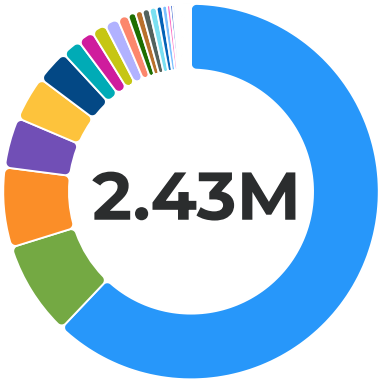
Vehicle & Equipment Amortization experienced the largest percentage increase, rising by $77,400 or 277.42% to $105,300, now accounting for 4.33% of the budget compared to 1.12% before. Vehicle Repairs & Maintenance doubled, increasing by $35,314 or 101.81% to $70,000, representing 2.88% of the total.

Dispatch Communications increased by $26,300 or 38.85% to $94,000, now 3.86% of the budget. FICA/Medicare expenses rose modestly by $1,812 or 5.67% to $33,781, making up 1.39% of the total. Conversely, Overtime costs decreased by $30,000 or 50% to $30,000, reducing its budget share to 1.23%.

Several categories were eliminated entirely, including Insurance and Bonds, Computer Support and Maintenance, Workers Compensation, Telephone/Pagers, Unanticipated Expenses/Contingency, and Safety, each showing a 100% decrease from the previous year. Contract Police Services declined by $12,285 or 23.4% to $40,215, and Other Professional Fees dropped by $13,350 or 47.09% to $15,000.

Additional notable increases include Building Repairs & Maintenance, which rose by $10,000 or 200% to $15,000, Meals/Miscellaneous doubling to $4,000, and Towing increasing by $1,500 or 300% to $2,000.

FY26 Expenditures by Expense Object



Regular Staff Wages	$1,510,195	62.08%
Police Pension	$197,783	8.13%
Health Insurance	$166,548	6.85%
Vehicle & Equip Amortization	$105,300	4.33%
Dispatch Communications	$94,000	3.86%
Vehicle Repairs & Maintenance	$70,000	2.88%
Contract Police Services	$40,215	1.65%
FICA/Medicare	$33,781	1.39%
Overtime	$30,000	1.23%
Vehicle Fuel	$29,000	1.19%
Disability Insurance	$22,652	0.93%
Uniforms	$16,000	0.66%
Continuing Education & Train	$15,000	0.62%
Other Professional Fees	$15,000	0.62%
Building Repairs & Maintenance	$15,000	0.62%
Mental Health Co-Resp. Program	$12,000	0.49%
Contracted Security Services	$10,000	0.41%
Ammunition	$7,000	0.29%
Retirement	$5,750	0.24%
Equipment for Training	$4,000	0.16%
Equipment for Patrol	$4,000	0.16%
Meals/Miscellaneous	$4,000	0.16%
Unemployment	$3,020	0.12%
Printing/Forms	$2,500	0.10%
Psychological	$2,500	0.10%
Dues/Memberships/Subscriptions	$2,300	0.09%
Towing	$2,000	0.08%
Office Supplies	$2,000	0.08%
PD Special Events	$2,000	0.08%
Equipment for Invest./Evidence	$1,500	0.06%
Lab Testing Fees	$1,200	0.05%
Radio Maintenance	$1,000	0.04%
Dog Tags/Impound Fees	$1,000	0.04%
Drug Task Force	$1,000	0.04%
Medical	$1,000	0.04%
Miscellaneous Supplies	$1,000	0.04%
Repairs & Maintenance - Equipm	$500	0.02%
Office Furniture	$500	0.02%
Miscellaneous Services	$500	0.02%

For the fiscal year expenditures by expense object in Public Safety, Regular Staff Wages account for $1.5 million, representing 62.08% of the total. Police Pension expenses are $197,783, or 8.13%. Health Insurance costs amount to $166,548, which is 6.85%. Vehicle and Equipment Amortization expenses total $105,300, making up 4.33%. Dispatch Communications costs are $94,000, or 3.86%. Vehicle Repairs and Maintenance expenses are $70,000, representing 2.88%. Contract Police Services amount to $40,215, which is 1.65%. FICA and Medicare expenses total $33,781, or 1.39%. Overtime costs are $30,000, accounting for 1.23%. Vehicle Fuel expenses are $29,000, representing 1.19%. There are 29 smaller categories not listed here.

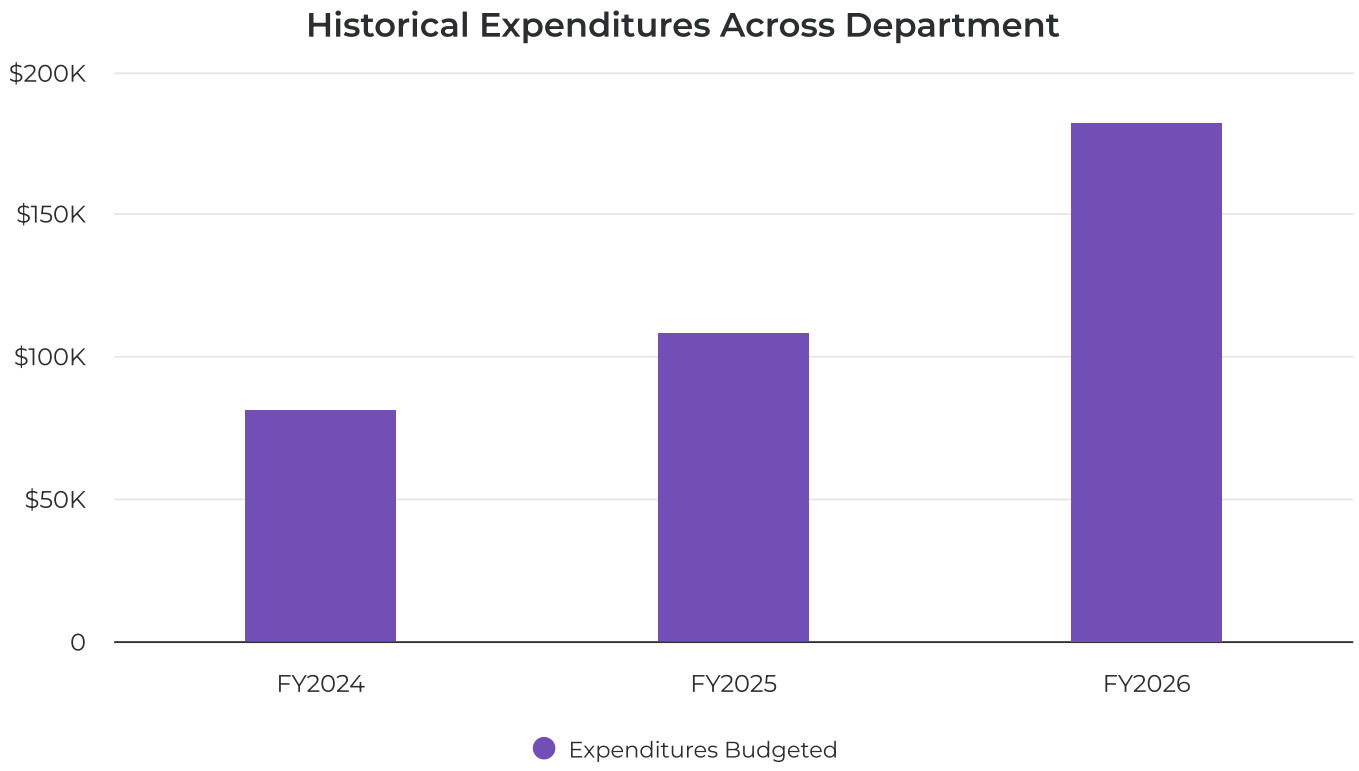
Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$1,424,493.00	$1,510,195.00	6.02%
FICA/Medicare	$31,969.00	$33,781.00	5.67%
Workers Compensation	$30,879.00	-	-100.00%
Unemployment	$2,849.00	$3,020.00	6.00%
Health Insurance	$212,046.00	$166,548.00	-21.46%
Disability Insurance	$21,367.00	$22,652.00	6.01%
Mileage	$50.00	-	-100.00%
Insurance and Bonds	$76,037.00	-	-100.00%
Dues/Memberships/Subscriptions	$1,000.00	$2,300.00	130.00%
Computer Replace./Audio Visual	$7,500.00	-	-100.00%
Computer Support and Maint	$65,634.00	-	-100.00%
Safety	$10,000.00	-	-100.00%
Uniforms	$25,000.00	$16,000.00	-36.00%
Retirement	$8,976.00	$5,750.00	-35.94%
Utilities	$5,796.00	-	-100.00%
Building Repairs & Maintenance	$5,000.00	$15,000.00	200.00%
Vehicle Repairs & Maintenance	$34,686.00	$70,000.00	101.81%
Meals/Miscellaneous	$2,000.00	$4,000.00	100.00%
Office Supplies	$2,625.00	$2,000.00	-23.81%
Vehicle Fuel	$29,350.00	$29,000.00	-1.19%
Unanticipated Exp/Contingency	$20,000.00	-	-100.00%
Miscellaneous Supplies	$3,465.00	$1,000.00	-71.14%
Overtime	$60,000.00	$30,000.00	-50.00%
Contracted Security Services	$15,000.00	$10,000.00	-33.33%
Police Pension	$177,607.00	$197,783.00	11.36%
Medical	$2,730.00	$1,000.00	-63.37%
Psychological	$1,680.00	$2,500.00	48.81%
Contract Police Services	$52,500.00	$40,215.00	-23.40%
Other Professional Fees	$28,350.00	$15,000.00	-47.09%
Telephone/pagers	$21,081.00	-	-100.00%
Printing/Forms	$3,000.00	$2,500.00	-16.67%
Dispatch Communications	$67,700.00	$94,000.00	38.85%
Mental Health Co-Resp. Program	$15,400.00	$12,000.00	-22.08%
Drug Task Force	$1,000.00	$1,000.00	0.00%
Dog Tags/Impound Fees	$1,155.00	$1,000.00	-13.42%
Radio Maintenance	$1,000.00	$1,000.00	0.00%
Continuing Education & Train	$22,000.00	$15,000.00	-31.82%
Lab Testing Fees	$210.00	$1,200.00	471.43%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Towing	$500.00	$2,000.00	300.00%
Miscellaneous Services	$1,365.00	$500.00	-63.37%
Office Furniture	$1,140.00	$500.00	-56.14%
Vehicle & Equip Amortization	$27,900.00	$105,300.00	277.42%
Equipment for Patrol	$7,500.00	$4,000.00	-46.67%
Equipment for Training	$2,835.00	$4,000.00	41.09%
Equipment for Invest./Evidence	$2,205.00	$1,500.00	-31.97%
Repairs & Maintenance - Equipm	-	$500.00	-
PD Special Events	$1,000.00	$2,000.00	100.00%
Ammunition	-	$7,000.00	-
Total Expenditures	**$2,535,580.00**	**$2,432,744.00**	**-4.06%**

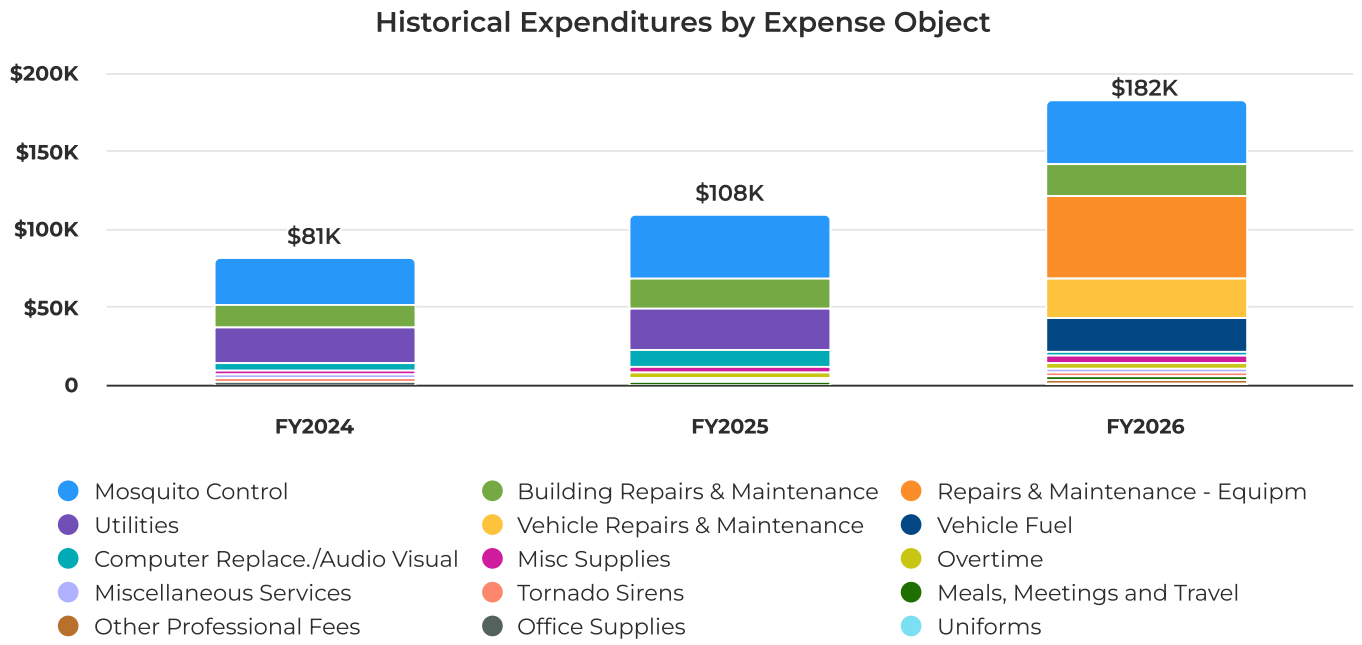
Public Works

Expenditure Summary



The Public Works budget for FY2026 is set at $182,000, representing a 67.84% increase from the previous year's budget of $108,434. This marks a significant rise in budgeted expenditures compared to the 33.54% increase observed in FY2025. The actual expenditures for FY2025 were reported as $0, indicating that the FY2026 budget reflects a substantial planned increase in spending relative to the prior year's budgeted amount.

Expenditures by Expense Object



In FY2026, the total expenditures for Public Works increased significantly to $182,000, representing a 67.84% rise from the previous year's total of $108,434. The largest expenditure category in FY2026 is Repairs & Maintenance - Equipment at $53,000, accounting for 29.12% of the total budget. This category was not listed among the top categories in the prior year, indicating a notable new allocation.

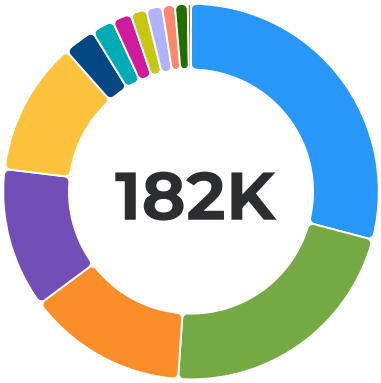
Mosquito Control remains a major expense at $40,000, making up 21.98% of the total budget, unchanged in dollar amount from FY2025. Vehicle Repairs & Maintenance appears prominently at $25,000, representing 13.74% of the total, also a new significant category compared to the previous year.

Vehicle Fuel saw a dramatic increase to $22,000, which is 12.09% of the total budget and a $21,410 rise from FY2025, marking a 3,628.81% increase. Building Repairs & Maintenance increased slightly by $1,000 to $21,000, now 11.54% of the total budget. Miscellaneous Supplies rose by $1,640 to $5,000, representing 2.75% of the total, and Meals, Meetings and Travel doubled to $3,000, or 1.65% of the budget.

Overtime remained steady at $3,500, accounting for 1.92% of the total. Computer Replacement/Audio Visual expenditures decreased substantially by $8,100 to $2,500, now only 1.37% of the budget, down from 9.78% in FY2025. Utilities were eliminated entirely, dropping from $26,049 in FY2025 to $0 in FY2026.

Other Professional Fees appeared as a new category at $2,500, or 1.37% of the total. Tornado Sirens increased by $1,055 to $2,000, a 111.64% rise, and Miscellaneous Services increased slightly by $110 to $2,000, a 5.82% increase. Uniforms were introduced at $500.

FY26 Expenditures by Expense Object



Repairs & Maintenance - Equipm	**$53,000**	29.12%
Mosquito Control	**$40,000**	21.98%
Vehicle Repairs & Maintenance	**$25,000**	13.74%
Vehicle Fuel	**$22,000**	12.09%
Building Repairs & Maintenance	**$21,000**	11.54%
Misc Supplies	**$5,000**	2.75%
Overtime	**$3,500**	1.92%
Meals, Meetings and Travel	**$3,000**	1.65%
Other Professional Fees	**$2,500**	1.37%
Computer Replace./Audio Visual	**$2,500**	1.37%
Tornado Sirens	**$2,000**	1.10%
Miscellaneous Services	**$2,000**	1.10%
Uniforms	**$500**	0.27%

For the Public Works fiscal year expenditures by expense object, Repairs & Maintenance - Equipm accounts for $53,000, representing 29.12% of the total. Mosquito Control follows with $40,000 or 21.98%. Vehicle Repairs & Maintenance is $25,000, making up 13.74%, while Vehicle Fuel is $22,000 or 12.09%. Building Repairs & Maintenance totals $21,000, which is 11.54% of the expenditures. Misc Supplies amount to $5,000 or 2.75%. Overtime expenses are $3,500, representing 1.92%. Meals, Meetings and Travel account for $3,000 or 1.65%. Both Computer Replace./Audio Visual and Other Professional Fees are $2,500 each, each constituting 1.37% of the expenditures. Three smaller categories are not included in this summary.

Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Computer Replace./Audio Visual	$10,600.00	$2,500.00	-76.42%
Uniforms	-	$500.00	-
Utilities	$26,049.00	-	-100.00%
Building Repairs & Maintenance	$20,000.00	$21,000.00	5.00%
Vehicle Repairs & Maintenance	-	$25,000.00	-
Vehicle Fuel	$590.00	$22,000.00	3,628.81%
Overtime	$3,500.00	$3,500.00	0.00%
Other Professional Fees	-	$2,500.00	-
Miscellaneous Services	$1,890.00	$2,000.00	5.82%
Repairs & Maintenance - Equipm	-	$53,000.00	-
Mosquito Control	$40,000.00	$40,000.00	0.00%
Meals, Meetings and Travel	$1,500.00	$3,000.00	100.00%
Misc Supplies	$3,360.00	$5,000.00	48.81%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Tornado Sirens	$945.00	$2,000.00	111.64%
Total Expenditures	**$108,434.00**	**$182,000.00**	**67.84%**

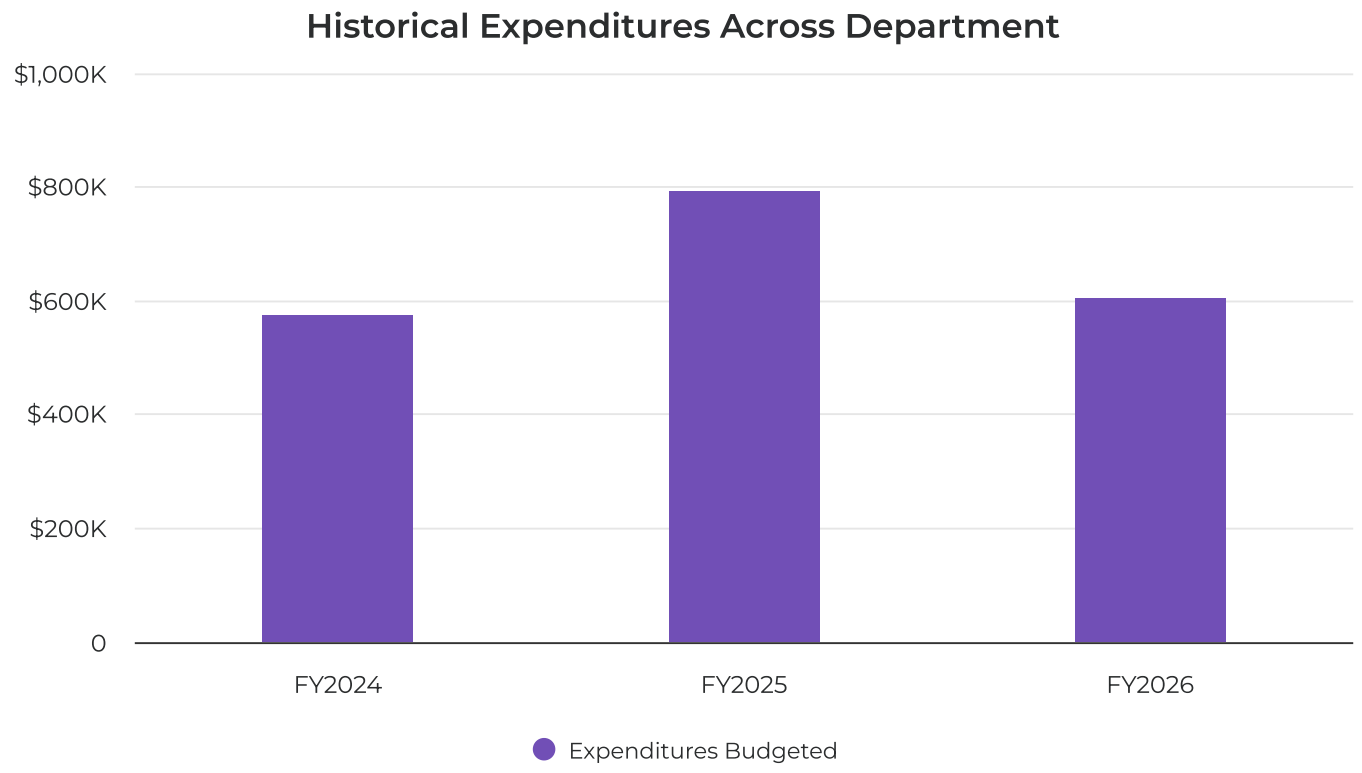
Streets

The Town of Severance maintains approximately 72 miles of the center lanes of the roadway. This includes major and minor arterial streets, collector streets, and local neighborhood streets. The Town of Severance Streets Department is responsible for periodic maintenance of the streets, pavement markings, and traffic control. The department patches potholes, paints pavement markings, replaces street signs, removes graffiti, maintains the graveled streets and alleys, manages vegetation, sweeps streets, and maintains stormwater.

The Streets Department additionally provides snow maintenance to clear snow and ice from town streets on a prioritized basis driven by the amount of snow and the traffic impact of a particular street. The Department also removes snow from town property and town-owned trails.

- Department responsibilities include, but are not limited to:
- Repair and maintenance of streets
- Repair and maintenance of curbs, gutters, and sidewalks
- Repair and maintenance of traffic signs and pavement markings
- Small traffic control and flagging operations
- Grading of Town-owned dirt roads
- Right-of-way (ROW) mowing and maintenance
- Snow plowing and removal
- Street sweeping
- Drainage maintenance

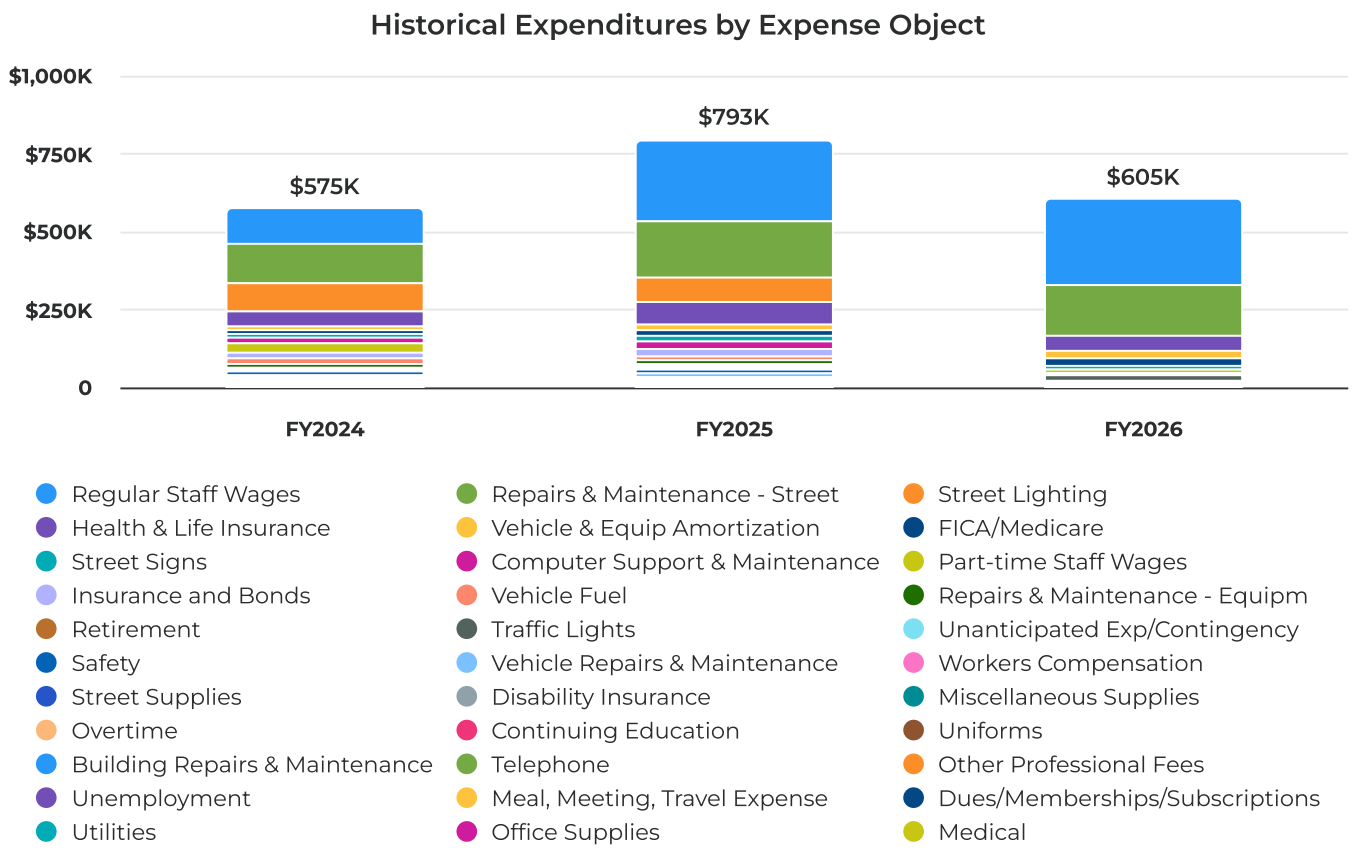
Expenditure Summary



The Streets expenditure budget for FY2026 is $605,237, representing a decrease of 23.69% compared to the FY2025 budget of $793,100, which had increased by 38% from the prior period. This reduction in the budgeted expenditures indicates a

notable decline following the previous year's significant increase.

Expenditures by Expense Object



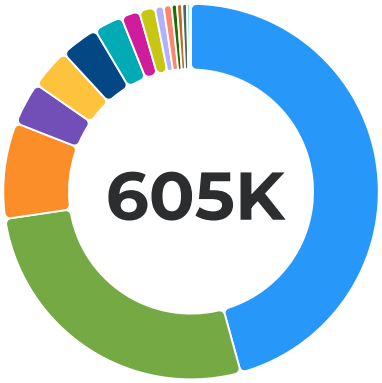
In FY2026, the total budget for Streets decreased by 23.69% to $605,237 compared to FY2025's $793,100. Regular Staff Wages remained the largest expense, increasing by 6.05% to $276,763, now representing 45.73% of the total budget, up from 32.91% the previous year. Repairs & Maintenance - Street decreased by 8.94% to $163,000, accounting for 26.93% of the budget, down from 22.57% in FY2025.

Health & Life Insurance saw a significant decrease of 32.48%, dropping to $50,119 and making up 8.28% of the total. Vehicle & Equip Amortization increased by 45.92% to $22,500, now 3.72% of the budget. FICA/Medicare expenses rose by 8.62% to $21,172, representing 3.5% of the total.

Notably, Traffic Lights expenses increased dramatically by 900% to $20,000, constituting 3.3% of the budget, while Street Lighting expenses were eliminated entirely, decreasing by 100% from $78,750. Computer Support & Maintenance, Insurance and Bonds, Repairs & Maintenance - Equipment, Vehicle Repairs & Maintenance, Vehicle Fuel, Safety, and Unanticipated Expenses/Contingency all saw complete eliminations, each decreasing by 100% from their previous amounts.

Part-time Staff Wages appeared in the budget at $9,674, a new allocation compared to zero in FY2025. Street Signs increased slightly by 0.6% to $15,000, and Street Supplies rose by 15.83% to $4,500. Retirement expenses decreased by 10.43% to $8,303.

FY26 Expenditures by Expense Object



Regular Staff Wages	**$276,763**	45.73%
Repairs & Maintenance - Street	**$163,000**	26.93%
Health & Life Insurance	**$50,119**	8.28%
Vehicle & Equip Amortization	**$22,500**	3.72%
FICA/Medicare	**$21,172**	3.50%
Traffic Lights	**$20,000**	3.30%
Street Signs	**$15,000**	2.48%
Part-time Staff Wages	**$9,674**	1.60%
Retirement	**$8,303**	1.37%
Street Supplies	**$4,500**	0.74%
Disability Insurance	**$4,152**	0.69%
Continuing Education	**$2,800**	0.46%
Overtime	**$2,700**	0.45%
Miscellaneous Supplies	**$2,500**	0.41%
Uniforms	**$1,500**	0.25%
Unemployment	**$554**	0.09%

For the fiscal year expenditures in the Streets category, Regular Staff Wages account for $276,763, representing 45.73% of the total. Repairs & Maintenance - Street follows with $163,000, or 26.93%. Health & Life Insurance expenses are $50,119, making up 8.28%. Vehicle & Equip Amortization is $22,500, which is 3.72%, and FICA/Medicare costs are $21,172, or 3.5%. Traffic Lights expenses total $20,000, accounting for 3.3%, while Street Signs cost $15,000, representing 2.48%. Part-time Staff Wages are $9,674, or 1.6%, and Retirement expenses are $8,303, making up 1.37%. Lastly, Street Supplies amount to $4,500, which is 0.74% of the expenditures. Six smaller categories are not included in this summary.

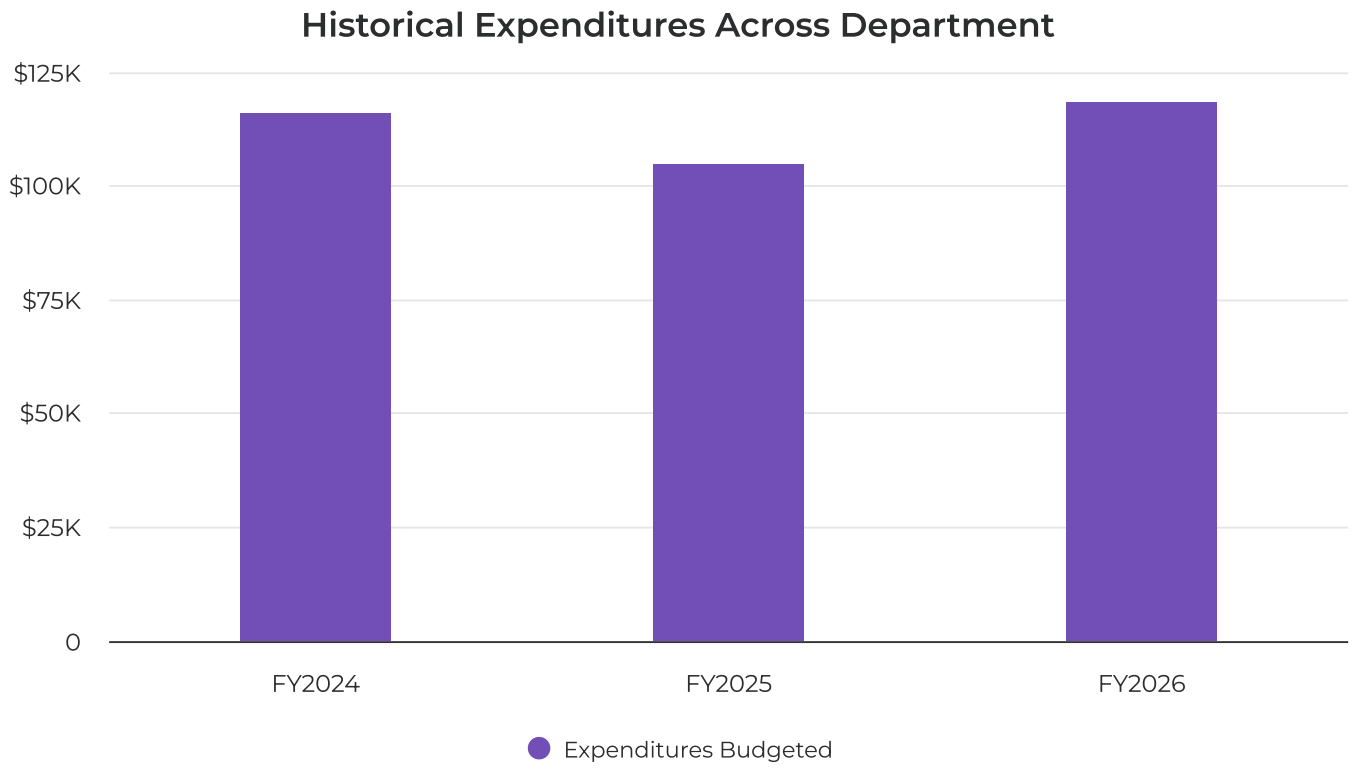
Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$260,980.00	$276,763.00	6.05%
FICA/Medicare	$19,492.00	$21,172.00	8.62%
Workers Compensation	$8,299.00	-	-100.00%
Unemployment	$522.00	$554.00	6.13%
Disability Insurance	$2,248.00	$4,152.00	84.70%
Telephone	$1,794.00	-	-100.00%
Insurance and Bonds	$20,435.00	-	-100.00%
Dues/Memberships/Subscriptions	$500.00	-	-100.00%
Continuing Education	$3,800.00	$2,800.00	-26.32%
Safety	$10,000.00	-	-100.00%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Uniforms	$2,200.00	$1,500.00	-31.82%
Retirement	$9,270.00	$8,303.00	-10.43%
Health & Life Insurance	$74,224.00	$50,119.00	-32.48%
Utilities	$744.00	-	-100.00%
Building Repairs & Maintenance	$1,800.00	-	-100.00%
Vehicle Repairs & Maintenance	$11,712.00	-	-100.00%
Office Supplies	$500.00	-	-100.00%
Vehicle Fuel	$11,160.00	-	-100.00%
Unanticipated Exp/Contingency	$10,000.00	-	-100.00%
Miscellaneous Supplies	$2,310.00	$2,500.00	8.23%
Overtime	$2,700.00	$2,700.00	0.00%
Other Professional Fees	$1,155.00	-	-100.00%
Vehicle & Equip Amortization	$15,419.00	$22,500.00	45.92%
Part-time Staff Wages	-	$9,674.00	-
Street Lighting	$78,750.00	-	-100.00%
Traffic Lights	$2,000.00	$20,000.00	900.00%
Repairs & Maintenance - Street	$179,000.00	$163,000.00	-8.94%
Repairs & Maintenance - Equipm	$12,500.00	-	-100.00%
Meal, Meeting, Travel Expense	$1,000.00	-	-100.00%
Street Supplies	$3,885.00	$4,500.00	15.83%
Computer Support & Maintenance	$29,791.00	-	-100.00%
Street Signs	$14,910.00	$15,000.00	0.60%
Total Expenditures	**$793,100.00**	**$605,237.00**	**-23.69%**

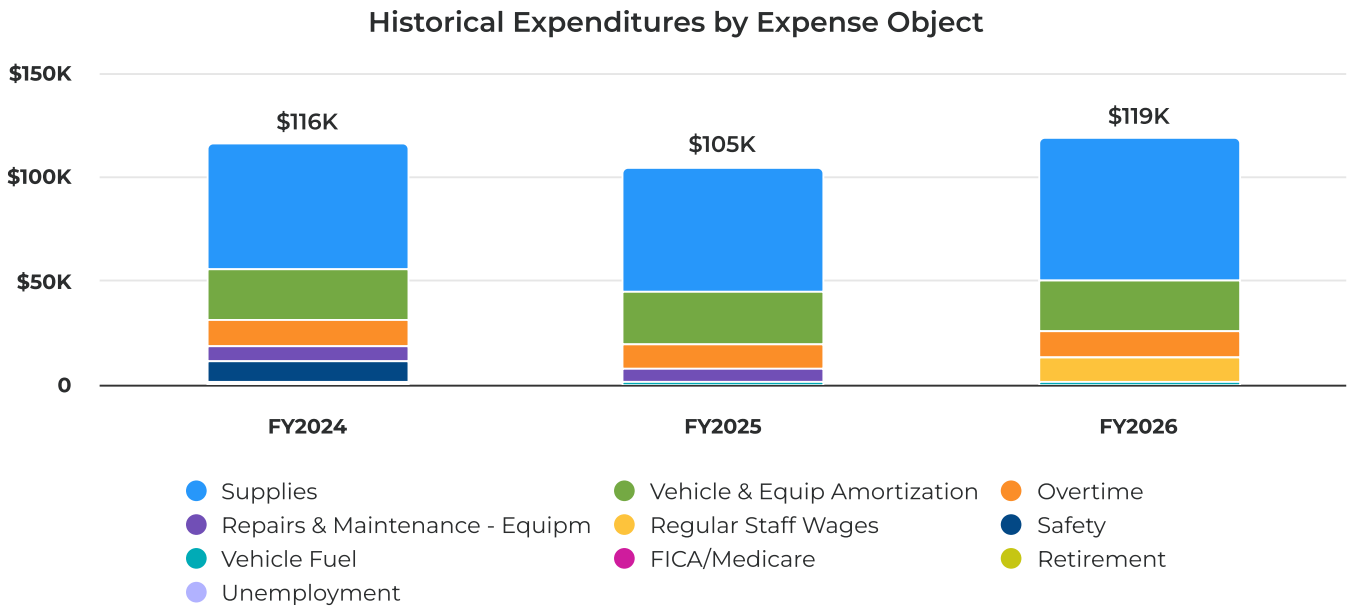
Snow

Expenditure Summary



The Snow Expenditure Summary for FY2026 shows a budgeted amount of $118,500, which represents a 13.07% increase from the previous year's budgeted amount of $104,800. This marks a reversal from FY2025, where the budgeted expenditures had decreased by 9.51% compared to its prior period. The increase in FY2026 indicates a higher allocation for snow-related expenditures compared to the previous year.

Expenditures by Expense Object



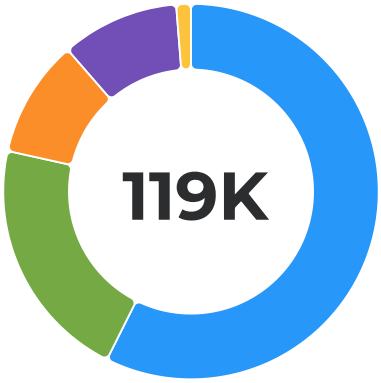
The total budget for Snow in FY2026 is $118,500, representing a 13.07% increase from the previous year's total of $104,800. Supplies remain the largest expense category, increasing by $8,000 or 13.33% to $68,000, which now accounts for 57.38% of the total budget, slightly up from 57.25% in FY2025.

Vehicle & Equipment Amortization remains unchanged at $25,000, making up 21.1% of the total budget, a decrease in percentage share from 23.85% the prior year due to overall budget growth. Regular Staff Wages appear in FY2026 at $12,000, constituting 10.13% of the total budget, a new allocation compared to $0 in FY2025.

Overtime remains steady at $12,000, also 10.13% of the total budget, unchanged from the previous year. Vehicle Fuel expenses increased by $400 or 36.36% to $1,500, now representing 1.27% of the total budget, up from 1.05% in FY2025.

Repairs & Maintenance - Equipment expenses were eliminated, decreasing by $6,700 or 100% to $0, removing the 6.39% share it held in the prior year. Other categories such as FICA/Medicare, Unemployment, Safety, and Retirement remain at $0 with no budget allocation in FY2026.

FY26 Expenditures by Expense Object



Supplies	**$68,000**	57.38%
Vehicle & Equip Amortization	**$25,000**	21.10%
Overtime	**$12,000**	10.13%
Regular Staff Wages	**$12,000**	10.13%
Vehicle Fuel	**$1,500**	1.27%

For the fiscal year expenditures by expense object in the Snow category, Supplies account for $68,000, representing 57.38% of the total. Vehicle & Equip Amortization follows with $25,000, or 21.1%. Regular Staff Wages and Overtime each contribute $12,000, both making up 10.13%. Lastly, Vehicle Fuel amounts to $1,500, which is 1.27% of the expenditures.

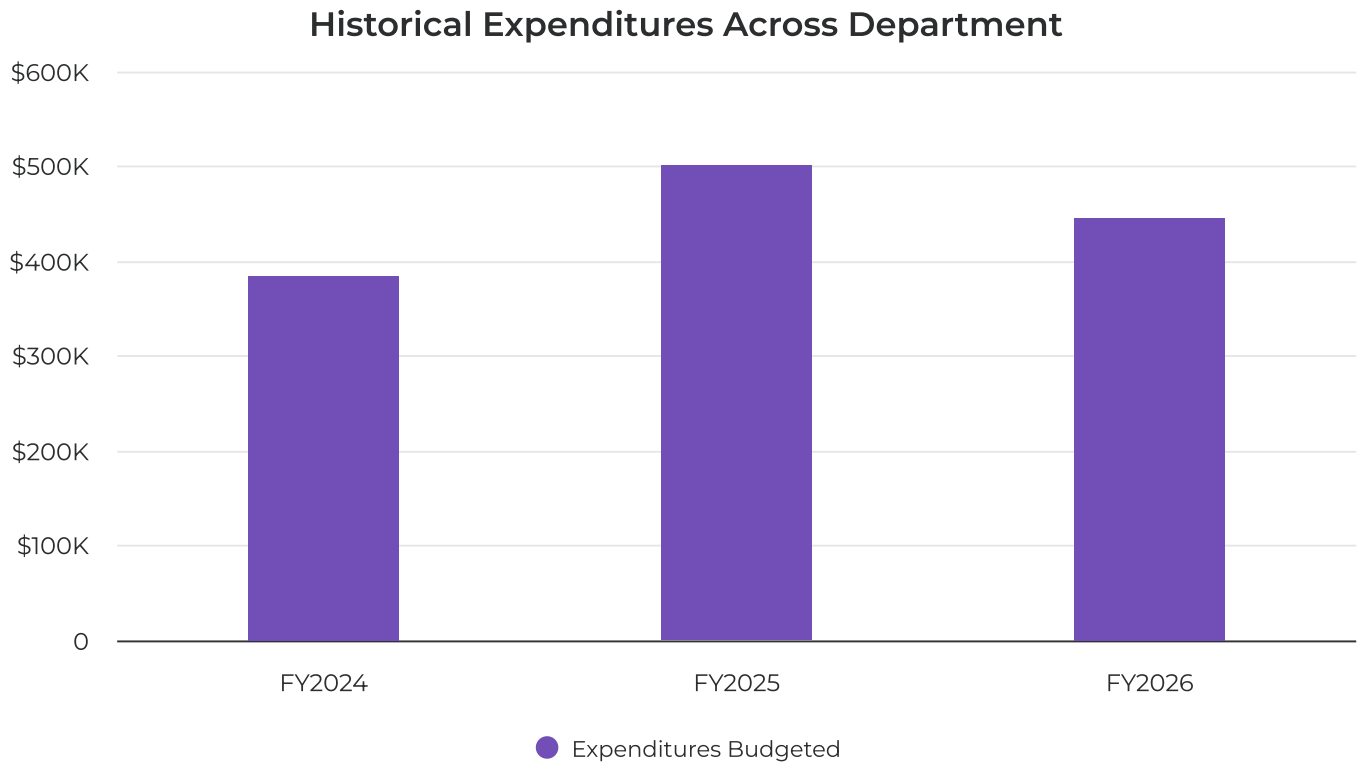
Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	-	$12,000.00	-
Supplies	$60,000.00	$68,000.00	13.33%
Vehicle Fuel	$1,100.00	$1,500.00	36.36%
Overtime	$12,000.00	$12,000.00	0.00%
Vehicle & Equip Amortization	$25,000.00	$25,000.00	0.00%
Repairs & Maintenance - Equipm	$6,700.00	-	-100.00%
Total Expenditures	**$104,800.00**	**$118,500.00**	**13.07%**

Parks

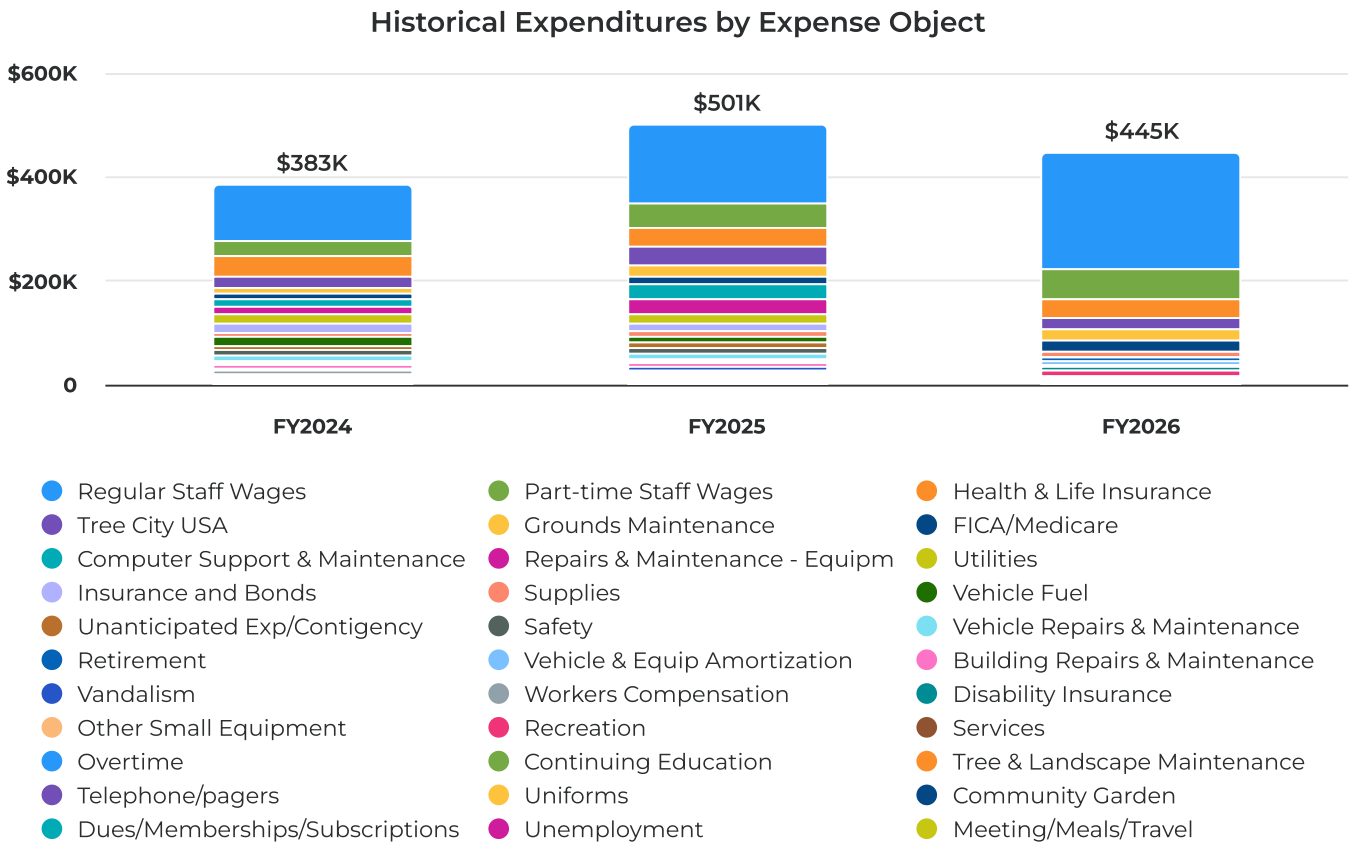
The Town of Severance Parks Department currently oversees seven parks and two community buildings, the Town Hall, and the Public Works Building. These areas account for approximately 27 acres of manicured parks. Not included in that total would be the additional hardscape, shelters, sidewalks, and parking lots throughout these parks that are also maintained by the department. Additionally, six parks in Severance are open to all residents but maintained by Metro Districts.

Expenditure Summary



The Parks expenditure budget for FY2026 is $445,146, representing an 11.07% decrease from the FY2025 budgeted amount of $500,540. This follows a significant increase of 30.59% in the FY2025 budget compared to its prior period. The FY2026 budget reflects a reduction in planned expenditures compared to the previous year's budget, moving from $500,540 down to $445,146.

Expenditures by Expense Object



In FY2026, the total budget for Parks is $445,146, representing an 11.07% decrease from the previous year's total of $500,540. The largest expenditure category is Regular Staff Wages, which increased by $73,333 or 48.85%, reaching $223,454 and accounting for 50.2% of the total budget, up from 29.99% the prior year.

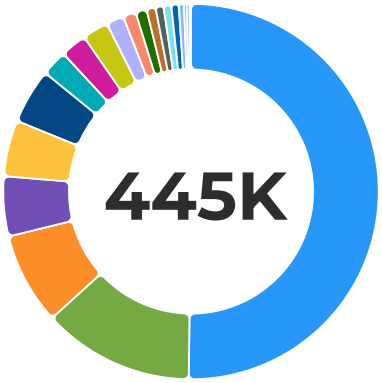
Part-time Staff Wages also rose by $8,523 or 17.21%, totaling $58,044 and making up 13.04% of the budget. Health & Life Insurance saw a modest increase of $835 or 2.43%, amounting to $35,228 and 7.91% of the total. FICA/Medicare expenses increased by $7,149 or 49.7%, reaching $21,534 (4.84% of total). Grounds Maintenance remained nearly flat with a slight decrease of $25 or 0.12%, totaling $21,000 (4.72%).

New or increased categories include Recreation at $10,000 (2.25%), Supplies at $10,000 (2.25%) with a small increase of $130 or 1.32%, Vehicle & Equipment Amortization which rose significantly by $7,081 or 242.58% to $10,000 (2.25%), and Retirement which increased by $2,381 or 55.09% to $6,703 (1.51%). Disability Insurance also increased by $1,401 or 49.66% to $4,222.

Several categories experienced substantial decreases or were eliminated entirely. Computer Support & Maintenance, Repairs & Maintenance - Equipment, Utilities, Insurance and Bonds, Vehicle Fuel, Vehicle Repairs & Maintenance, Building Repairs & Maintenance, Safety, and Unanticipated Expenses/Contingency all dropped to $0, representing 100% decreases. Tree City USA decreased by $14,300 or 38.34%, totaling $23,000.

Overall, the FY2026 budget reflects a shift toward increased personnel costs, particularly in Regular and Part-time Staff Wages, alongside the removal of several maintenance and support expense categories. This results in a lower total budget despite significant increases in key wage-related categories.

FY26 Expenditures by Expense Object



Regular Staff Wages	**$223,454**	50.20%
Part-time Staff Wages	**$58,044**	13.04%
Health & Life Insurance	**$35,228**	7.91%
Tree City USA	**$23,000**	5.17%
FICA/Medicare	**$21,534**	4.84%
Grounds Maintenance	**$21,000**	4.72%
Vehicle & Equip Amortization	**$10,000**	2.25%
Supplies	**$10,000**	2.25%
Recreation	**$10,000**	2.25%
Retirement	**$6,703**	1.51%
Services	**$5,000**	1.12%
Disability Insurance	**$4,222**	0.95%
Vandalism	**$3,500**	0.79%
Continuing Education	**$3,000**	0.67%
Community Garden	**$3,000**	0.67%
Overtime	**$2,800**	0.63%
Other Small Equipment	**$2,000**	0.45%
Uniforms	**$1,100**	0.25%
Dues/Memberships/Subscriptions	**$1,000**	0.22%
Unemployment	**$561**	0.13%

For the Parks fiscal year expenditures by expense object, Regular Staff Wages account for $223,454, representing 50.2% of the total. Part-time Staff Wages follow with $58,044, or 13.04%. Health & Life Insurance expenses total $35,228, making up 7.91%. Tree City USA expenses are $23,000, which is 5.17% of the expenditures. FICA/Medicare costs amount to $21,534, or 4.84%, while Grounds Maintenance is $21,000, representing 4.72%. Recreation expenses and Supplies each total $10,000, both constituting 2.25%. Vehicle & Equipment Amortization also accounts for $10,000, or 2.25%. Retirement expenses are $6,703, making up 1.51% of the total. Ten smaller categories were excluded from this summary.

Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$150,121.00	$223,454.00	48.85%
FICA/Medicare	$14,385.00	$21,534.00	49.70%
Workers Compensation	$6,176.00	-	-100.00%
Unemployment	$416.00	$561.00	34.86%
Disability Insurance	$2,821.00	$4,222.00	49.66%
Insurance and Bonds	$15,208.00	-	-100.00%
Dues/Memberships/Subscriptions	$350.00	$1,000.00	185.71%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Continuing Education	$2,900.00	$3,000.00	3.45%
Safety	$10,000.00	-	-100.00%
Uniforms	$1,600.00	$1,100.00	-31.25%
Supplies	$9,870.00	$10,000.00	1.32%
Retirement	$4,322.00	$6,703.00	55.09%
Health & Life Insurance	$34,393.00	$35,228.00	2.43%
Utilities	$20,370.00	-	-100.00%
Building Repairs & Maintenance	$10,100.00	-	-100.00%
Vehicle Repairs & Maintenance	$10,283.00	-	-100.00%
Vehicle Fuel	$10,960.00	-	-100.00%
Overtime	$2,800.00	$2,800.00	0.00%
Telephone/pagers	$2,284.00	-	-100.00%
Vehicle & Equip Amortization	$2,919.00	$10,000.00	242.58%
Part-time Staff Wages	$49,521.00	$58,044.00	17.21%
Repairs & Maintenance - Equipm	$25,900.00	-	-100.00%
Computer Support & Maintenance	$30,951.00	-	-100.00%
Vandalism	$5,000.00	$3,500.00	-30.00%
Tree & Landscape Maintenance	$2,520.00	-	-100.00%
Grounds Maintenance	$21,025.00	$21,000.00	-0.12%
Meeting/Meals/Travel	$1,000.00	-	-100.00%
Services	$2,000.00	$5,000.00	150.00%
Unanticipated Exp/Contigency	$10,000.00	-	-100.00%
Tree City USA	$37,300.00	$23,000.00	-38.34%
Other Small Equipment	$3,045.00	$2,000.00	-34.32%
Recreation	-	$10,000.00	-
Community Garden	-	$3,000.00	-
Total Expenditures	**$500,540.00**	**$445,146.00**	**-11.07%**

Planning

The Planning Department consists of a director and town planner, and can be divided into the primary categories below:

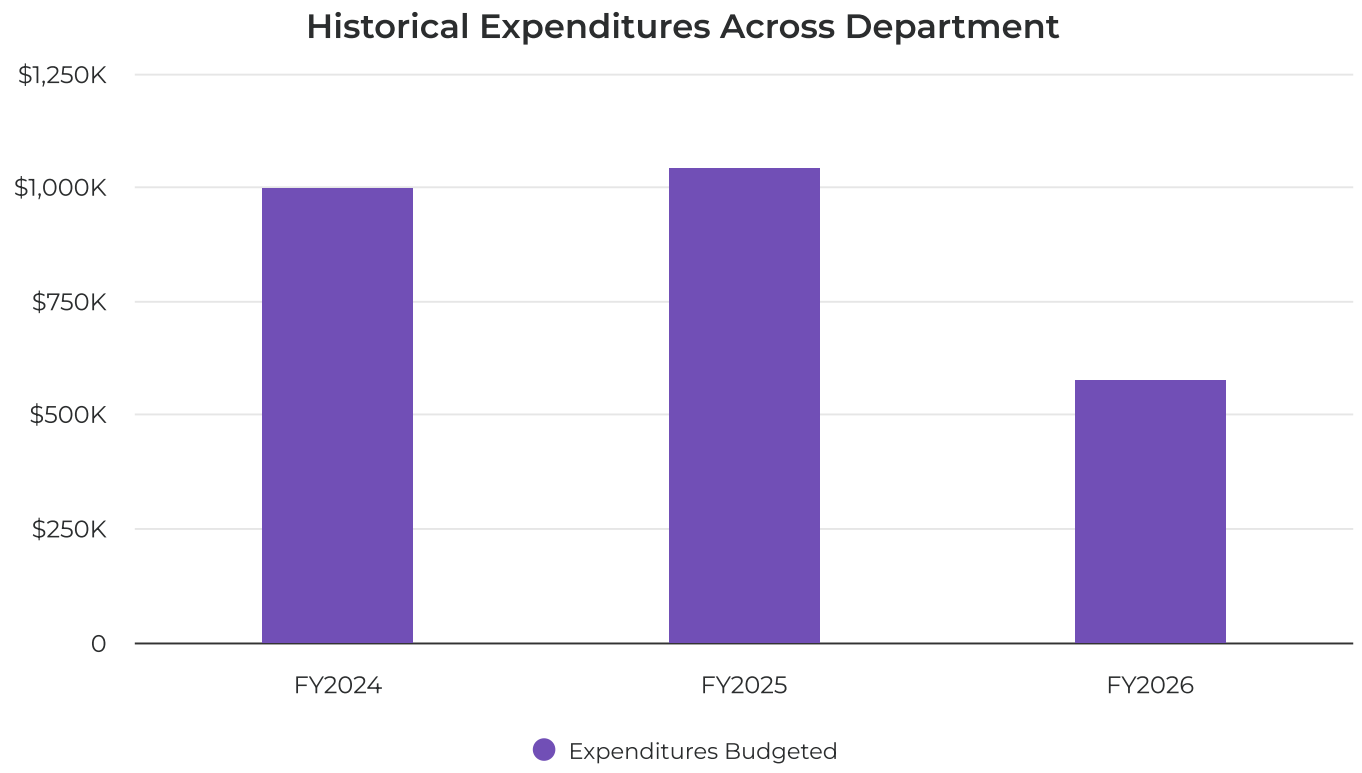
- Land use regulations/planning
- Oversight of Town Engineering
- Economic Development

The land use and regulation portion of the planning department involves considerable staff time to process land use applications within the Town's Growth Management Area. This includes annexation of property, platting of property, entitlement, and construction of private development. Much of this portion of the department is paid for by private developers through the fee schedule. Processes such as the Comprehensive Plan require funds for resident notice and involvement.

Additionally, following the completion of a land use process, the Planning Department ensures proper installation and warranty of public improvements such as water, storm, sewer, landscaping, and roads. This is a vital function in protecting the town's assets and ensuring sustainable future budgets.

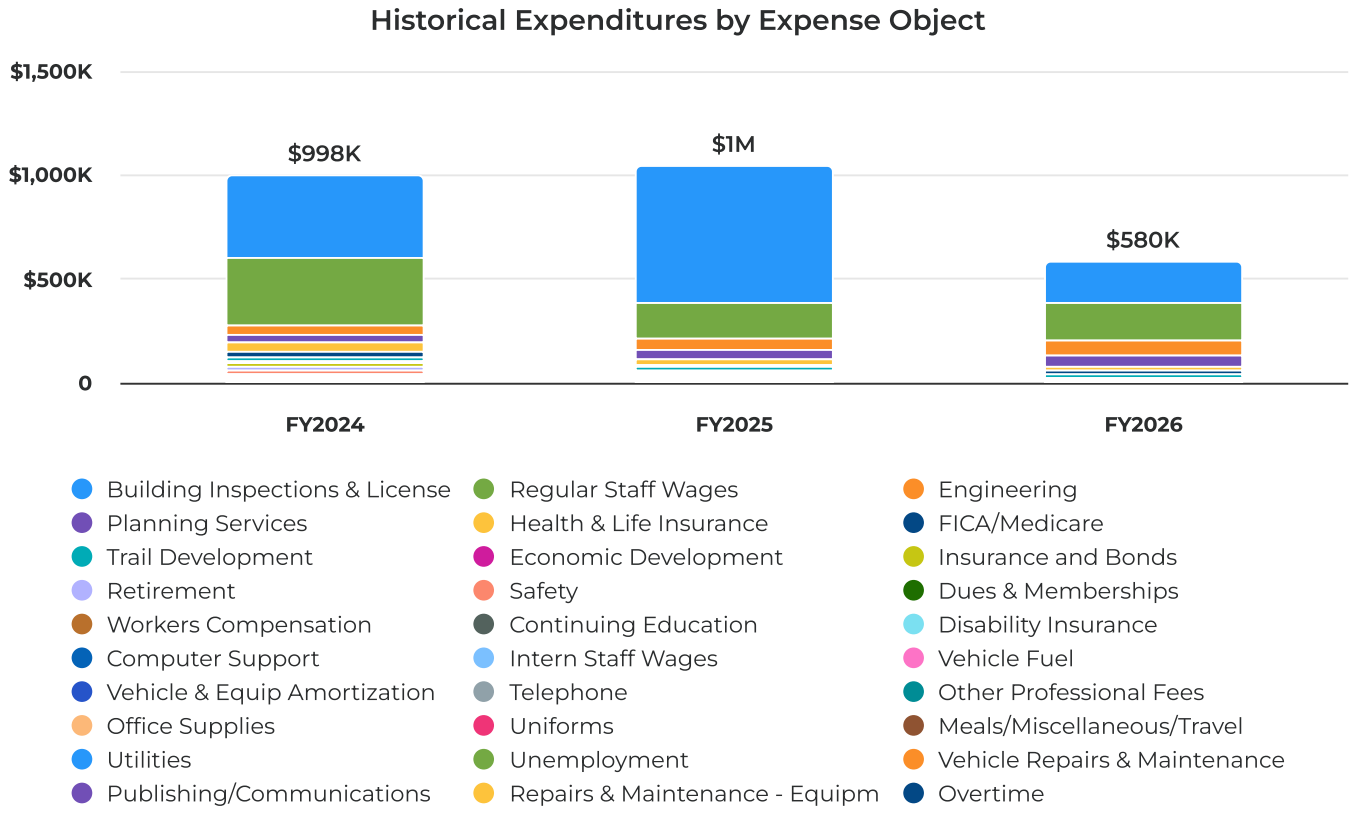
The Planning Department is heavily involved in the town's economic development. This includes seeking out potential commercial development, working through the entitlement process, and attempting to use incentives, where appropriate, and with Town Council approval. Items in this portion of the budget such as improved signage and monies for potential incentives are integral to a successful economic future in the Town of Severance.

Expenditure Summary



The budgeted expenditures for Planning in FY2026 are $579,564, representing a decrease of 44.46% compared to the previous year's budgeted amount of $1 million, which had increased by 4.58% from its prior period. This marks a significant reduction in the budgeted expenditures for Planning from FY2025 to FY2026.

Expenditures by Expense Object

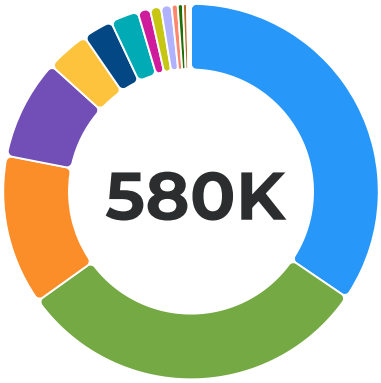


In FY2026, the total expenditures for Planning decreased by 44.46% to $579,564 compared to the previous year. The largest category, Building Inspections & License, saw a significant reduction of 69.58%, dropping from $657,500 to $200,000 and representing 34.51% of the total budget. Conversely, Regular Staff Wages increased by 4.23% to $177,402, now accounting for 30.61% of the total expenditures.

Engineering expenses rose by 25% to $75,000, making up 12.94% of the budget, while Planning Services increased by 11.11% to $50,000, representing 8.63% of the total. Health & Life Insurance showed a slight increase of 1.8% to $21,524, and FICA/Medicare expenses grew by 7.84% to $14,041. New budget allocations appeared for Intern Staff Wages at $6,147 and Continuing Education at $5,500, which increased by 83.33% from the previous year.

Several categories were eliminated entirely in FY2026, including Economic Development, Safety, Insurance and Bonds, Workers Compensation, Vehicle Fuel, Computer Support, Office Supplies, Telephone, and Other Professional Fees, each showing a 100% decrease from the prior year. Retirement expenses increased substantially by 162.43% to $5,322, and Dues & Memberships and Disability Insurance also saw modest increases of 5.82% and 4.23%, respectively.

FY26 Expenditures by Expense Object



●	Building Inspections & License	**$200,000**	34.51%
●	Regular Staff Wages	**$177,402**	30.61%
●	Engineering	**$75,000**	12.94%
●	Planning Services	**$50,000**	8.63%
●	Health & Life Insurance	**$21,524**	3.71%
●	Trail Development	**$15,000**	2.59%
●	FICA/Medicare	**$14,041**	2.42%
●	Intern Staff Wages	**$6,147**	1.06%
●	Continuing Education	**$5,500**	0.95%
●	Retirement	**$5,322**	0.92%
●	Dues & Memberships	**$3,000**	0.52%
●	Disability Insurance	**$2,661**	0.46%
●	Vehicle & Equip Amortization	**$2,000**	0.35%
●	Meals/Miscellaneous/Travel	**$1,000**	0.17%
●	Uniforms	**$500**	0.09%
●	Unemployment	**$367**	0.06%
●	Overtime	**$100**	0.02%

The fiscal year expenditures for Planning are led by Building Inspections & License at $200,000, representing 34.51% of the total. Regular Staff Wages follow with $177,402, accounting for 30.61%. Engineering expenses amount to $75,000 or 12.94%, while Planning Services contribute $50,000, making up 8.63% of the expenditures. Health & Life Insurance costs are $21,524, which is 3.71%, and Trail Development is $15,000, representing 2.59%. FICA/Medicare expenses total $14,041 or 2.42%. Intern Staff Wages are $6,147, comprising 1.06%, Continuing Education is $5,500 at 0.95%, and Retirement expenses are $5,322, making up 0.92% of the total. Seven smaller categories are not included in this summary.

Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$170,202.00	$177,402.00	4.23%
FICA/Medicare	$13,020.00	$14,041.00	7.84%
Workers Compensation	$3,860.00	-	-100.00%
Unemployment	$340.00	$367.00	7.94%
Disability Insurance	$2,553.00	$2,661.00	4.23%
Telephone	$1,157.00	-	-100.00%
Insurance and Bonds	$9,505.00	-	-100.00%
Continuing Education	$3,000.00	$5,500.00	83.33%
Safety	$10,000.00	-	-100.00%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Uniforms	$1,200.00	$500.00	-58.33%
Retirement	$2,028.00	$5,322.00	162.43%
Health & Life Insurance	$21,144.00	$21,524.00	1.80%
Utilities	$787.00	-	-100.00%
Office Supplies	$1,500.00	-	-100.00%
Vehicle Fuel	$2,190.00	-	-100.00%
Overtime	$100.00	$100.00	0.00%
Other Professional Fees	$1,000.00	-	-100.00%
Vehicle & Equip Amortization	$1,980.00	$2,000.00	1.01%
Intern Staff Wages	-	$6,147.00	-
Engineering	$60,000.00	$75,000.00	25.00%
Planning Services	$45,000.00	$50,000.00	11.11%
Building Inspections & License	$657,500.00	$200,000.00	-69.58%
Dues & Memberships	$2,835.00	$3,000.00	5.82%
Meals/Miscellaneous/Travel	$1,000.00	$1,000.00	0.00%
Computer Support	$1,530.00	-	-100.00%
Economic Development	$15,000.00	-	-100.00%
Trail Development	$15,000.00	$15,000.00	0.00%
Total Expenditures	**$1,043,431.00**	**$579,564.00**	**-44.46%**

Water

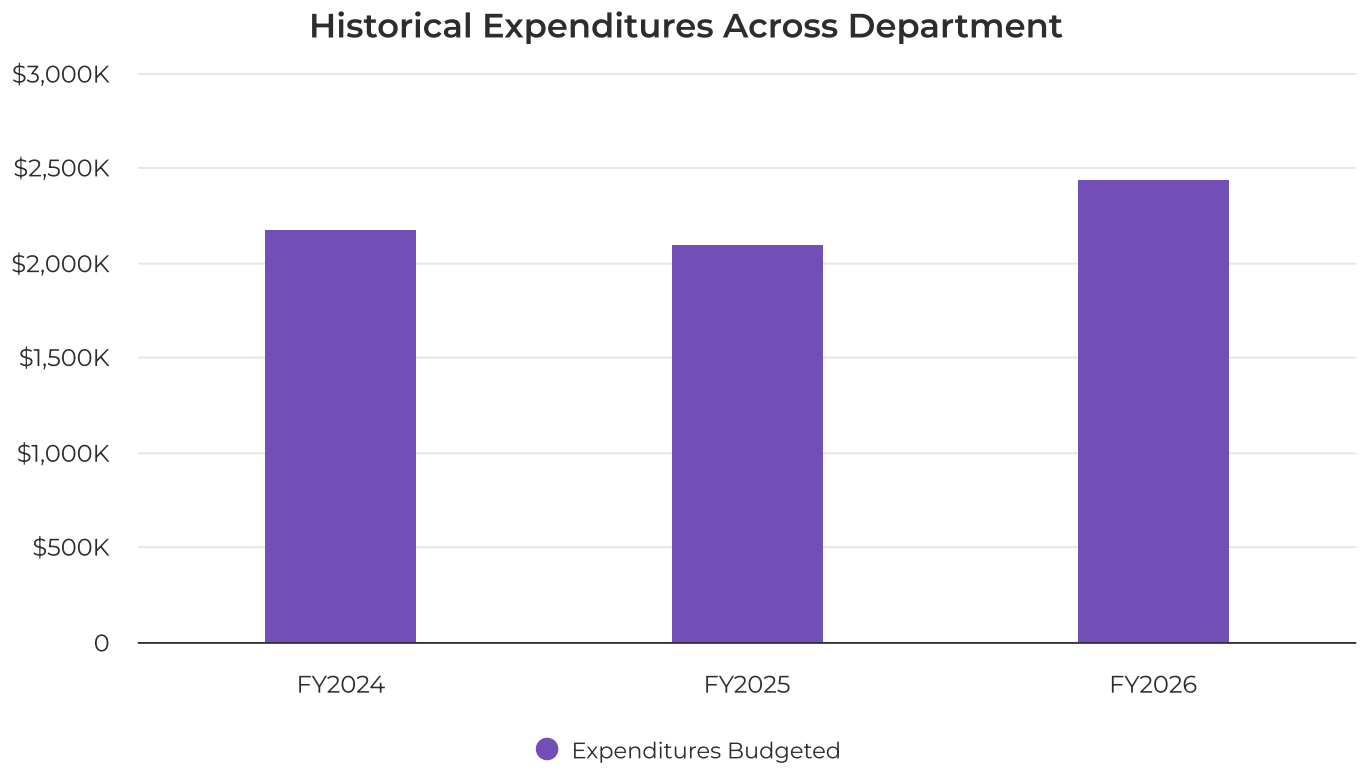
The Town of Severance's water assets can be divided into two different areas:

- Water rights, or the ownership of raw water
- The storage and distribution of potable water

The Town primarily supplies its potable water system by acquiring Colorado-Big Thompson or North Poudre Irrigation Company raw water shares that provide a right to the water within those waterways. The North Poudre Irrigation and Colorado-Big Thompson raw water shares each provide their specific yields (gallons per year), corresponding to their usage for the town's residential, commercial, or industrial projects. The town maintains a water portfolio that is intended to be able to provide residents with adequate potable water in a drought scenario.

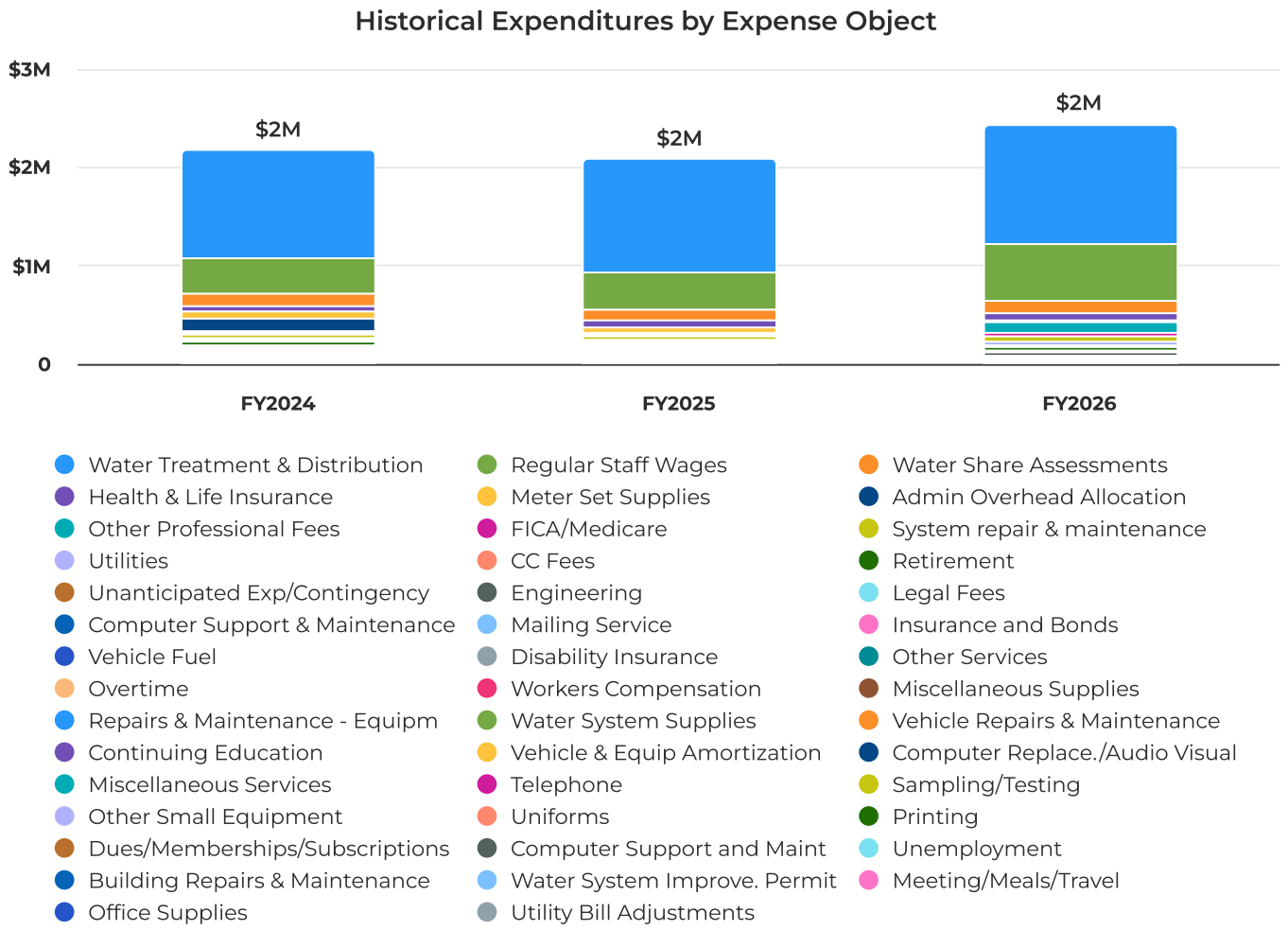
The Town of Severance receives its treated water from a single provider, North Weld County Water District (NWCWD). The Town of Severance is responsible for acquiring its own raw water supplies, which are transferred to NWCWD annually for treatment and delivery. Severance has two 500,000-gallon treated-water storage tanks with a total capacity of one million gallons (MG) and an additional 1.5 million elevated tank. These existing storage tanks provide water for fire protection, daily operating levels, and emergency water storage.

Expenditure Summary



The Water expenditure budget for FY2026 is set at $2.4 million, representing a 16.7% increase from the FY2025 budgeted amount of $2.1 million. This marks a reversal from the previous year's budget, which had decreased by 3.83% compared to its prior period. The increase in FY2026 indicates a significant rise in planned expenditures following the prior year's reduction.

Expenditures by Expense Object



The FY2026 Water budget totals $2.4 million, reflecting a 16.7% increase from the previous year's $2.1 million. The largest expenditure remains Water Treatment & Distribution at $1.2 million, accounting for 49.82% of the total and increasing by $57,800 or 5% from FY2025.

Regular Staff Wages show a significant rise to $575,893, representing 23.66% of the total budget and increasing by $195,380 or 51.35%. Water Share Assessments also increase to $125,000, making up 5.13% of the budget and rising by $10,100 or 8.79%.

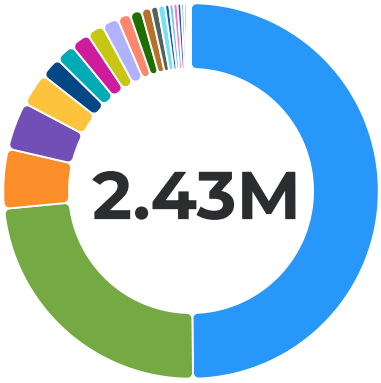
Other Professional Fees emerge as a new notable category at $100,000, comprising 4.11% of the total and increasing by $90,000 or 900%. Health & Life Insurance slightly increases to $69,537, which is 2.86% of the budget, up by $1,910 or 2.82%.

FICA/Medicare expenses grow to $44,057, 1.81% of the total, with an increase of $13,768 or 45.46%. Utilities rise substantially to $40,800, 1.68% of the budget, up by $24,903 or 156.65%. System repair & maintenance increases to $40,000, 1.64% of the total, with a $10,000 or 33.33% increase. Engineering costs also rise to $35,000, 1.44% of the budget, increasing by $25,000 or 250%.

Meter Set Supplies decrease to $35,000, 1.44% of the total, down by $20,000 or 36.36%. Several categories show complete elimination, including Computer Support & Maintenance, Insurance and Bonds, Vehicle Fuel, Workers Compensation, Vehicle Repairs & Maintenance, Other Services, Repairs & Maintenance - Equipment, and Computer Replacement/Audio Visual.

Retirement expenses increase to $25,064, up by $9,467 or 60.7%, and Vehicle & Equipment Amortization rises to $8,800, an increase of $7,031 or 397.46%. Legal Fees decrease to $15,000, down by $5,000 or 25%.

FY26 Expenditures by Expense Object



Water Treatment & Distribution	$1,212,800	49.82%
Regular Staff Wages	$575,893	23.66%
Water Share Assessments	$125,000	5.13%
Other Professional Fees	$100,000	4.11%
Health & Life Insurance	$69,537	2.86%
FICA/Medicare	$44,057	1.81%
Utilities	$40,800	1.68%
System repair & maintenance	$40,000	1.64%
Meter Set Supplies	$35,000	1.44%
Engineering	$35,000	1.44%
CC Fees	$27,000	1.11%
Retirement	$25,064	1.03%
Unanticipated Exp/Contingency	$20,000	0.82%
Mailing Service	$15,000	0.62%
Legal Fees	$15,000	0.62%
Disability Insurance	$8,935	0.37%
Vehicle & Equip Amortization	$8,800	0.36%
Miscellaneous Supplies	$8,500	0.35%
Continuing Education	$7,500	0.31%
Miscellaneous Services	$6,000	0.25%
Overtime	$5,100	0.21%
Water System Supplies	$3,000	0.12%
Dues/Memberships/Subscriptions	$2,500	0.10%
Uniforms	$1,500	0.06%
Water System Improve. Permit	$1,000	0.04%
Unemployment	$857	0.04%
Sampling/Testing	$500	0.02%

The fiscal year expenditures for Water are led by Water Treatment & Distribution at $1.2 million, accounting for 49.82% of the total. Regular Staff Wages follow with $575,893, representing 23.66%. Water Share Assessments contribute $125,000 or 5.13%, while Other Professional Fees amount to $100,000, making up 4.11%. Health & Life Insurance expenses are $69,537, which is 2.86%, and FICA/Medicare costs total $44,057, or 1.81%. Utilities account for $40,800, or 1.68%, and System repair & maintenance is $40,000, representing 1.64%. Engineering and Meter Set Supplies each contribute $35,000, both at 1.44%. There are an additional 17 smaller categories not listed here.

Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$380,513.00	$575,893.00	51.35%
FICA/Medicare	$30,289.00	$44,057.00	45.46%
Workers Compensation	$8,010.00	-	-100.00%
Unemployment	$699.00	$857.00	22.60%
Disability Insurance	$6,371.00	$8,935.00	40.24%
Legal Fees	$20,000.00	$15,000.00	-25.00%
Telephone	$2,721.00	-	-100.00%
Insurance and Bonds	$19,722.00	-	-100.00%
Printing	$1,500.00	-	-100.00%
Dues/Memberships/Subscriptions	$600.00	$2,500.00	316.67%
Continuing Education	$3,300.00	$7,500.00	127.27%
Computer Replace./Audio Visual	$4,300.00	-	-100.00%
Uniforms	$1,850.00	$1,500.00	-18.92%
Retirement	$15,597.00	$25,064.00	60.70%
Health & Life Insurance	$67,627.00	$69,537.00	2.82%
Utilities	$15,897.00	$40,800.00	156.65%
Building Repairs & Maintenance	$600.00	-	-100.00%
Vehicle Repairs & Maintenance	$6,733.00	-	-100.00%
Office Supplies	$100.00	-	-100.00%
Vehicle Fuel	$11,020.00	-	-100.00%
Unanticipated Exp/Contingency	$20,000.00	$20,000.00	0.00%
Miscellaneous Supplies	$4,300.00	$8,500.00	97.67%
Overtime	$5,100.00	$5,100.00	0.00%
Other Professional Fees	$10,000.00	$100,000.00	900.00%
Miscellaneous Services	-	$6,000.00	-
Vehicle & Equip Amortization	$1,769.00	$8,800.00	397.46%
Repairs & Maintenance - Equipm	$5,800.00	-	-100.00%
Computer Support & Maintenance	$31,621.00	-	-100.00%
Meeting/Meals/Travel	$250.00	-	-100.00%
Other Small Equipment	$2,500.00	-	-100.00%
Engineering	$10,000.00	$35,000.00	250.00%
Utility Bill Adjustments	$10.00	-	-100.00%
CC Fees	$21,000.00	$27,000.00	28.57%
Mailing Service	$11,600.00	$15,000.00	29.31%
Water System Improve. Permit	$600.00	$1,000.00	66.67%
System repair & maintenance	$30,000.00	$40,000.00	33.33%
Sampling/Testing	$1,100.00	$500.00	-54.55%
Other Services	$5,900.00	-	-100.00%
Water System Supplies	$2,100.00	$3,000.00	42.86%
Meter Set Supplies	$55,000.00	$35,000.00	-36.36%
Water Treatment & Distribution	$1,155,000.00	$1,212,800.00	5.00%
Water Share Assessments	$114,900.00	$125,000.00	8.79%
Total Expenditures	**$2,085,999.00**	**$2,434,343.00**	**16.70%**

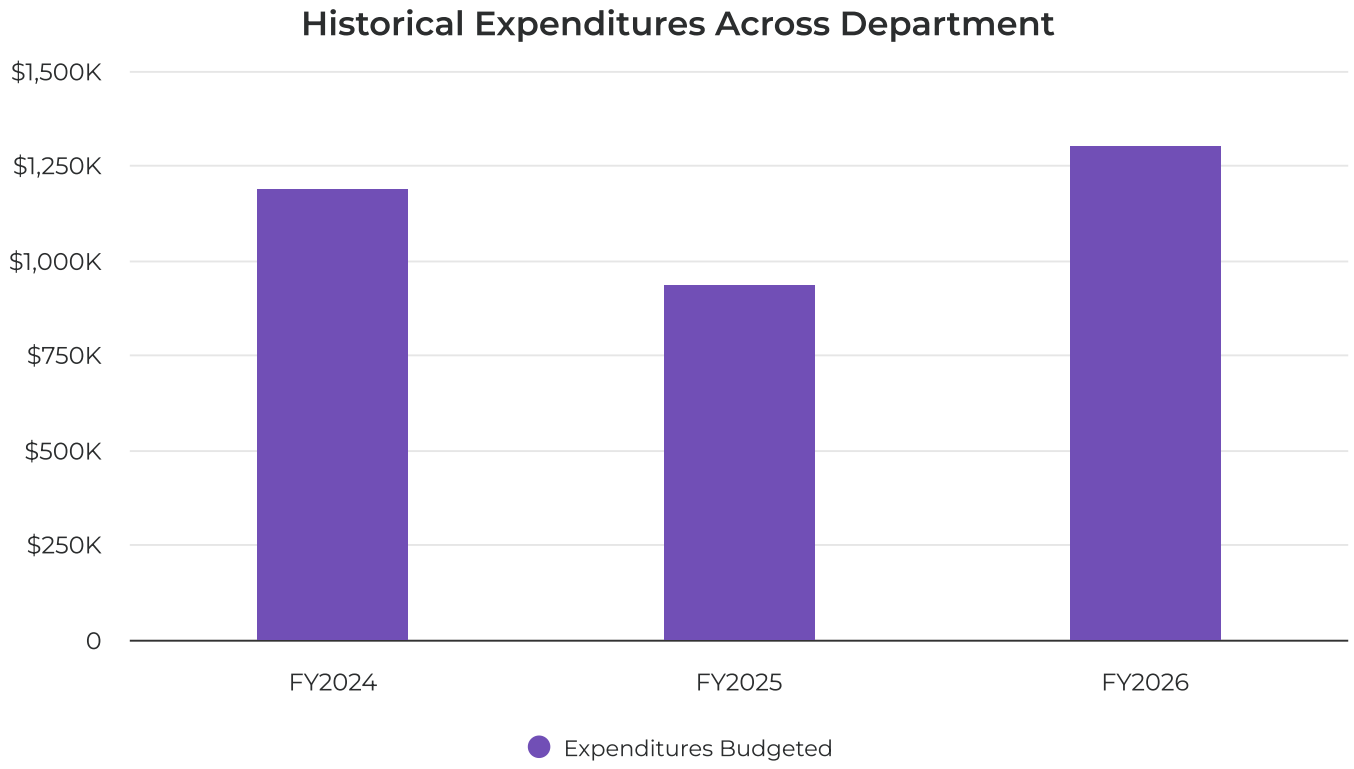
Wastewater

Our current wastewater system is a collection system of sanitary sewer lines that transport the sewage either to a lagoon-style wastewater treatment plant or down a trunk line to the regional treatment plant in Windsor.

The State of Colorado and the Environmental Protection Agency require regular monitoring and testing of the discharged water, with strict standards that must be met. Regulations also dictate the inspection, maintenance, and repair of the system. Non-compliance could result in significant fines or the shutdown of the wastewater treatment system.
The system can be divided into two primary areas:

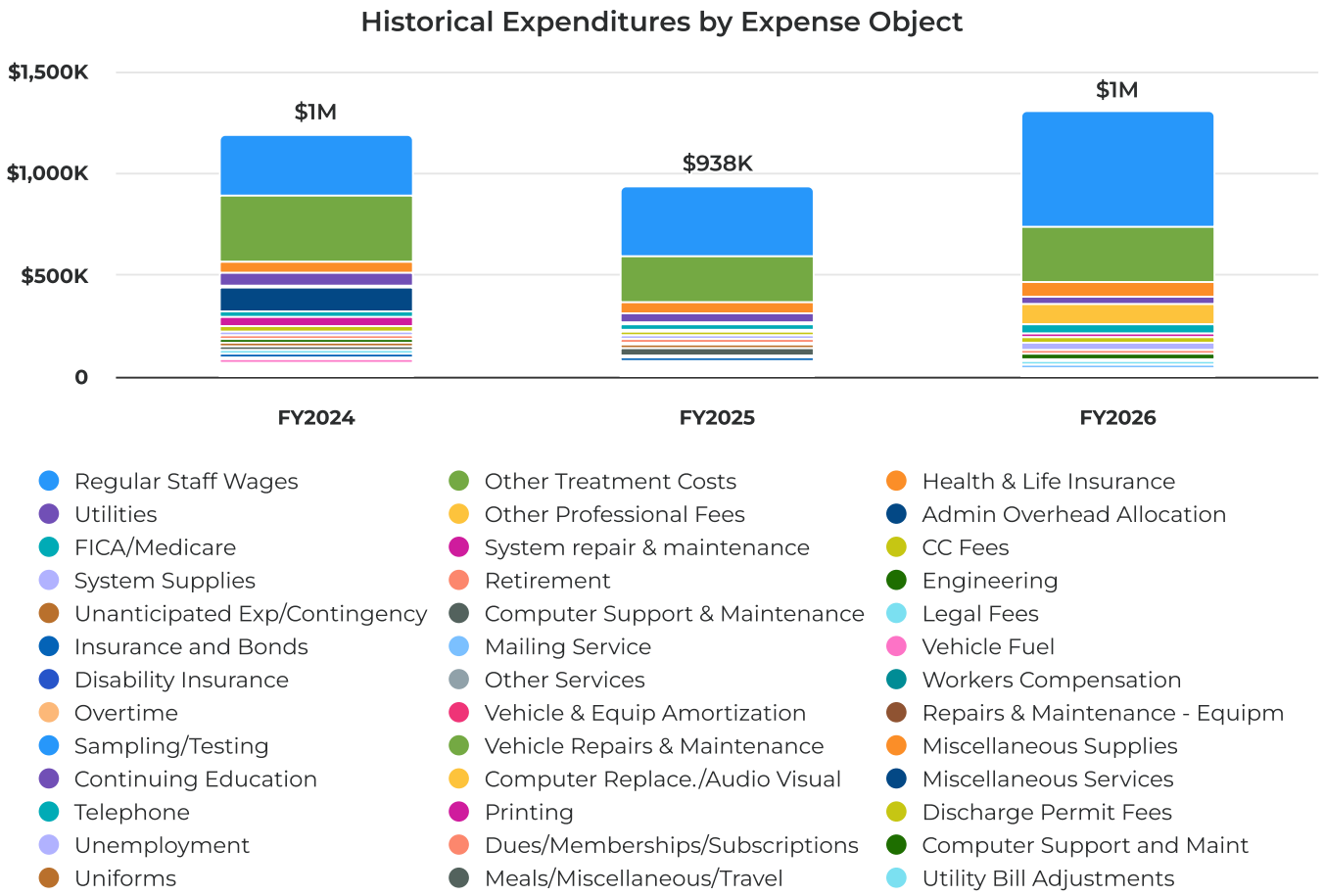
- The collection system is made up of sanitary sewer lines that transport sewage from homes and businesses to the treatment facility. For lines that are not gravity-fed, lift stations are used to pump the sewage.
- The wastewater treatment plant begins with screens removing trash. The sewage then enters the first of three lagoons that remove the sludge. Lastly, the water is chemically treated, meeting all water quality standards for recycled water, and discharged into the John Law.

Expenditure Summary



The Wastewater Expenditure Summary for FY2026 shows a budgeted amount of $1.3 million, which represents a 38.88% increase from the FY2025 budgeted expenditures of $938,102. This marks a significant rise following the previous year's budget, which had decreased by 21.18% from its prior period. The increase in FY2026 indicates a reversal of the prior downward trend in budgeted expenditures for Wastewater.

Expenditures by Expense Object



The FY2026 Wastewater budget totals $1.3 million, marking a 38.88% increase from the FY2025 total of $938,102. Regular Staff Wages remain the largest expense category, rising significantly by $227,561 or 66.32% to $570,687, now representing 43.8% of the total budget, up from 36.58% the previous year.

Other Treatment Costs increased by $43,600 or 19.34%, reaching $269,000 and accounting for 20.65% of the budget, a decrease in share compared to 24.03% in FY2025. Other Professional Fees saw a substantial rise of $88,000 or 733.33%, climbing to $100,000 and making up 7.68% of the total, a notable increase from prior levels.

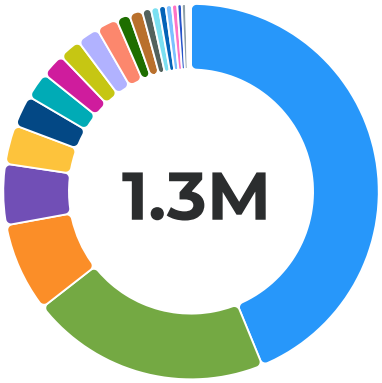
Health & Life Insurance expenses grew by $10,947 or 19.03% to $68,460, while FICA/Medicare costs increased by $16,979 or 63.64% to $43,658. Utilities decreased by $6,065 or 14.66% to $35,300, reducing their budget share to 2.71% from 4.41% previously.

System Supplies rose by $10,000 or 50% to $30,000, and CC Fees increased by $6,000 or 28.57% to $27,000. Engineering expenses grew by $15,000 or 150% to $25,000, and Retirement costs increased by $11,025 or 79.41% to $24,908.

Several categories experienced complete reductions: Computer Support & Maintenance and Insurance and Bonds both dropped to $0, decreasing by 100%, as did Other Services, Workers Compensation, Repairs & Maintenance - Equipment, Vehicle Repairs & Maintenance, and Computer Replace./Audio Visual. Unanticipated Expenses/Contingency decreased by 50% to $10,000. Sampling/Testing fell sharply by 89.58% to $500.

System repair & maintenance increased by $16,000 or 200% to $24,000, and Vehicle & Equipment Amortization rose by $7,031 or 397.46% to $8,800, reflecting notable budget shifts within maintenance and equipment categories.

FY26 Expenditures by Expense Object



Regular Staff Wages	**$570,687**	43.80%
Other Treatment Costs	**$269,000**	20.65%
Other Professional Fees	**$100,000**	7.68%
Health & Life Insurance	**$68,460**	5.25%
FICA/Medicare	**$43,658**	3.35%
Utilities	**$35,300**	2.71%
System Supplies	**$30,000**	2.30%
CC Fees	**$27,000**	2.07%
Engineering	**$25,000**	1.92%
Retirement	**$24,908**	1.91%
System repair & maintenance	**$24,000**	1.84%
Mailing Service	**$15,000**	1.15%
Legal Fees	**$15,000**	1.15%
Unanticipated Exp/Contingency	**$10,000**	0.77%
Vehicle & Equip Amortization	**$8,800**	0.68%
Disability Insurance	**$7,811**	0.60%
Vehicle Fuel	**$7,000**	0.54%
Miscellaneous Services	**$6,000**	0.46%
Continuing Education	**$5,000**	0.38%
Overtime	**$4,800**	0.37%
Miscellaneous Supplies	**$2,000**	0.15%
Unemployment	**$1,892**	0.15%
Discharge Permit Fees	**$1,000**	0.08%
Sampling/Testing	**$500**	0.04%

For the Wastewater fiscal year expenditures by expense object, Regular Staff Wages account for $570,687, representing 43.8% of the total. Other Treatment Costs follow with $269,000, or 20.65%. Other Professional Fees make up $100,000, which is 7.68% of the expenditures. Health & Life Insurance expenses total $68,460, comprising 5.25%. FICA/Medicare costs are $43,658, or 3.35%. Utilities expenses amount to $35,300, representing 2.71%. System Supplies account for $30,000, or 2.3%. CC Fees total $27,000, which is 2.07%. Engineering costs are $25,000, or 1.92%, and Retirement expenses are $24,908, making up 1.91% of the expenditures. Fourteen smaller categories are not included in this summary.

Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$343,126.00	$570,687.00	66.32%
FICA/Medicare	$26,679.00	$43,658.00	63.64%
Workers Compensation	$7,142.00	-	-100.00%

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Unemployment	$624.00	$1,892.00	203.21%
Disability Insurance	$4,799.00	$7,811.00	62.76%
Legal Fees	$10,000.00	$15,000.00	50.00%
Telephone	$2,455.00	-	-100.00%
Insurance and Bonds	$17,584.00	-	-100.00%
Printing	$1,500.00	-	-100.00%
Dues/Memberships/Subscriptions	$1,600.00	-	-100.00%
Continuing Education	$3,100.00	$5,000.00	61.29%
Computer Replace./Audio Visual	$4,300.00	-	-100.00%
Uniforms	$1,700.00	-	-100.00%
Retirement	$13,883.00	$24,908.00	79.41%
Health & Life Insurance	$57,513.00	$68,460.00	19.03%
Utilities	$41,365.00	$35,300.00	-14.66%
Vehicle Repairs & Maintenance	$4,612.00	-	-100.00%
Vehicle Fuel	$10,770.00	$7,000.00	-35.00%
Unanticipated Exp/Contingency	$20,000.00	$10,000.00	-50.00%
Miscellaneous Supplies	$3,000.00	$2,000.00	-33.33%
Overtime	$4,800.00	$4,800.00	0.00%
Other Professional Fees	$12,000.00	$100,000.00	733.33%
Miscellaneous Services	-	$6,000.00	-
Vehicle & Equip Amortization	$1,769.00	$8,800.00	397.46%
Repairs & Maintenance - Equipm	$5,800.00	-	-100.00%
Computer Support & Maintenance	$31,621.00	-	-100.00%
Engineering	$10,000.00	$25,000.00	150.00%
Meals/Miscellaneous/Travel	$250.00	-	-100.00%
Utility Bill Adjustments	$10.00	-	-100.00%
CC Fees	$21,000.00	$27,000.00	28.57%
Mailing Service	$8,400.00	$15,000.00	78.57%
System repair & maintenance	$8,000.00	$24,000.00	200.00%
Sampling/Testing	$4,800.00	$500.00	-89.58%
Other Services	$8,000.00	-	-100.00%
Discharge Permit Fees	$500.00	$1,000.00	100.00%
Other Treatment Costs	$225,400.00	$269,000.00	19.34%
System Supplies	$20,000.00	$30,000.00	50.00%
Total Expenditures	**$938,102.00**	**$1,302,816.00**	**38.88%**

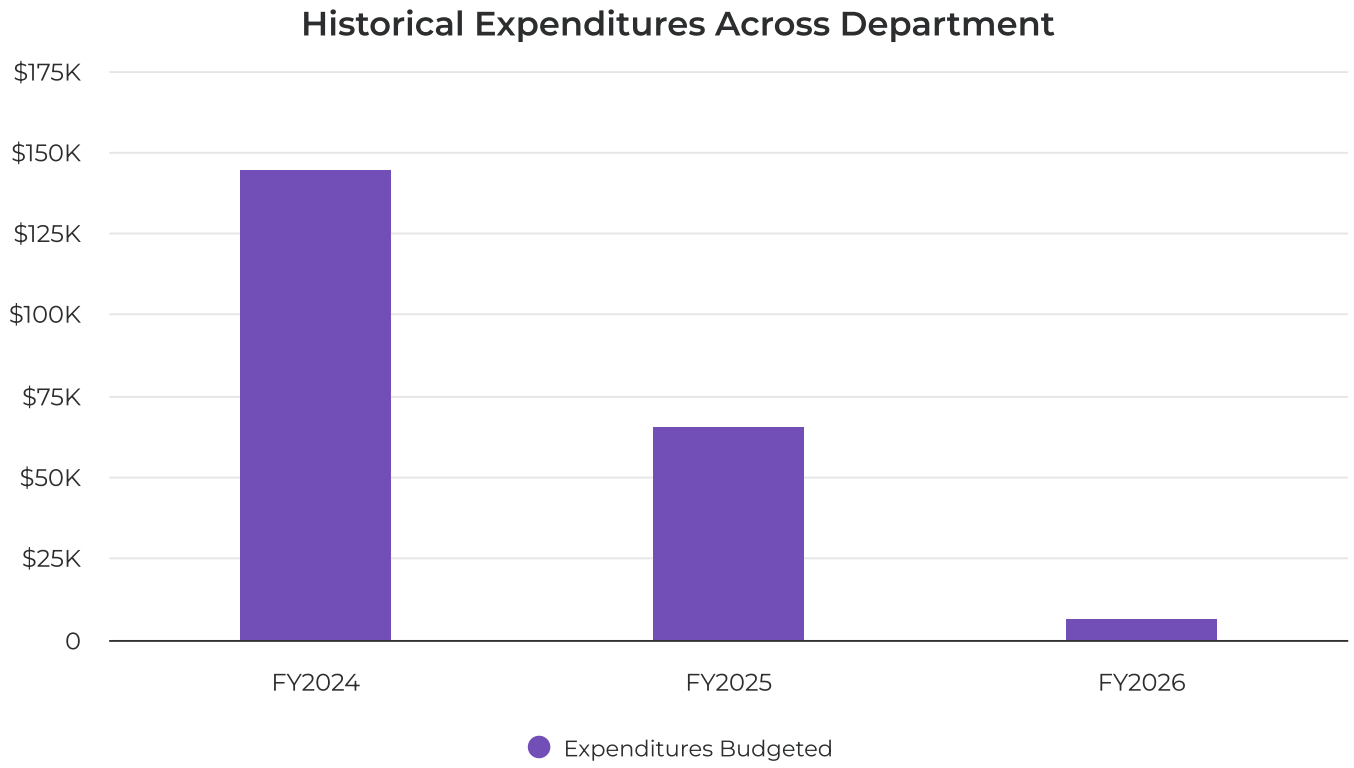
Stormwater

The stormwater conveyance system collects and transports urban runoff that may contain certain pollutants. Regularly maintaining catch basins, stormwater inlets, and other stormwater conveyance structures will remove pollutants, prevent clogging of the downstream drainage system, restore catch basins' sediment trapping capacity, and ensure the system functions properly to avoid flooding.

Responsibilities include:

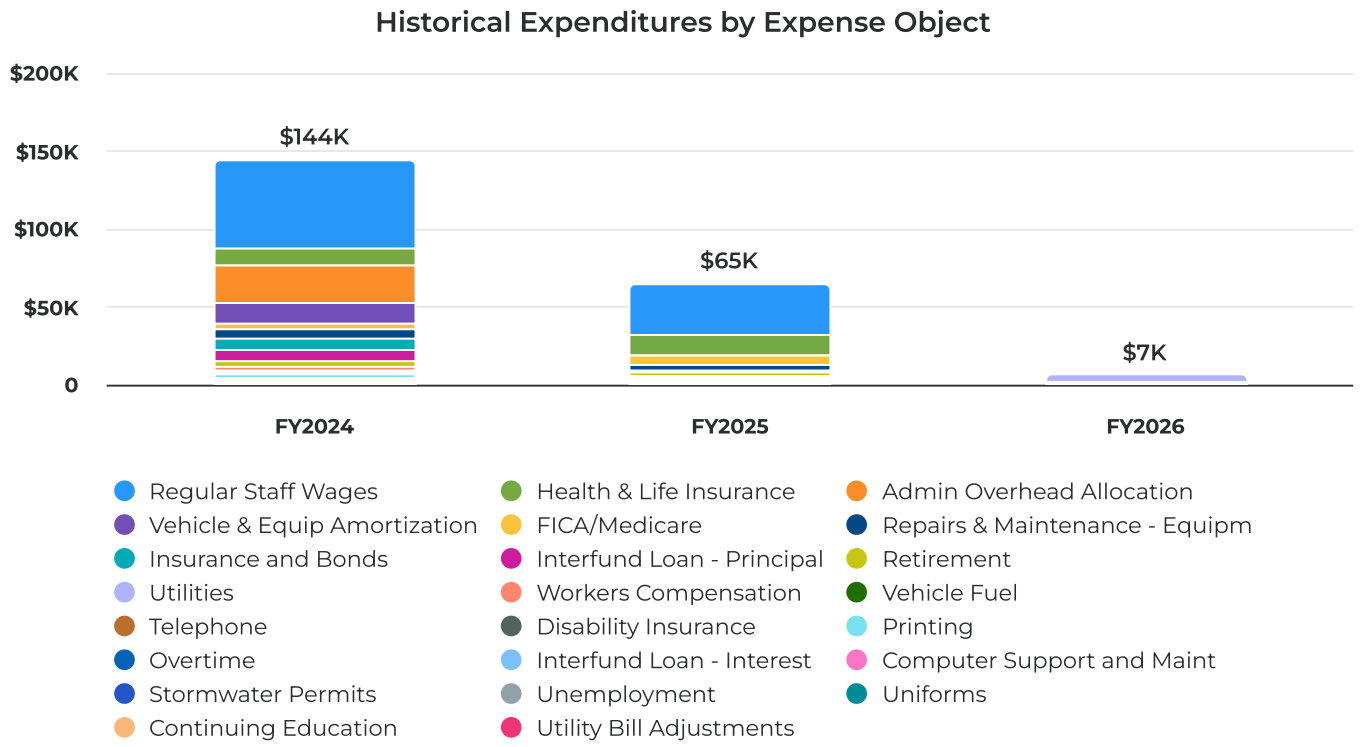
- Inspect and clean the catch basins, culverts, inlets structures, drainage channels, and detention ponds throughout the Town on a regular basis
- Conduct quarterly routine maintenance and look for evidence of illegal discharges or illicit connections
- Conduct inspections more frequently during the wet season for recognized problem areas where sediment or trash accumulates more often
- Keep accurate records of the catch basins cleaned
- Develop a flushing schedule that keeps the storm drainpipes clear of excessive build up
- Perform immediate repair of any deterioration threatening structural integrity

Expenditure Summary



In FY2026, the Stormwater expenditures budgeted amount to $6,600, representing a significant decrease of 89.85% from the previous year's budgeted expenditures of $65,017 in FY2025. This marks a substantial reduction in the allocation for Stormwater expenditures compared to the prior period.

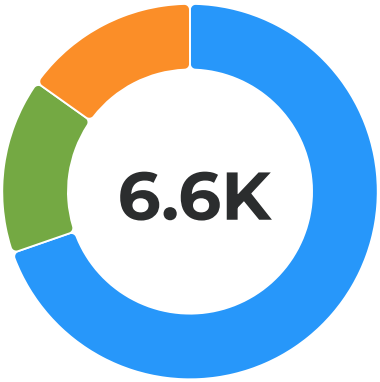
Expenditures by Expense Object



In FY2026, the total expenditures for Stormwater decreased significantly to $6,600, representing an 89.85% reduction from the previous year's total of $65,017. The largest expense category in FY2026 is Utilities, accounting for $4,600 or 69.7% of the total budget, a new allocation not present in the prior year. Vehicle Fuel and Telephone expenses each represent 15.15% of the total, with Vehicle Fuel increasing by $130 or 14.94%, while Telephone decreased by $101 or 9.17% compared to FY2025.

Notably, several major expense categories from FY2025 were eliminated in FY2026. Regular Staff Wages, which previously comprised 50.34% of the budget at $32,730, were reduced by 100% to $0. Similarly, Health & Life Insurance, FICA/Medicare, Repairs & Maintenance - Equipment, Retirement, Insurance and Bonds, Overtime, Disability Insurance, Workers Compensation, and Stormwater Permits all decreased to zero, reflecting complete removal from the budget. This shift marks a substantial reallocation and reduction in personnel-related and maintenance expenses.

FY26 Expenditures by Expense Object



Utilities	**$4,600**	69.70%
Vehicle Fuel	**$1,000**	15.15%
Telephone	**$1,000**	15.15%

For the fiscal year, the Stormwater expenditures by expense object include Utilities at $4,600, which accounts for 69.7% of the total. Telephone expenses are $1,000, representing 15.15%, and Vehicle Fuel also amounts to $1,000, making up the remaining 15.15% of the expenditures.

Expenditures by Expense Object

Category	FY 2025 Adopted	FY 2026 Budgeted	FY 2025 Adopted vs. FY 2026 Budgeted (% Change)
Regular Staff Wages	$32,730.00	-	-100.00%
FICA/Medicare	$5,253.00	-	-100.00%
Workers Compensation	$676.00	-	-100.00%
Unemployment	$66.00	-	-100.00%
Disability Insurance	$1,029.00	-	-100.00%
Telephone	$1,101.00	$1,000.00	-9.17%
Insurance and Bonds	$1,664.00	-	-100.00%
Continuing Education	$100.00	-	-100.00%
Uniforms	$100.00	-	-100.00%
Retirement	$2,383.00	-	-100.00%
Health & Life Insurance	$13,835.00	-	-100.00%
Utilities	-	$4,600.00	-
Vehicle Fuel	$870.00	$1,000.00	14.94%
Overtime	$1,100.00	-	-100.00%
Repairs & Maintenance - Equipm	$3,600.00	-	-100.00%
Utility Bill Adjustments	$10.00	-	-100.00%
Stormwater Permits	$500.00	-	-100.00%
Total Expenditures	**$65,017.00**	**$6,600.00**	**-89.85%**

One Year Plan

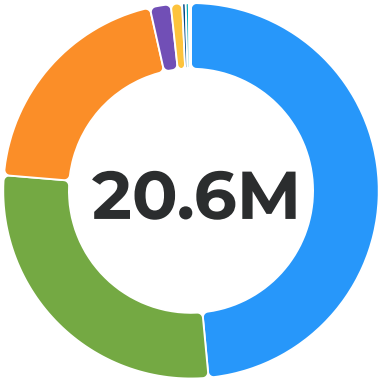
FY26 Total Capital Requested

$20,564,374

FY26 Total Funding Requested

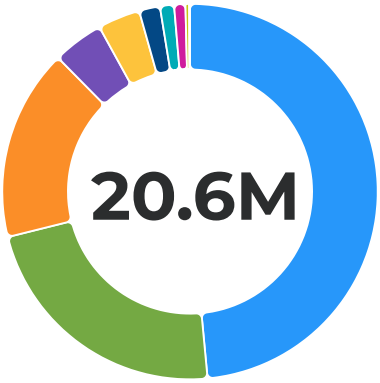
$20,564,374

FY26 Total Funding Requested by Source



Water Fund - Impact Fees	$9,976,124	48.51%
General Fund	$5,719,000	27.81%
Transportation Fund	$4,145,000	20.16%
Fleet Fund	$368,000	1.79%
Public Facilities Fund	$200,000	0.97%
Wastewater Fund - Unrestricted	$63,000	0.31%
Water Fund	$57,000	0.28%
Wastewater Fund	$17,000	0.08%
Public Safety Fund	$15,750	0.08%
Stormwater Fund	$3,500	0.02%

FY26 Total Funding Requested by Department



WATER CAPITAL	**$9,976,124**	48.51%
PARKS/GREEN SPACE - CIP	**$4,645,000**	22.59%
STREETS/MAINTENANCE - CIP	**$3,395,000**	16.51%
GENERAL FUND - NON-OPERATING	**$901,500**	4.38%
STREETS CAPITAL OUTLAY	**$750,000**	3.65%
FLEET FUND	**$368,000**	1.79%
ADMINISTRATION - CIP	**$250,000**	1.22%
PUBLIC WORKS OVERHEAD - CIP	**$200,000**	0.97%
WASTEWATER CAPITAL	**$63,000**	0.31%
PUBLIC SAFETY - CIP	**$15,750**	0.08%

FY26 Capital Cost Breakdown



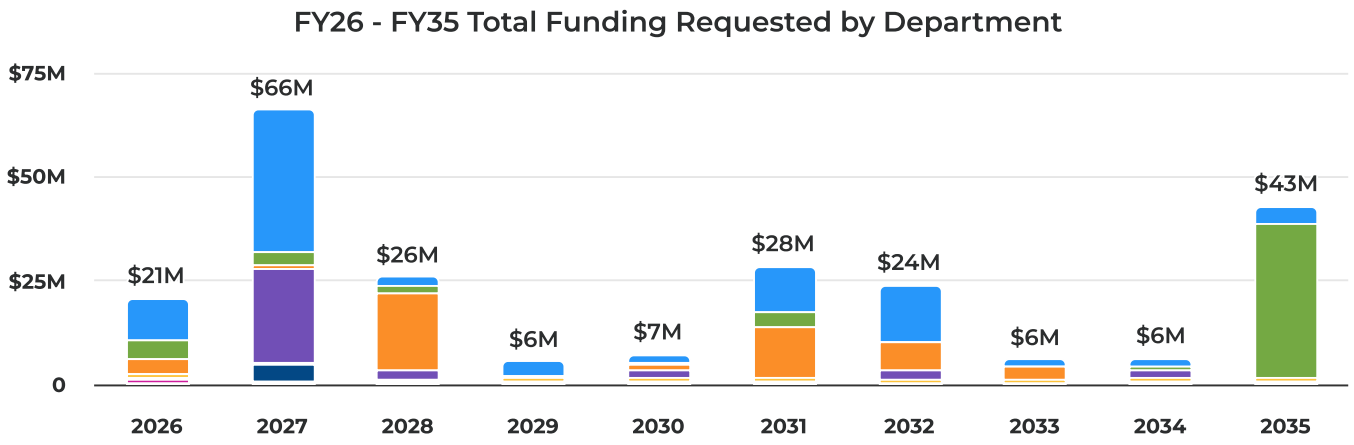
Capital Costs	**$20,564,374**	100.00%
Operational Costs	**$0**	0.00%

FY26 Cost Savings & Revenue Breakdown



Revenue	**$0**	N/A
Cost Savings	**$0**	N/A

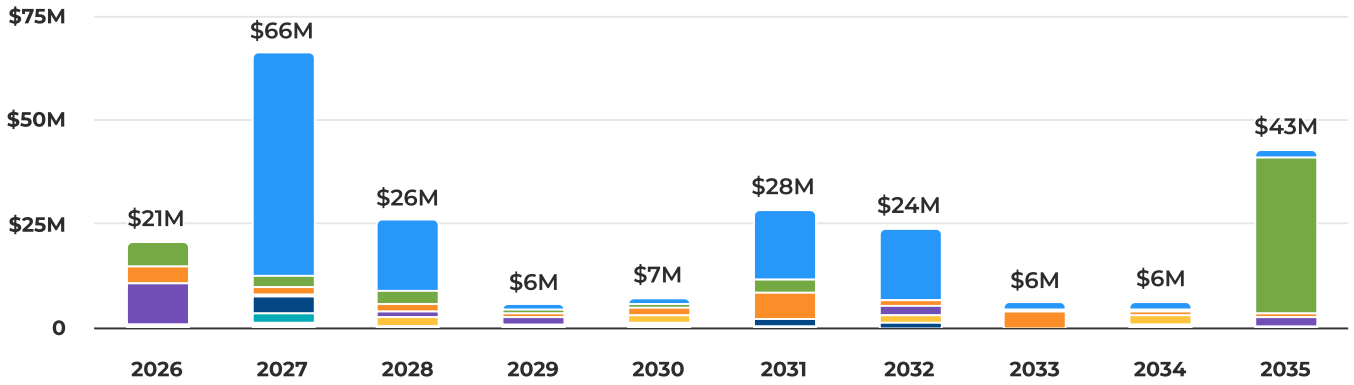
Capital Improvement Multi-Year Plan



Funding by Department Totals (all years)

WATER CAPITAL	**$84,421,303**	36.30%
PARKS/GREEN SPACE - CIP	**$52,024,614**	22.37%
STREETS/MAINTENANCE - CIP	**$45,830,000**	19.70%
WASTEWATER CAPITAL	**$30,928,521**	13.30%
STREETS CAPITAL OUTLAY	**$9,019,930**	3.88%
PUBLIC WORKS OVERHEAD - CIP	**$4,050,000**	1.74%
ADMINISTRATION - CIP	**$3,520,000**	1.51%
GENERAL FUND - NON-OPERATING	**$2,401,500**	1.03%
FLEET FUND	**$368,000**	0.16%
PUBLIC SAFETY - CIP	**$30,750**	0.01%

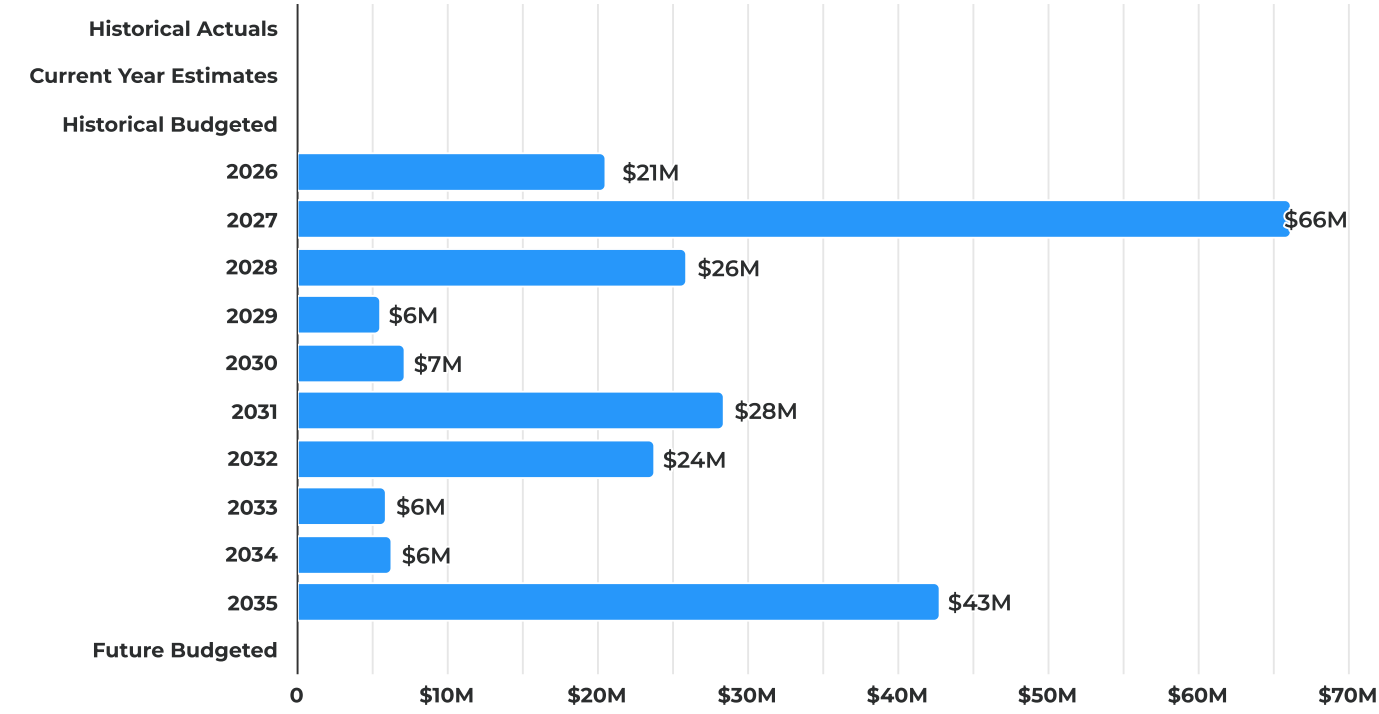
FY26 - FY35 Total Funding Requested by Source



Funding by Source Totals (all years)

Bonding	**$112,947,417**	48.56%
General Fund	**$55,426,114**	23.83%
Transportation Fund	**$23,509,930**	10.11%
Water Fund - Impact Fees	**$18,613,886**	8.00%
Wastewater Fund - Impact Fees	**$8,000,000**	3.44%
Grant Funding	**$6,750,000**	2.90%
Wastewater Fund - Unrestricted	**$2,928,521**	1.26%
Water Fund	**$1,217,000**	0.52%
Park Impact Fees	**$1,120,000**	0.48%
Water Fund - Unrestricted	**$700,000**	0.30%
Public Facilities Fund	**$550,000**	0.24%
Wastewater Fund	**$402,000**	0.17%
Fleet Fund	**$368,000**	0.16%
Stormwater Fund	**$31,000**	0.01%
Public Safety Fund	**$30,750**	0.01%

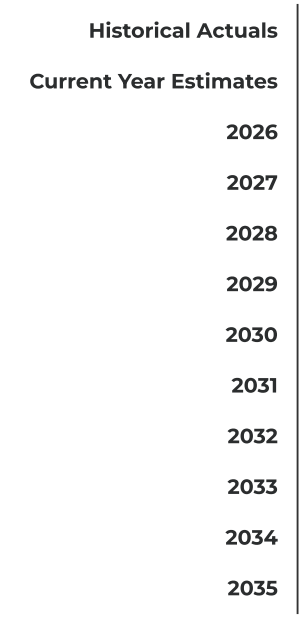
FY26 - FY35 Capital Cost Breakdown (including Historical Actuals, Current Year Estimates, Historical Budgeted, Future Budgeted)



Capital Cost Totals (all years)

Capital Costs	**$232,594,618**	99.94%
Operational Costs	**$145,500**	0.06%

FY26 - FY35 Cost Savings & Revenue Breakdown (including Historical Actuals, Current Year Estimates)

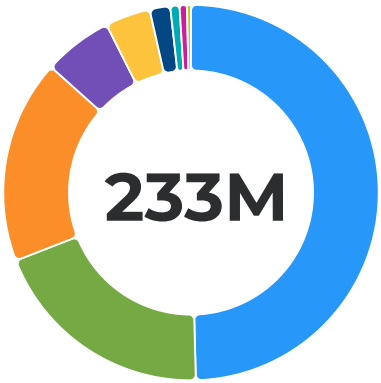


Cost Savings & Revenue Totals (all years)

Revenue	**$0**	N/A
Cost Savings	**$0**	N/A

Capital Improvement Plan - Project Types

FY26 - FY35 Capital Costs By Project Type



Water and Sewer	**$115,349,824**	49.59%
Transportation	**$45,380,000**	19.51%
Building and Facilities	**$40,800,000**	17.54%
Parks and Recreation	**$13,815,000**	5.94%
Transportation Rehab Program	**$9,019,930**	3.88%
Facilities Maintenance	**$4,120,000**	1.77%
Non-Operating	**$1,850,000**	0.80%
Parks Improvement Program	**$1,459,614**	0.63%
Vehicles and Equipment	**$769,500**	0.33%
Technology	**$30,750**	0.01%

Water and Sewer

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Total Water and Sewer	**$10,039,124**	**$56,818,912**	**$4,224,229**	**$3,339,192**	**$4,177,162**	**$11,264,309**	**$15,537,391**

(continued from above)	FY2033	FY2034	FY2035	Total
Total Water and Sewer	**$1,783,641**	**$3,970,361**	**$4,195,503**	**$115,349,824**

Transportation

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Total Transportation	**$3,395,000**	**$800,000**	**$18,475,000**	**$150,000**	**$720,000**	**$12,170,000**	**$6,870,000**	**$2,800,000**

(continued from above)	FY2034	FY2035	Total
Total Transportation	**$0**	**$0**	**$45,380,000**

Building and Facilities

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Building and Facilities	**$200,000**	**$3,850,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$36,750,000**	**$40,800,000**

Parks and Recreation

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Total Parks and Recreation	**$4,220,000**	**$3,200,000**	**$1,225,000**	**$700,000**	**$200,000**	**$3,550,000**	**$0**	**$0**	**$720,000**

(continued from above)	FY2035	Total
Total Parks and Recreation	$0	$13,815,000

Transportation Rehab Program

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Total Transportation Rehab Program	$750,000	$750,000	$787,500	$826,875	$868,219	$911,630	$957,212	$1,005,073	$1,055,327

(continued from above)	FY2035	Total
Total Transportation Rehab Program	$1,108,094	$9,019,930

Facilities Maintenance

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Total Facilities Maintenance	$250,000	$595,000	$385,000	$305,000	$995,000	$360,000	$175,000	$190,000	$375,000	$490,000

(continued from above)	Total
Total Facilities Maintenance	$4,120,000

Non-Operating

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Total Non-Operating	$500,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000

(continued from above)	Total
Total Non-Operating	$1,850,000

Parks Improvement Program

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Total Parks Improvement Program	$425,000	$25,000	$725,000	$30,000	$33,000	$36,300	$39,930	$43,923	$48,315	$53,146

(continued from above)	Total
Total Parks Improvement Program	$1,459,614

Vehicles and Equipment

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Vehicles and Equipment	$769,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$769,500

Technology

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Technology	$15,750	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$30,750

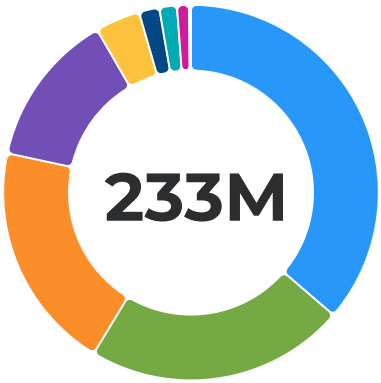
Grand Total

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Grand Total	$20,564,374	$66,203,912	$25,971,729	$5,501,067	$7,143,381	$28,442,239	$23,729,533

(continued from above)	FY2033	FY2034	FY2035	Total
Grand Total	$5,972,637	$6,319,003	$42,746,743	$232,594,618

Capital Improvement Plan - Departments

FY26 - FY35 Capital Costs by Department



WATER CAPITAL	**$84,421,303**	36.30%
PARKS/GREEN SPACE - CIP	**$52,024,614**	22.37%
STREETS/MAINTENANCE - CIP	**$45,830,000**	19.70%
WASTEWATER CAPITAL	**$30,928,521**	13.30%
STREETS CAPITAL OUTLAY	**$9,019,930**	3.88%
PUBLIC WORKS OVERHEAD - CIP	**$4,050,000**	1.74%
ADMINISTRATION - CIP	**$3,520,000**	1.51%
GENERAL FUND - NON-OPERATING	**$2,401,500**	1.03%
FLEET FUND	**$368,000**	0.16%
PUBLIC SAFETY - CIP	**$30,750**	0.01%

WATER CAPITAL

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Total WATER CAPITAL	**$9,976,124**	**$34,252,762**	**$2,154,771**	**$3,266,262**	**$2,100,585**	**$11,183,903**	**$13,537,391**	**$1,783,641**

(continued from above) ↑	FY2034	FY2035	Total
Total WATER CAPITAL	**$1,970,361**	**$4,195,503**	**$84,421,303**

PARKS/GREEN SPACE - CIP

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Total PARKS/GREEN SPACE - CIP	**$4,645,000**	**$3,225,000**	**$1,950,000**	**$730,000**	**$233,000**	**$3,586,300**	**$39,930**	**$43,923**	**$768,315**

(continued from above) ↑	FY2035	Total
Total PARKS/GREEN SPACE - CIP	**$36,803,146**	**$52,024,614**

STREETS/MAINTENANCE - CIP

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Total STREETS/MAINTENANCE - CIP	**$3,395,000**	**$800,000**	**$18,475,000**	**$0**	**$1,320,000**	**$12,170,000**	**$6,870,000**	**$2,800,000**	**$0**

(continued from above) ↑	FY2035	Total
Total STREETS/MAINTENANCE - CIP	**$0**	**$45,830,000**

WASTEWATER CAPITAL

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Total WASTEWATER CAPITAL	**$63,000**	**$22,566,150**	**$2,069,458**	**$72,930**	**$2,076,577**	**$80,406**	**$2,000,000**	**$0**	**$2,000,000**

(continued from above) ↑	FY2035	Total
Total WASTEWATER CAPITAL	**$0**	**$30,928,521**

STREETS CAPITAL OUTLAY

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
Total STREETS CAPITAL OUTLAY	**$750,000**	**$750,000**	**$787,500**	**$826,875**	**$868,219**	**$911,630**	**$957,212**	**$1,005,073**	**$1,055,327**

(continued from above) ↑	FY2035	Total
Total STREETS CAPITAL OUTLAY	**$1,108,094**	**$9,019,930**

PUBLIC WORKS OVERHEAD - CIP

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total PUBLIC WORKS OVERHEAD - CIP	**$200,000**	**$3,850,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$4,050,000**

ADMINISTRATION - CIP

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Total ADMINISTRATION - CIP	**$250,000**	**$595,000**	**$385,000**	**$305,000**	**$395,000**	**$360,000**	**$175,000**	**$190,000**	**$375,000**	**$490,000**

(continued from above) ↑	Total
Total ADMINISTRATION - CIP	**$3,520,000**

GENERAL FUND - NON-OPERATING

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Total GENERAL FUND - NON-OPERATING	**$901,500**	**$150,000**	**$150,000**	**$300,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**

(continued from above) ↑	Total
Total GENERAL FUND - NON-OPERATING	**$2,401,500**

FLEET FUND

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total FLEET FUND	**$368,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$368,000**

PUBLIC SAFETY - CIP

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total PUBLIC SAFETY - CIP	**$15,750**	**$15,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,750**

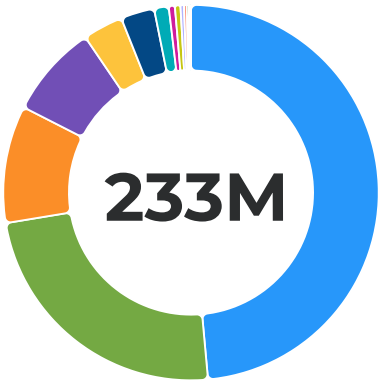
Grand Total

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Grand Total	$20,564,374	$66,203,912	$25,971,729	$5,501,067	$7,143,381	$28,442,239	$23,729,533

(continued from above) ↑	FY2033	FY2034	FY2035	Total
Grand Total	$5,972,637	$6,319,003	$42,746,743	$232,594,618

Capital Improvement Plan - Expenditures

FY26 - FY35 Expenditures by Fund



Bonding	$112,947,417	48.56%
General Fund	$55,426,114	23.83%
Transportation Fund	$23,509,930	10.11%
Water Fund - Impact Fees	$18,613,886	8.00%
Wastewater Fund - Impact Fees	$8,000,000	3.44%
Grant Funding	$6,750,000	2.90%
Wastewater Fund - Unrestricted	$2,928,521	1.26%
Water Fund	$1,217,000	0.52%
Park Impact Fees	$1,120,000	0.48%
Water Fund - Unrestricted	$700,000	0.30%
Public Facilities Fund	$550,000	0.24%
Wastewater Fund	$402,000	0.17%
Fleet Fund	$368,000	0.16%
Stormwater Fund	$31,000	0.01%
Public Safety Fund	$30,750	0.01%

Bonding

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Total Bonding	$0	$53,700,000	$17,244,771	$1,041,262	$1,400,585	$16,853,903	$16,982,391	$1,783,641

(continued from above) ↑	FY2034	FY2035	Total
Total Bonding	$1,970,361	$1,970,503	$112,947,417

General Fund

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Total General Fund	$5,719,000	$2,885,000	$3,187,500	$950,000	$1,215,500	$3,146,300	$364,930	$383,923

(continued from above) ↑	FY2034	FY2035	Total
Total General Fund	$410,815	$37,163,146	$55,426,114

Transportation Fund

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Total Transportation	$4,145,000	$1,550,000	$1,862,500	$826,875	$1,588,219	$6,411,630	$1,157,212	$3,805,073

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Fund								

(continued from above) ↑	FY2034	FY2035	Total
Total Transportation Fund	$1,055,327	$1,108,094	$23,509,930

Water Fund - Impact Fees

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Total Water Fund - Impact Fees	$9,976,124	$552,762	$1,410,000	$2,225,000	$0	$0	$2,225,000	$0	$0	$2,225,000

(continued from above) ↑	Total
Total Water Fund - Impact Fees	$18,613,886

Wastewater Fund - Impact Fees

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Total Wastewater Fund - Impact Fees	$0	$0	$2,000,000	$0	$2,000,000	$0	$2,000,000	$0	$2,000,000	$0

(continued from above) ↑	Total
Total Wastewater Fund - Impact Fees	$8,000,000

Grant Funding

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Grant Funding	$0	$4,000,000	$0	$0	$0	$1,750,000	$1,000,000	$0	$0	$0	$6,750,000

Wastewater Fund - Unrestricted

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Wastewater Fund - Unrestricted	$63,000	$2,566,150	$69,458	$72,930	$76,577	$80,406	$0	$0	$0	$0	$2,928,521

Water Fund

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
Total Water Fund	$57,000	$180,000	$165,000	$175,000	$5,000	$200,000	$0	$0	$155,000	$280,000

(continued from above) ↑	Total
Total Water Fund	$1,217,000

Park Impact Fees

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Park Impact Fees	$0	$200,000	$0	$200,000	$0	$0	$0	$0	$720,000	$0	$1,120,000

Water Fund - Unrestricted

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Water Fund - Unrestricted	$0	$0	$0	$0	$700,000	$0	$0	$0	$0	$0	$700,000

Public Facilities Fund

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Public Facilities Fund	$200,000	$350,000	$0	$0	$0	$0	$0	$0	$0	$0	$550,000

Wastewater Fund

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Wastewater Fund	$17,000	$190,000	$25,000	$10,000	$155,000	$0	$0	$0	$5,000	$0	$402,000

Fleet Fund

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Fleet Fund	$368,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$368,000

Stormwater Fund

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Stormwater Fund	$3,500	$15,000	$7,500	$0	$2,500	$0	$0	$0	$2,500	$0	$31,000

Public Safety Fund

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Total Public Safety Fund	$15,750	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	$30,750

Grand Total

	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
Grand Total	$20,564,374	$66,203,912	$25,971,729	$5,501,067	$7,143,381	$28,442,239	$23,729,533

(continued from above) ↑	FY2033	FY2034	FY2035	Total
Grand Total	$5,972,637	$6,319,003	$42,746,743	$232,594,618

Capital Projects

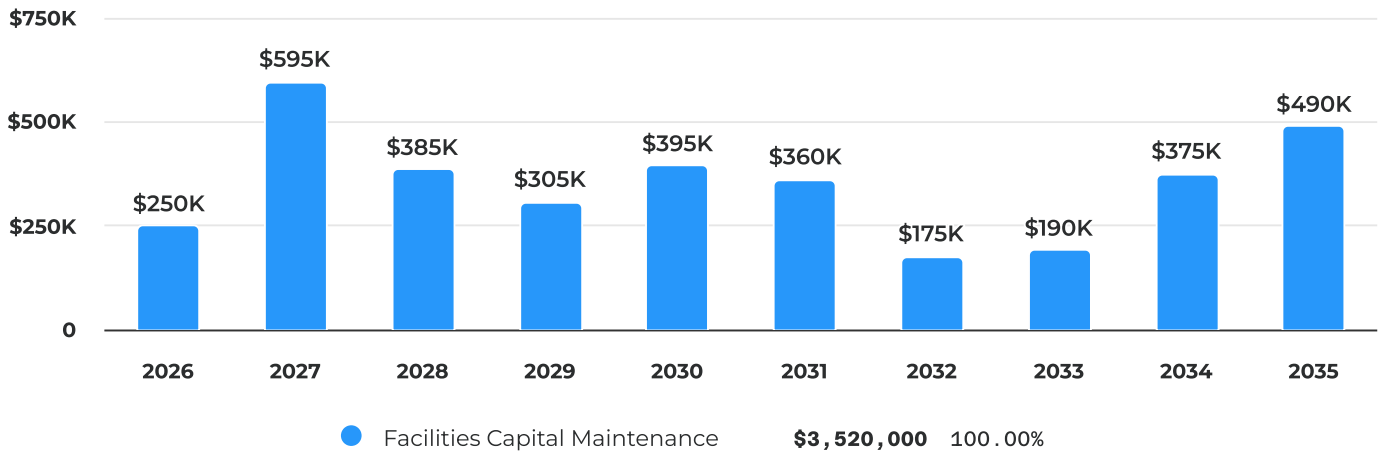
Capital Projects

Project No. / Project Name		Years	Departments	Type	Total
--	2025 Ford Explorer & F150 Severance PD Vehicles	2026	FLEET FUND	Vehicles and Equipment	$200,000
--	2025 Ford F350 Crew Truck with Utility Box	2026	FLEET FUND	Vehicles and Equipment	$78,000
--	2025 Ford F350 Crew Truck with Utility Box/Plow Set Up	2026	FLEET FUND	Vehicles and Equipment	$90,000
161	Bike Pump Track	2028	PARKS/GREEN SPACE - CIP	Parks and Recreation	$1,100,000
149	Cobb Lake Regional Water Treatment Plant	2026 - 2028	WATER CAPITAL	Water and Sewer	$15,995,624
163	Colorado Highway 14 and Weld County Road 23 Intersection	2032 - 2033	STREETS/MAINTENANCE - CIP	Transportation	$3,000,000
171	Colorado Highway 14 Corridor Plan	2029	GENERAL FUND - NON-OPERATING	Transportation	$150,000
153	Community Center	2035	PARKS/GREEN SPACE - CIP	Building and Facilities	$36,750,000
153	Community Park	2026 - 2027	PARKS/GREEN SPACE - CIP	Parks and Recreation	$7,200,000
159	Downtown Waterline Replacement	2026	WATER CAPITAL	Water and Sewer	$3,325,000
160	E Harmony and WCR 23 Traffic Signal	2026	STREETS/MAINTENANCE - CIP	Transportation	$3,395,000
165	E. Harmony and Tailholt Ave, Traffic Signal	2028	STREETS/MAINTENANCE - CIP	Transportation	$1,975,000
164	E. Harmony Road Expansion	2027 - 2031	STREETS/MAINTENANCE - CIP	Transportation	$22,800,000
169	Emergency Water System Interconnection	2030 - 2032	WATER CAPITAL	Water and Sewer	$19,900,000
66	Facilities Capital Maintenance	2026 - 2035	ADMINISTRATION - CIP	Facilities Maintenance	$3,520,000
--	Flock Safety System	2026 - 2027	PUBLIC SAFETY - CIP	Technology	$30,750
50	Great Western Trail Paving	2026 - 2031	PARKS/GREEN SPACE - CIP	Parks and Recreation	$3,970,000
119	Great Western Trail Trailhead	2028 - 2029	PARKS/GREEN SPACE - CIP	Parks and Recreation	$825,000
168	Hwy. 257 Wastewater Extension Service Line	2027	WASTEWATER CAPITAL	Water and Sewer	$2,500,000
156	Manhole Rehabilitation Program	2026 - 2031	WASTEWATER CAPITAL	Water and Sewer	$428,521
--	Master Plans and Studies	2026	GENERAL FUND - NON-OPERATING	Non-Operating	$350,000
29	Northern Integrated Supply Project (NISP) Program	2026 - 2035	WATER CAPITAL	Water and Sewer	$13,227,869
--	Plow Swapping	2026	GENERAL FUND - NON-OPERATING	Vehicles and Equipment	$30,000

Project No. / Project Name		Years	Departments	Type	Total
144	Public Works Facilities	2026 - 2027	PUBLIC WORKS OVERHEAD - CIP	Building and Facilities	$4,050,000
140	Regional Wastewater Treatment Plant	2027	WASTEWATER CAPITAL	Water and Sewer	$20,000,000
--	Rotary Mower Attachment	2026	GENERAL FUND - NON-OPERATING	Vehicles and Equipment	$40,000
162	Skate Park Expansion - Phase II	2034	PARKS/GREEN SPACE - CIP	Parks and Recreation	$720,000
91	South Waterline Loop	2026	WATER CAPITAL	Water and Sewer	$1,472,810
--	TORO 3310 Utility Tractor/Mower	2026	GENERAL FUND - NON-OPERATING	Vehicles and Equipment	$70,000
--	TORO Wing Mower	2026	GENERAL FUND - NON-OPERATING	Vehicles and Equipment	$185,000
--	Town Council Discretionary Fund	2026 - 2035	GENERAL FUND - NON-OPERATING	Non-Operating	$1,500,000
166	Town Hall South Parking Lot	2030	STREETS/MAINTENANCE - CIP	Facilities Maintenance	$600,000
26	Town Parks Improvement Program	2026 - 2035	PARKS/GREEN SPACE - CIP	Parks Improvement Program	$1,459,614
27	Transportation Rehab Program	2026 - 2035	STREETS CAPITAL OUTLAY	Transportation Rehab Program	$9,019,930
--	Truck Bed Mounted Weed Sprayer	2026	GENERAL FUND - NON-OPERATING	Vehicles and Equipment	$20,000
--	Ventrac Mower with Rough Cut Deck	2026	GENERAL FUND - NON-OPERATING	Vehicles and Equipment	$56,500
170	VITA H20 Project	2027	WATER CAPITAL	Water and Sewer	$21,600,000
152	Wastewater Plant Investment Program	2028 - 2034	WASTEWATER CAPITAL	Water and Sewer	$8,000,000
151	Water Plant Investment Program	2026 - 2035	WATER CAPITAL	Water and Sewer	$8,900,000
167	Weld County Road 23 Improvements	2030 - 2032	STREETS/MAINTENANCE - CIP	Transportation	$14,060,000

ADMINISTRATION - CIP

FY26 - FY35 ADMINISTRATION - CIP Projects



Facilities Capital Maintenance **$3,520,000** 100.00%

Summary of Requests

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
66	Facilities Capital Maintenance	$250,000	$595,000	$385,000	$305,000	$395,000	$360,000	$175,000	$190,000	$375,000
Total Summary of Requests		**$250,000**	**$595,000**	**$385,000**	**$305,000**	**$395,000**	**$360,000**	**$175,000**	**$190,000**	**$375,000**

Project No. / Category *(continued from above)* ↑		FY2035
66	Facilities Capital Maintenance	$490,000
Total Summary of Requests		**$490,000**

Project No. / Category *(continued from above)* ↑		Total
66	Facilities Capital Maintenance	**$3,520,000**
Total Summary of Requests		**$3,520,000**

Facilities Capital Maintenance

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	ADMINISTRATION - CIP
Type	Capital Improvement
Project Number	66

Project Location



Description

The Town of Severance is responsible for several facilities and has a 10-year Facilities Capital Maintenance Plan. This program provides funding for the maintenance and repair of roofs, HVAC systems, water heaters, generators, flooring, restrooms, and security replacement at facilities, parks, and utility structures.

Images



2024 Budget.jpg

Details

Type of Project: Refurbishment

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$250K	**$3.52M**	**$3.52M**

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*	FY2034 *Proposed*
Capital Maintenance	$250,000	$595,000	$385,000	$305,000	$395,000	$360,000	$175,000	$190,000	$375,000
Total	**$250,000**	**$595,000**	**$385,000**	**$305,000**	**$395,000**	**$360,000**	**$175,000**	**$190,000**	**$375,000**

Category *(continued from above)* ↑	FY2035 *Proposed*
Capital Maintenance	$490,000
Total	**$490,000**

Category *(continued from above)* ↑	Total
Capital Maintenance	**$3,520,000**
Total	**$3,520,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$250K	**$3.52M**	**$3.52M**

Detailed Breakdown

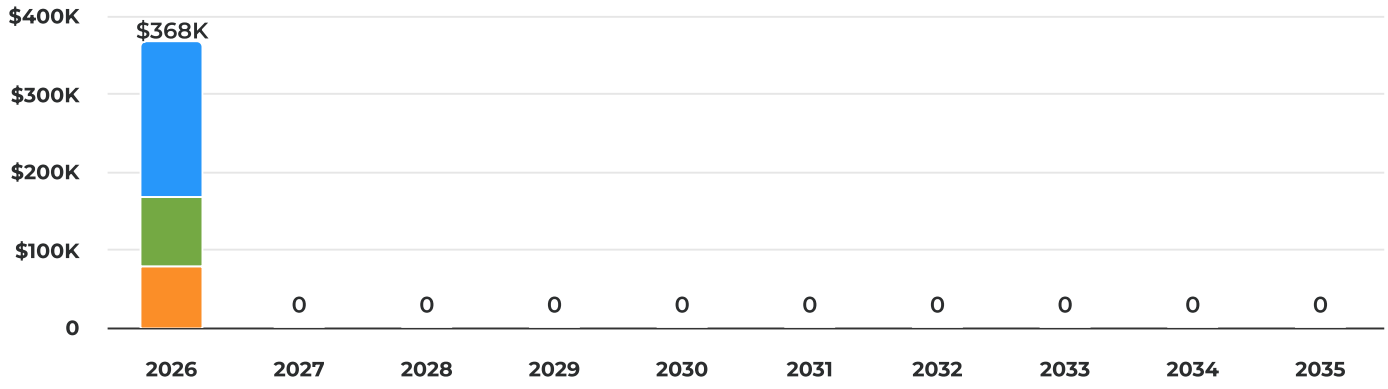
Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*	FY2034 *Proposed*
General Fund	$172,500	$210,000	$187,500	$120,000	$232,500	$160,000	$175,000	$190,000	$212,500
Water Fund	$57,000	$180,000	$165,000	$175,000	$5,000	$200,000	$0	$0	$155,000
Wastewater Fund	$17,000	$190,000	$25,000	$10,000	$155,000	$0	$0	$0	$5,000
Stormwater Fund	$3,500	$15,000	$7,500	$0	$2,500	$0	$0	$0	$2,500
Total	**$250,000**	**$595,000**	**$385,000**	**$305,000**	**$395,000**	**$360,000**	**$175,000**	**$190,000**	**$375,000**

Category *(continued from above)* ↑	FY2035 *Proposed*
General Fund	$210,000
Water Fund	$280,000
Wastewater Fund	$0
Stormwater Fund	$0
Total	**$490,000**

Category *(continued from above)* ↑	Total
General Fund	**$1,870,000**
Water Fund	**$1,217,000**
Wastewater Fund	**$402,000**
Stormwater Fund	**$31,000**
Total	**$3,520,000**

FLEET FUND

FY26 - FY35 FLEET FUND Projects



2025 Ford Explorer & F150 Severance PD Vehicles	**$200,000**	54.35%
2025 Ford F350 Crew Truck with Utility Box/Plow Set Up	**$90,000**	24.46%
2025 Ford F350 Crew Truck with Utility Box	**$78,000**	21.20%

Summary of Requests

Category	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
2025 Ford Explorer & F150 Severance PD Vehicles	$200,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$200,000**
2025 Ford F350 Crew Truck with Utility Box/Plow Set Up	$90,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$90,000**
2025 Ford F350 Crew Truck with Utility Box	$78,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	**$78,000**
Total Summary of Requests	**$368,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$368,000**

2025 Ford Explorer & F150 Severance PD Vehicles

Overview

Request Owner	Kenneth Chavez, Police Chief
Department	FLEET FUND
Type	Capital Equipment

Description

1 x F-150 Ford Responder Truck with full equipment outfit from REC, vehicle radio, and Radar unit.

1 x Ford Police Intercepter Explorer with full equipment outfit by REC, vehicle radio, and Radar unit.

Images



Severance PD PATROL SGT F150.jpg

Details

New Purchase or Replacement: New

Useful Life: 7

New or Used Vehicle: New Vehicle

Capital Cost

FY2026 Budget
$200K

Total Budget (all years)
$200K

Project Total
$200K

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Vehicle Cost	$200,000	**$200,000**
Total	**$200,000**	**$200,000**

Funding Sources

FY2026 Budget
$200K

Total Budget (all years)
$200K

Project Total
$200K

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Fleet Fund	$200,000	**$200,000**
Total	**$200,000**	**$200,000**

2025 Ford F350 Crew Truck with Utility Box

Overview

Request Owner John Zacklene, Public Works Director

Department FLEET FUND

Type Capital Equipment

Description

New crew work truck with utility box, added light kit.

Images



2025-ford-f-350-super-scelzi-service-truck-1.jpg

Details

New Purchase or Replacement: Replacement

Useful Life: 8

New or Used Vehicle: New Vehicle

Capital Cost

FY2026 Budget
$78K

Total Budget (all years)
$78K

Project Total
$78K

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Vehicle Cost	$78,000	**$78,000**
Total	**$78,000**	**$78,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$78K	**$78K**	**$78K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Fleet Fund	$78,000	**$78,000**
Total	**$78,000**	**$78,000**

2025 Ford F350 Crew Truck with Utility Box/Plow Set Up

Overview

Request Owner	John Zacklene, Public Works Director
Department	FLEET FUND
Type	Capital Equipment

Description

New work truck with utility box and snow plow set up with light kit.

Images



2025-ford-f-350-super-scelzi-service-truck-1.jpg



Vplow.jpg

Details

New Purchase or Replacement: Replacement

Useful Life: 8

New or Used Vehicle: New Vehicle

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$90K	**$90K**	**$90K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Vehicle Cost	$78,000	**$78,000**
Other	$12,000	**$12,000**
Total	**$90,000**	**$90,000**

Funding Sources

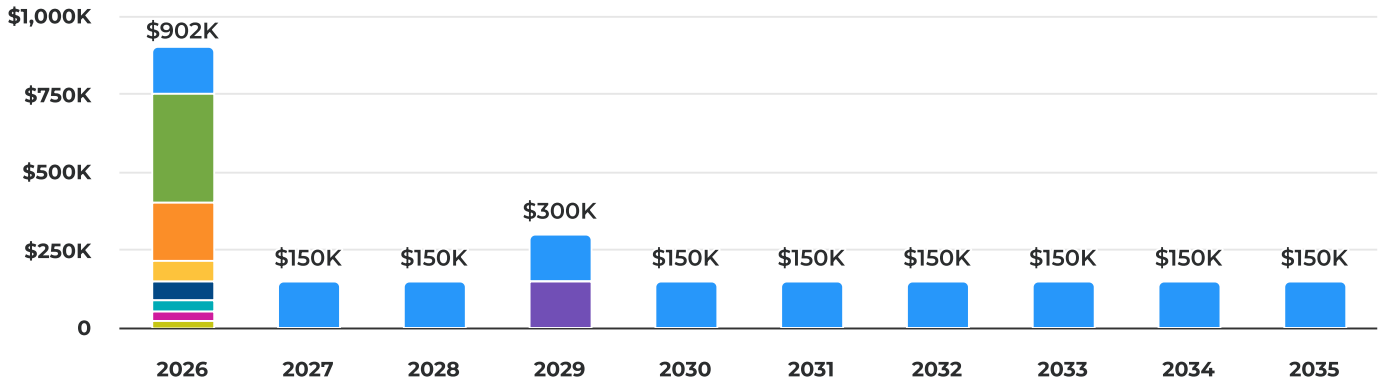
FY2026 Budget	Total Budget (all years)	Project Total
$90K	**$90K**	**$90K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Fleet Fund	$90,000	**$90,000**
Total	**$90,000**	**$90,000**

GENERAL FUND - NON-OPERATING

FY26 - FY35 GENERAL FUND - NON-OPERATING Projects



Town Council Discretionary Fund	**$1,500,000**	62.46%
Master Plans and Studies	**$350,000**	14.57%
TORO Wing Mower	**$185,000**	7.70%
Colorado Highway 14 Corridor Plan	**$150,000**	6.25%
TORO 3310 Utility Tractor/Mower	**$70,000**	2.91%
Ventrac Mower with Rough Cut Deck	**$56,500**	2.35%
Rotary Mower Attachment	**$40,000**	1.67%
Plow Swapping	**$30,000**	1.25%
Truck Bed Mounted Weed Sprayer	**$20,000**	0.83%

Summary of Requests

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
--	Town Council Discretionary Fund	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
--	Master Plans and Studies	$350,000	$0	$0	$0	$0	$0	$0	$0	$0
--	TORO Wing Mower	$185,000	$0	$0	$0	$0	$0	$0	$0	$0
171	Colorado Highway 14 Corridor Plan	$0	$0	$0	$150,000	$0	$0	$0	$0	$0
--	TORO 3310 Utility Tractor/Mower	$70,000	$0	$0	$0	$0	$0	$0	$0	$0
--	Ventrac Mower with Rough Cut Deck	$56,500	$0	$0	$0	$0	$0	$0	$0	$0
--	Rotary Mower Attachment	$40,000	$0	$0	$0	$0	$0	$0	$0	$0

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034
--	Plow Swapping	$30,000	$0	$0	$0	$0	$0	$0	$0	$0
--	Truck Bed Mounted Weed Sprayer	$20,000	$0	$0	$0	$0	$0	$0	$0	$0
Total Summary of Requests		**$901,500**	**$150,000**	**$150,000**	**$300,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**

Project No. / Category *(continued from above)*		FY2035
--	Town Council Discretionary Fund	$150,000
--	Master Plans and Studies	$0
--	TORO Wing Mower	$0
171	Colorado Highway 14 Corridor Plan	$0
--	TORO 3310 Utility Tractor/Mower	$0
--	Ventrac Mower with Rough Cut Deck	$0
--	Rotary Mower Attachment	$0
--	Plow Swapping	$0
--	Truck Bed Mounted Weed Sprayer	$0
Total Summary of Requests		**$150,000**

Project No. / Category *(continued from above)*		Total
--	Town Council Discretionary Fund	**$1,500,000**
--	Master Plans and Studies	**$350,000**
--	TORO Wing Mower	**$185,000**
171	Colorado Highway 14 Corridor Plan	**$150,000**
--	TORO 3310 Utility Tractor/Mower	**$70,000**
--	Ventrac Mower with Rough Cut Deck	**$56,500**
--	Rotary Mower Attachment	**$40,000**
--	Plow Swapping	**$30,000**
--	Truck Bed Mounted Weed Sprayer	**$20,000**
Total Summary of Requests		**$2,401,500**

Colorado Highway 14 Corridor Plan

Overview

Request Owner Nicholas Wharton, Town Manager

Department GENERAL FUND - NON-OPERATING

Type Capital Improvement

Project Number 171

Project Location



Description

As proposed by the Council, this CIP Project has been selected to hire professional services to lead and create a corridor plan for CO Highway 14 from CO Highway 257 to Weld County Road 23.

Images



2024 Budget.jpg

Details

Type of Project: Other

Capital Cost

FY2026 Budget
$0

Total Budget (all years)
$150K

Project Total
$150K

Detailed Breakdown

Category	FY2029 *Proposed*	Total
Planning	$150,000	**$150,000**
Total	**$150,000**	**$150,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$150K**	**$150K**

Detailed Breakdown

Category	FY2029 *Proposed*	Total
General Fund	$150,000	**$150,000**
Total	**$150,000**	**$150,000**

Master Plans and Studies

Overview

Request Owner Nicholas Wharton, Town Manager

Department GENERAL FUND - NON-OPERATING

Type Other

Description

This CIP Project uses one-time Use Taxes to update the Town of Severance's Comprehensive Master Plan, Transportation Master Plan, Harmony Corridor Master Plan, and a new Stormwater Master Plan.

Capital Cost

FY2026 Budget
$350K

Total Budget (all years)
$350K

Project Total
$350K

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Other	$350,000	**$350,000**
Total	**$350,000**	**$350,000**

Funding Sources

FY2026 Budget
$350K

Total Budget (all years)
$350K

Project Total
$350K

Detailed Breakdown

Category	FY2026 *Proposed*	Total
General Fund	$350,000	**$350,000**
Total	**$350,000**	**$350,000**

Plow Swapping

Overview

Request Owner	John Zacklene, Public Works Director
Department	GENERAL FUND - NON-OPERATING
Type	Capital Equipment

Description

Need to swap the 11' plow from truck #239 to truck #230 and swap the 10' plow from truck #230 to truck #239.

Images



Plate mount for swaps of plows.jpg

Details

New Purchase or Replacement: Replacement

Useful Life: 8

New or Used Vehicle: Used Vehicle

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$30K	**$30K**	**$30K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Other	$30,000	**$30,000**
Total	**$30,000**	**$30,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$30K	**$30K**	**$30K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
General Fund	$30,000	**$30,000**
Total	**$30,000**	**$30,000**

Rotary Mower Attachment

Overview

Request Owner John Zacklene, Public Works Director

Department GENERAL FUND - NON-OPERATING

Type Capital Equipment

Description

Rotary boom mower attachment for tractor to reach over guardrails and lower into ditch lines.

Images



3-pt-boom-rotary_product-.jpg

Details

New Purchase or Replacement: New

Useful Life: 8

New or Used Vehicle: New Vehicle

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$40K	**$40K**	**$40K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Vehicle Cost	$40,000	**$40,000**
Total	**$40,000**	**$40,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$40K	**$40K**	**$40K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
General Fund	$40,000	**$40,000**
Total	**$40,000**	**$40,000**

TORO 3310 Utility Tractor/Mower

Overview

Request Owner	John Zacklene, Public Works Director
Department	GENERAL FUND - NON-OPERATING
Type	Capital Equipment

Description

TORO 3310 to replace our current and old Kubota tractor/mower.

Images



Toro 3310.jpg

Details

New Purchase or Replacement: Replacement

Useful Life: 8

New or Used Vehicle: New Vehicle

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$70K	**$70K**	**$70K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Vehicle Cost	$70,000	**$70,000**
Total	**$70,000**	**$70,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$70K	**$70K**	**$70K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
General Fund	$70,000	**$70,000**
Total	**$70,000**	**$70,000**

TORO Wing Mower

Overview

Request Owner	John Zacklene, Public Works Director
Department	GENERAL FUND - NON-OPERATING
Type	Capital Equipment

Description

New TORO wing mower 12' to 18' that will cut our parks and fields by 1/3 of the time it currently takes.

Images



Toro 5910.jpg

Details

New Purchase or Replacement: New

Useful Life: 8

New or Used Vehicle: New Vehicle

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$185K	**$185K**	**$185K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Vehicle Cost	$185,000	**$185,000**
Total	**$185,000**	**$185,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$185K	**$185K**	**$185K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
General Fund	$185,000	**$185,000**
Total	**$185,000**	**$185,000**

Town Council Discretionary Fund

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	GENERAL FUND - NON-OPERATING
Type	Other

Description

This CIP Project uses one-time Use Taxes for the Town Council's Discretionary Fund. This fund is used for community grants, scholarships, and additional projects as voted on by the Town Council.

Images



2025 TOS Logo (No Background).png

Capital Cost

FY2026 Budget
$150K

Total Budget (all years)
$1.5M

Project Total
$1.5M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*	FY2034 *Proposed*
Other	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
Total	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**

Category *(continued from above)*	FY2035 *Proposed*
Other	$150,000
Total	**$150,000**

Category *(continued from above)*	Total
Other	**$1,500,000**
Total	**$1,500,000**

Funding Sources

FY2026 Budget
$150K

Total Budget (all years)
$1.5M

Project Total
$1.5M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*	FY2034 *Proposed*
General Fund	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000	$150,000
Total	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**	**$150,000**

Category *(continued from above)*	FY2035 *Proposed*
General Fund	$150,000
Total	**$150,000**

Category *(continued from above)*	Total
General Fund	**$1,500,000**
Total	**$1,500,000**

Truck Bed Mounted Weed Sprayer

Overview

Request Owner John Zacklene, Public Works Director

Department GENERAL FUND - NON-OPERATING

Type Capital Equipment

Description

New truck bed sprayer with tanks on a skid.

Images



Truck_bed_Skid_Sprayer_by_FS_Manufacturing_1024x1024 copy.jpg

Details

New Purchase or Replacement: New

Useful Life: 8

New or Used Vehicle: New Vehicle

Capital Cost

FY2026 Budget
$20K

Total Budget (all years)
$20K

Project Total
$20K

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Other	$20,000	**$20,000**
Total	**$20,000**	**$20,000**

Truck Bed Mounted Weed Sprayer

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$20K	**$20K**	**$20K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
General Fund	$20,000	**$20,000**
Total	**$20,000**	**$20,000**

Ventrac Mower with Rough Cut Deck

Overview

Request Owner	John Zacklene, Public Works Director
Department	GENERAL FUND - NON-OPERATING
Type	Capital Equipment

Description

New Ventrac mower with rough cut deck and long reach mower attachment.

Images



4520_Duals_013.jpg



MA900_Studio.jpg

Details

New Purchase or Replacement: New

Useful Life: 6

New or Used Vehicle: New Vehicle

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$56.5K	**$56.5K**	**$56.5K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Vehicle Cost	$36,000	**$36,000**
Other	$20,500	**$20,500**
Total	**$56,500**	**$56,500**

Funding Sources

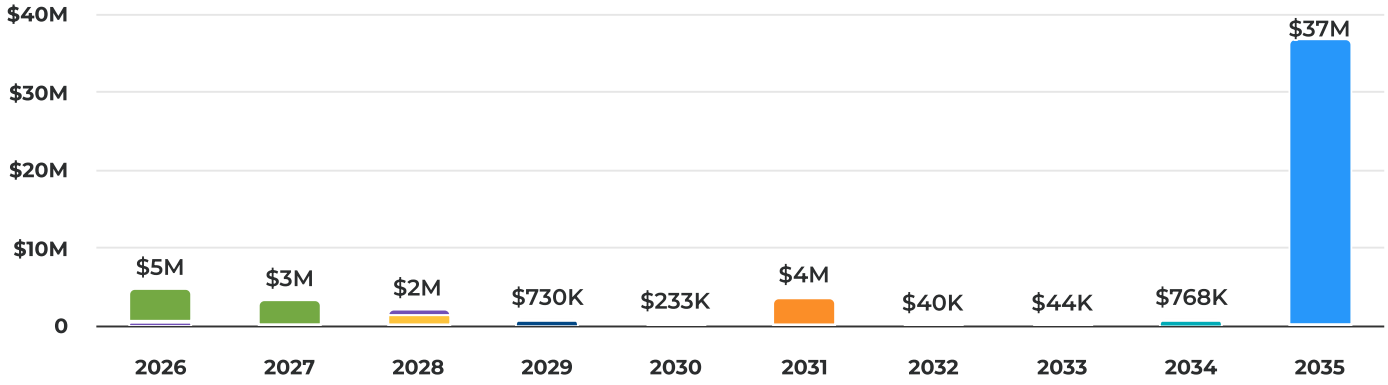
FY2026 Budget	Total Budget (all years)	Project Total
$56.5K	**$56.5K**	**$56.5K**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
General Fund	$56,500	**$56,500**
Total	**$56,500**	**$56,500**

PARKS/GREEN SPACE - CIP

FY26 - FY35 PARKS/GREEN SPACE - CIP Projects



Community Center	**$36,750,000**	70.64%
Community Park	**$7,200,000**	13.84%
Great Western Trail Paving	**$3,970,000**	7.63%
Town Parks Improvement Program	**$1,459,614**	2.81%
Bike Pump Track	**$1,100,000**	2.11%
Great Western Trail Trailhead	**$825,000**	1.59%
Skate Park Expansion - Phase II	**$720,000**	1.38%

Summary of Requests

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
153	Community Center	$0	$0	$0	$0	$0	$0	$0	$0
153	Community Park	$4,000,000	$3,200,000	$0	$0	$0	$0	$0	$0
50	Great Western Trail Paving	$220,000	$0	$0	$0	$200,000	$3,550,000	$0	$0
26	Town Parks Improvement Program	$425,000	$25,000	$725,000	$30,000	$33,000	$36,300	$39,930	$43,923
161	Bike Pump Track	$0	$0	$1,100,000	$0	$0	$0	$0	$0
119	Great Western Trail Trailhead	$0	$0	$125,000	$700,000	$0	$0	$0	$0
162	Skate Park Expansion - Phase II	$0	$0	$0	$0	$0	$0	$0	$0
Total Summary of Requests		**$4,645,000**	**$3,225,000**	**$1,950,000**	**$730,000**	**$233,000**	**$3,586,300**	**$39,930**	**$43,923**

Project No. / Category *(continued from above)*		FY2034
153	Community Center	$0

Project No. / Category *(continued from above)*		FY2034
153	Community Park	$0
50	Great Western Trail Paving	$0
26	Town Parks Improvement Program	$48,315
161	Bike Pump Track	$0
119	Great Western Trail Trailhead	$0
162	Skate Park Expansion - Phase II	$720,000
Total Summary of Requests		**$768,315**

Project No. / Category *(continued from above)*		FY2035	Total
153	Community Center	$36,750,000	**$36,750,000**
153	Community Park	$0	**$7,200,000**
50	Great Western Trail Paving	$0	**$3,970,000**
26	Town Parks Improvement Program	$53,146	**$1,459,614**
161	Bike Pump Track	$0	**$1,100,000**
119	Great Western Trail Trailhead	$0	**$825,000**
162	Skate Park Expansion - Phase II	$0	**$720,000**
Total Summary of Requests		**$36,803,146**	**$52,024,614**

Bike Pump Track

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	PARKS/GREEN SPACE - CIP
Type	Capital Improvement
Project Number	161

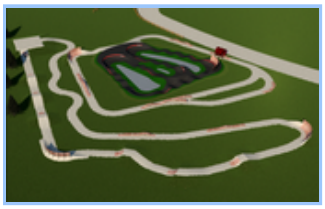
Project Location



Description

Management has been exploring the idea of a bicycle pump track in the Community Park. This would be located west of the John Law Ditch and would allow for unique recreation adjacent to the Great Western Trail.

Images



CO Firestone Design.jpg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$1.1M**	**$1.1M**

Detailed Breakdown

Category	FY2028 *Proposed*	Total
Construction	$1,000,000	**$1,000,000**
Contingency	$75,000	**$75,000**
Design	$25,000	**$25,000**
Total	**$1,100,000**	**$1,100,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$1.1M**	**$1.1M**

Detailed Breakdown

Category	FY2028 *Proposed*	Total
General Fund	$1,100,000	**$1,100,000**
Total	**$1,100,000**	**$1,100,000**

Operational Costs

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$44K**	**$44K**

Detailed Breakdown

Category	Historical Actuals	Estimated Actuals	Historical Budgeted	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*
General Maintenance	$0	$0	$0	$2,500	$3,000	$3,500	$4,000	$4,500	$5,000
Other	$0	$0	$0	$0	$0	$0	$0	$10,000	$0
Total	**$0**	**$0**	**$0**	**$2,500**	**$3,000**	**$3,500**	**$4,000**	**$14,500**	**$5,000**

Category *(continued from above)* ↑	FY2034 *Proposed*
General Maintenance	$5,500
Other	$0
Total	**$5,500**

Category *(continued from above)* ↑	FY2035 *Proposed*	Future Budgeted	Total
General Maintenance	$6,000	$0	**$34,000**
Other	$0	$0	**$10,000**
Total	**$6,000**	**$0**	**$44,000**

Community Center

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	PARKS/GREEN SPACE - CIP
Type	Capital Improvement
Project Number	153

Project Location



Description

The town is considering sites for a community center in the coming years. There are many variables, such as potential public/private partnerships, location, and funding availability. The funds and timeline in this sheet are conceptual and meant as a placeholder as the process moves forward.

Images



LosAltos_01photo.jpg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$36.8M**	**$36.8M**

Detailed Breakdown

Category	FY2035 *Proposed*	Total
Construction	$31,250,000	**$31,250,000**
Contingency	$5,000,000	**$5,000,000**
Engineering	$350,000	**$350,000**
Design	$150,000	**$150,000**
Total	**$36,750,000**	**$36,750,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$36.8M**	**$36.8M**

Detailed Breakdown

Category	FY2035 *Proposed*	Total
General Fund	$36,750,000	**$36,750,000**
Total	**$36,750,000**	**$36,750,000**

Community Park

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	PARKS/GREEN SPACE - CIP
Type	Capital Improvement
Project Number	153

Project Location



Description

This project includes the construction of several additional amenities at Community Park in 2026.

Images



Community Park

Details

Type of Project: New Construction

Supplemental Attachments

DesignConcepts-HideawayPark-091321-01.jpg

Capital Cost

FY2026 Budget
$4M

Total Budget (all years)
$7.2M

Project Total
$7.2M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	Total
Construction	$4,000,000	$3,000,000	**$7,000,000**
Engineering	$0	$200,000	**$200,000**
Total	**$4,000,000**	**$3,200,000**	**$7,200,000**

Funding Sources

FY2026 Budget
$4M

Total Budget (all years)
$7.2M

Project Total
$7.2M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	Total
General Fund	$4,000,000	$0	**$4,000,000**
Grant Funding	$0	$3,000,000	**$3,000,000**
Park Impact Fees	$0	$200,000	**$200,000**
Total	**$4,000,000**	**$3,200,000**	**$7,200,000**

Operational Costs

FY2026 Budget
$0

Total Budget (all years)
$52K

Project Total
$52K

Detailed Breakdown

Category	Historical Actuals	Estimated Actuals	Historical Budgeted	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*
General Maintenance	$0	$0	$0	$3,500	$4,000	$14,500	$5,000	$5,500	$6,000
Total	**$0**	**$0**	**$0**	**$3,500**	**$4,000**	**$14,500**	**$5,000**	**$5,500**	**$6,000**

Category *(continued from above)*	FY2034 *Proposed*
General Maintenance	$6,500
Total	**$6,500**

Category *(continued from above)*	FY2035 *Proposed*	Future Budgeted	Total
General Maintenance	$7,000	$0	**$52,000**
Total	**$7,000**	**$0**	**$52,000**

Great Western Trail Paving

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	PARKS/GREEN SPACE - CIP
Type	Capital Improvement
Project Number	50

Project Location



Description

The majority of the Great Western Trail is currently unpaved and not programmed to be paved north of Weld County Road 70 to E. Harmony Road. The staff is looking at pursuing trail funding to pave the trail for this 2-mile stretch.

Images



GWT

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget
$220K

Total Budget (all years)
$3.97M

Project Total
$3.97M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	Total
Construction	$220,000	$0	$3,200,000	**$3,420,000**
Contingency	$0	$0	$350,000	**$350,000**
Engineering	$0	$200,000	$0	**$200,000**
Total	**$220,000**	**$200,000**	**$3,550,000**	**$3,970,000**

Funding Sources

FY2026 Budget
$220K

Total Budget (all years)
$3.97M

Project Total
$3.97M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	Total
General Fund	$220,000	$200,000	$2,800,000	**$3,220,000**
Grant Funding	$0	$0	$750,000	**$750,000**
Total	**$220,000**	**$200,000**	**$3,550,000**	**$3,970,000**

Operational Costs

FY2026 Budget
$0

Total Budget (all years)
$13K

Project Total
$13K

Detailed Breakdown

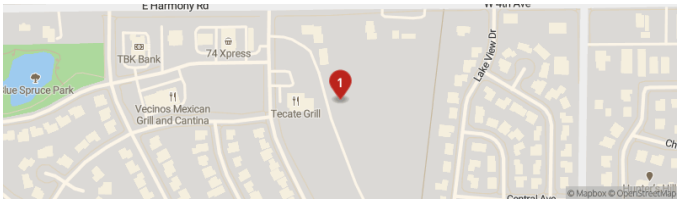
Category	Historical Actuals	Estimated Actuals	Historical Budgeted	FY2032 *Proposed*	FY2033 *Proposed*	FY2034 *Proposed*	FY2035 *Proposed*	Future Budgeted	Total
General Maintenance	$0	$0	$0	$2,500	$3,000	$3,500	$4,000	$0	**$13,000**
Total	**$0**	**$0**	**$0**	**$2,500**	**$3,000**	**$3,500**	**$4,000**	**$0**	**$13,000**

Great Western Trail Trailhead

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	PARKS/GREEN SPACE - CIP
Type	Capital Improvement
Project Number	119

Project Location



Description

This proposed trailhead would include a gravel parking lot, nearby restrooms, a shade shelter, a seating area, and additional small amenities.

Images



2024 Budget.jpg

Details

Type of Project: Refurbishment

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$825K**	**$825K**

Detailed Breakdown

Category	FY2028 *Proposed*	FY2029 *Proposed*	Total
Construction	$0	$400,000	**$400,000**
Furniture and Fixtures	$0	$200,000	**$200,000**
Engineering	$125,000	$0	**$125,000**
Contingency	$0	$100,000	**$100,000**
Total	**$125,000**	**$700,000**	**$825,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$825K**	**$825K**

Detailed Breakdown

Category	FY2028 *Proposed*	FY2029 *Proposed*	Total
General Fund	$125,000	$500,000	**$625,000**
Park Impact Fees	$0	$200,000	**$200,000**
Total	**$125,000**	**$700,000**	**$825,000**

Operational Costs

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$31.5K**	**$31.5K**

Detailed Breakdown

Category	Historical Actuals	Estimated Actuals	Historical Budgeted	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*	FY2034 *Proposed*	FY2035 *Proposed*
General Maintenance	$0	$0	$0	$4,000	$4,500	$5,000	$5,500	$6,000	$6,500
Total	**$0**	**$0**	**$0**	**$4,000**	**$4,500**	**$5,000**	**$5,500**	**$6,000**	**$6,500**

Category *(continued from above)* ↑	Future Budgeted
General Maintenance	$0
Total	**$0**

Category *(continued from above)* ↑	Total
General Maintenance	**$31,500**
Total	**$31,500**

Skate Park Expansion - Phase II

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	PARKS/GREEN SPACE - CIP
Type	Capital Improvement
Project Number	162

Project Location



Description

This Project is being considered Phase II of the Lakeview Skate Park update. This phase would construct an all-cement addition to the south and west of the existing skate park.

Images



2024 Budget.jpg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$720K**	**$720K**

Detailed Breakdown

Category	FY2034 *Proposed*	Total
Construction	$600,000	**$600,000**
Contingency	$90,000	**$90,000**
Design	$30,000	**$30,000**
Total	**$720,000**	**$720,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$720K**	**$720K**

Detailed Breakdown

Category	FY2034 *Proposed*	Total
Park Impact Fees	$720,000	**$720,000**
Total	**$720,000**	**$720,000**

Town Parks Improvement Program

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	PARKS/GREEN SPACE - CIP
Type	Capital Improvement
Project Number	26

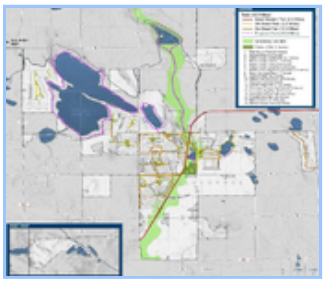
Project Location



Description

10-Year Parks Improvement Plan to address playground replacements and expansions, irrigation upgrades, and garden bed replacements.

Images



2024 Budget.jpg

Capital Cost

FY2026 Budget
$425K

Total Budget (all years)
$1.46M

Project Total
$1.46M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*	FY2034 *Proposed*
Capital Outlay	$425,000	$25,000	$725,000	$30,000	$33,000	$36,300	$39,930	$43,923	$48,315
Total	**$425,000**	**$25,000**	**$725,000**	**$30,000**	**$33,000**	**$36,300**	**$39,930**	**$43,923**	**$48,315**

Category *(continued from above)* ↑	FY2035 *Proposed*
Capital Outlay	$53,146
Total	**$53,146**

Category *(continued from above)* ↑	Total
Capital Outlay	**$1,459,614**
Total	**$1,459,614**

Funding Sources

FY2026 Budget
$425K

Total Budget (all years)
$1.46M

Project Total
$1.46M

Detailed Breakdown

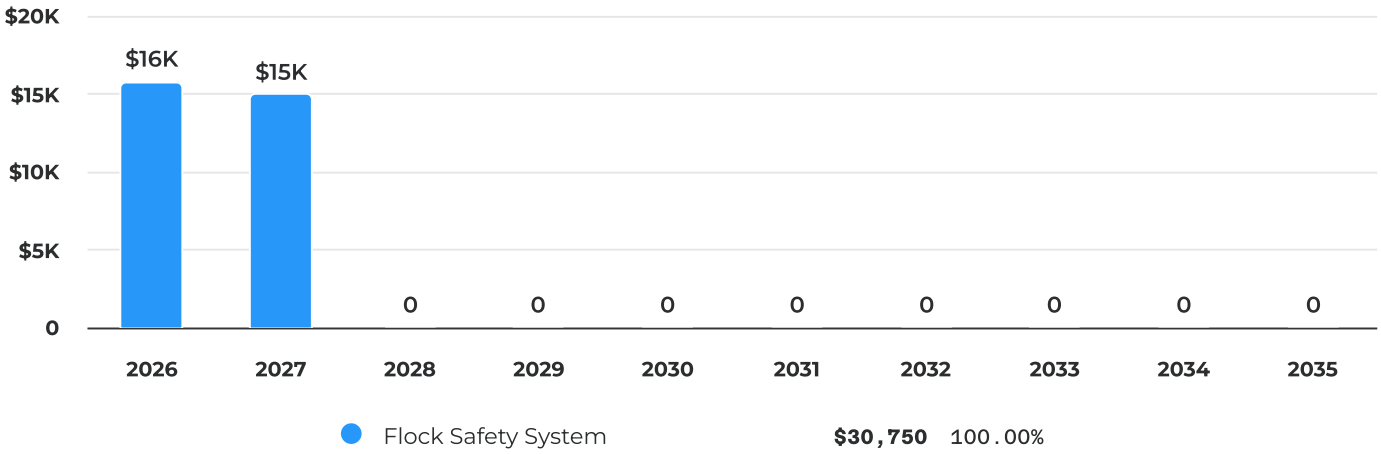
Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*	FY2034 *Proposed*
General Fund	$425,000	$25,000	$725,000	$30,000	$33,000	$36,300	$39,930	$43,923	$48,315
Total	**$425,000**	**$25,000**	**$725,000**	**$30,000**	**$33,000**	**$36,300**	**$39,930**	**$43,923**	**$48,315**

Category *(continued from above)* ↑	FY2035 *Proposed*
General Fund	$53,146
Total	**$53,146**

Category *(continued from above)* ↑	Total
General Fund	**$1,459,614**
Total	**$1,459,614**

PUBLIC SAFETY - CIP

FY26 - FY35 PUBLIC SAFETY - CIP Projects



Summary of Requests

Category	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035	Total
Flock Safety System	$15,750	$15,000	$0	$0	$0	$0	$0	$0	$0	$0	**$30,750**
Total Summary of Requests	**$15,750**	**$15,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$30,750**

Flock Safety System

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	PUBLIC SAFETY - CIP
Type	Capital Equipment

Description

Flock Safety Platform is an integrated public safety platform that detects, centralizes, and decodes actionable evidence to increase safety, improve efficiency, and connect with the community. It has a law enforcement-grade, infrastructure-free (solar power + LTE) license plate recognition camera with Vehicle Fingerprint ™ technology (proprietary machine learning software) and real-time alerts for unlimited users. The system allows officers to receive automated alerts when vehicles entered into established databases for missing and wanted persons are detected, including the FBI, National Crime Information Center (NCIC), and National Center for Missing & Exploited Children (NCMEC) databases.

Images



Flock Safety Platform

Details

New Purchase or Replacement: New

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$15.8K	**$30.8K**	**$30.8K**

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	Total
Other	$750	$15,000	**$15,750**
Equipment	$15,000	$0	**$15,000**
Total	**$15,750**	**$15,000**	**$30,750**

Funding Sources

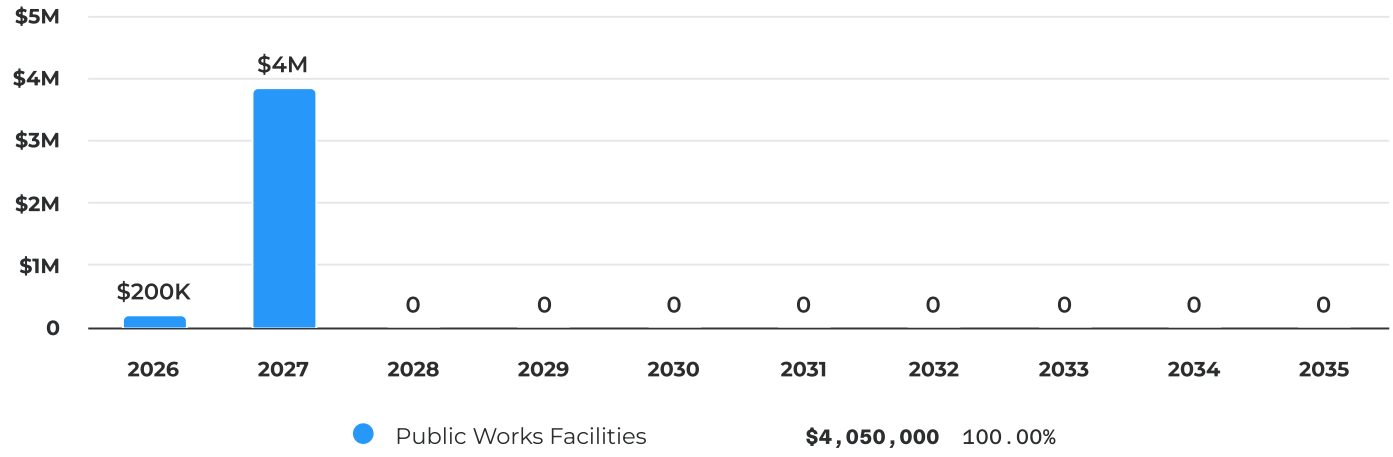
FY2026 Budget	Total Budget (all years)	Project Total
$15.8K	**$30.8K**	**$30.8K**

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	Total
Public Safety Fund	$15,750	$15,000	**$30,750**
Total	**$15,750**	**$15,000**	**$30,750**

PUBLIC WORKS OVERHEAD - CIP

FY26 - FY35 PUBLIC WORKS OVERHEAD - CIP Projects



Summary of Requests

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033	FY2034	FY2035
144	Public Works Facilities	$200,000	$3,850,000	$0	$0	$0	$0	$0	$0	$0	$0
Total Summary of Requests		**$200,000**	**$3,850,000**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

Project No. / Category *(continued from above)*		Total
144	Public Works Facilities	**$4,050,000**
Total Summary of Requests		**$4,050,000**

Public Works Facilities

Overview

Request Owner Nicholas Wharton, Town Manager

Department PUBLIC WORKS OVERHEAD - CIP

Type Capital Improvement

Project Number 144

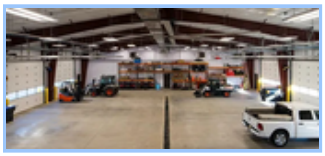
Project Location



Description

This project includes constructing two additional storage buildings and demolishing one at the Public Works site. The first building will store equipment, and the second will properly store the ice slicer.

Images


2024 Budget.jpg


Gable-768x451.jpeg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget
$200K

Total Budget (all years)
$4.05M

Project Total
$4.05M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	Total
Construction	$0	$3,500,000	**$3,500,000**
Contingency	$0	$350,000	**$350,000**
Engineering	$200,000	$0	**$200,000**
Total	**$200,000**	**$3,850,000**	**$4,050,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$200K	**$4.05M**	**$4.05M**

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	Total
General Fund	$0	$2,500,000	**$2,500,000**
Grant Funding	$0	$1,000,000	**$1,000,000**
Public Facilities Fund	$200,000	$350,000	**$550,000**
Total	**$200,000**	**$3,850,000**	**$4,050,000**

Operational Costs

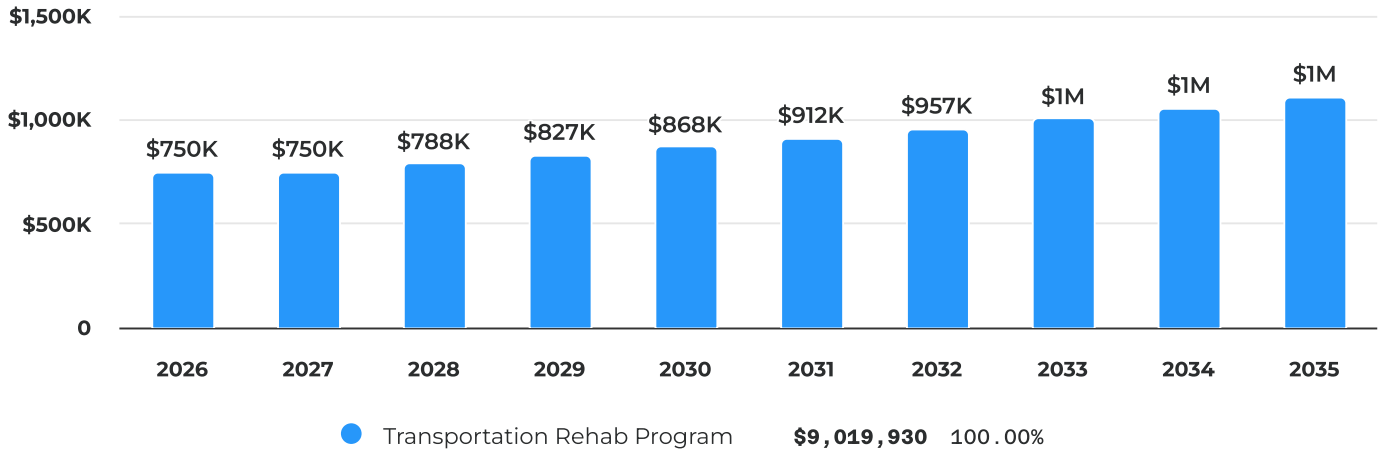
FY2026 Budget	Total Budget (all years)	Project Total
$0	**$5K**	**$5K**

Detailed Breakdown

Category	Historical Actuals	Estimated Actuals	Historical Budgeted	FY2029 *Proposed*	Future Budgeted	Total
General Maintenance	$0	$0	$0	$5,000	$0	**$5,000**
Total	**$0**	**$0**	**$0**	**$5,000**	**$0**	**$5,000**

STREETS CAPITAL OUTLAY

FY26 - FY35 STREETS CAPITAL OUTLAY Projects



Summary of Requests

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
27	Transportation Rehab Program	$750,000	$750,000	$787,500	$826,875	$868,219	$911,630	$957,212	$1,005,073
Total Summary of Requests		**$750,000**	**$750,000**	**$787,500**	**$826,875**	**$868,219**	**$911,630**	**$957,212**	**$1,005,073**

Project No. / Category *(continued from above)*			FY2034
27		Transportation Rehab Program	$1,055,327
Total Summary of Requests			**$1,055,327**

Project No. / Category *(continued from above)*		FY2035	Total
27	Transportation Rehab Program	$1,108,094	**$9,019,930**
Total Summary of Requests		**$1,108,094**	**$9,019,930**

Transportation Rehab Program

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	STREETS CAPITAL OUTLAY
Type	Capital Improvement
Project Number	27

Project Location



Description

The Transportation Rehab Program is for the capital maintenance of the existing road network within the Town.

Images



2024 Budget.jpg

Details

Type of Project: Resurface Current Road

Capital Cost

FY2026 Budget
$750K

Total Budget (all years)
$9.02M

Project Total
$9.02M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*
Construction/Maintenance	$750,000	$750,000	$787,500	$826,875	$868,219	$911,630	$957,212	$1,005,073
Total	**$750,000**	**$750,000**	**$787,500**	**$826,875**	**$868,219**	**$911,630**	**$957,212**	**$1,005,073**

Category *(continued from above)*	FY2034 *Proposed*
Construction/Maintenance	$1,055,327
Total	**$1,055,327**

Category *(continued from above)*	FY2035 *Proposed*	Total
Construction/Maintenance	$1,108,094	**$9,019,930**
Total	**$1,108,094**	**$9,019,930**

Funding Sources

FY2026 Budget
$750K

Total Budget (all years)
$9.02M

Project Total
$9.02M

Detailed Breakdown

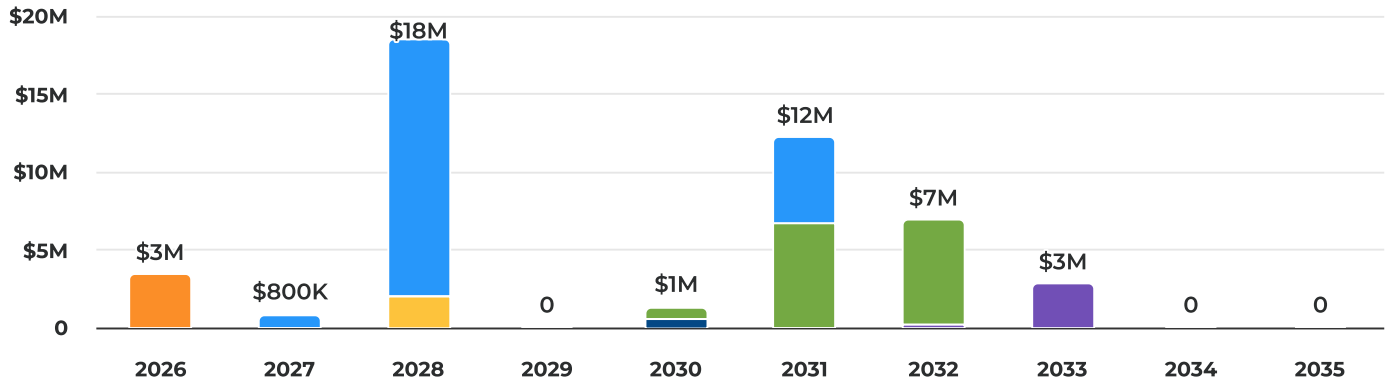
Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*
Transportation Fund	$750,000	$750,000	$787,500	$826,875	$868,219	$911,630	$957,212	$1,005,073
Total	**$750,000**	**$750,000**	**$787,500**	**$826,875**	**$868,219**	**$911,630**	**$957,212**	**$1,005,073**

Category *(continued from above)*	FY2034 *Proposed*
Transportation Fund	$1,055,327
Total	**$1,055,327**

Category *(continued from above)*	FY2035 *Proposed*	Total
Transportation Fund	$1,108,094	**$9,019,930**
Total	**$1,108,094**	**$9,019,930**

STREETS/MAINTENANCE - CIP

FY26 - FY35 STREETS/MAINTENANCE - CIP Projects



E. Harmony Road Expansion	**$22,800,000**	49.75%
Weld County Road 23 Improvements	**$14,060,000**	30.68%
E Harmony and WCR 23 Traffic Signal	**$3,395,000**	7.41%
Colorado Highway 14 and Weld County Road 23 Intersection	**$3,000,000**	6.55%
E. Harmony and Tailholt Ave, Traffic Signal	**$1,975,000**	4.31%
Town Hall South Parking Lot	**$600,000**	1.31%

Summary of Requests

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
164	E. Harmony Road Expansion	$0	$800,000	$16,500,000	$0	$0	$5,500,000	$0	$0
167	Weld County Road 23 Improvements	$0	$0	$0	$0	$720,000	$6,670,000	$6,670,000	$0
160	E Harmony and WCR 23 Traffic Signal	$3,395,000	$0	$0	$0	$0	$0	$0	$0
163	Colorado Highway 14 and Weld County Road 23 Intersection	$0	$0	$0	$0	$0	$0	$200,000	$2,800,000
165	E. Harmony and Tailholt Ave, Traffic Signal	$0	$0	$1,975,000	$0	$0	$0	$0	$0
166	Town Hall South Parking	$0	$0	$0	$0	$600,000	$0	$0	$0

Project No. / Category	FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
Lot								
Total Summary of Requests	**$3,395,000**	**$800,000**	**$18,475,000**	**$0**	**$1,320,000**	**$12,170,000**	**$6,870,000**	**$2,800,000**

Project No. / Category *(continued from above)*		FY2034
164	E. Harmony Road Expansion	$0
167	Weld County Road 23 Improvements	$0
160	E Harmony and WCR 23 Traffic Signal	$0
163	Colorado Highway 14 and Weld County Road 23 Intersection	$0
165	E. Harmony and Tailholt Ave, Traffic Signal	$0
166	Town Hall South Parking Lot	$0
Total Summary of Requests		**$0**

Project No. / Category *(continued from above)*		FY2035	Total
164	E. Harmony Road Expansion	$0	**$22,800,000**
167	Weld County Road 23 Improvements	$0	**$14,060,000**
160	E Harmony and WCR 23 Traffic Signal	$0	**$3,395,000**
163	Colorado Highway 14 and Weld County Road 23 Intersection	$0	**$3,000,000**
165	E. Harmony and Tailholt Ave, Traffic Signal	$0	**$1,975,000**
166	Town Hall South Parking Lot	$0	**$600,000**
Total Summary of Requests		**$0**	**$45,830,000**

Colorado Highway 14 and Weld County Road 23 Intersection

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	STREETS/MAINTENANCE - CIP
Type	Capital Improvement
Project Number	163

Project Location



Description

This project includes the construction of a northbound-to-eastbound acceleration lane and an eastbound-to-southbound deceleration lane to help with the unsafe intersection of Weld County Road 23 and CO Highway 14.

Images



2024 Budget.jpg

Details

Type of Project: Road Expansion

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$3M**	**$3M**

Detailed Breakdown

Category	FY2032 *Proposed*	FY2033 *Proposed*	Total
Construction/Maintenance	$0	$2,400,000	**$2,400,000**
Contingency	$75,000	$400,000	**$475,000**
Engineering	$125,000	$0	**$125,000**
Total	**$200,000**	**$2,800,000**	**$3,000,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$3M**	**$3M**

Detailed Breakdown

Category	FY2032 *Proposed*	FY2033 *Proposed*	Total
Transportation Fund	$200,000	$2,800,000	**$3,000,000**
Total	**$200,000**	**$2,800,000**	**$3,000,000**

E Harmony and WCR 23 Traffic Signal

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	STREETS/MAINTENANCE - CIP
Type	Capital Improvement
Project Number	160

Project Location



Description

The intersection of WCR23/E. Harmony is one of the busiest in town and will need to perform a signal warrant analysis with anticipated construction in 2026. This project is expected to include the installation of a new traffic light, removal of the intersection "bump-outs", and milling and overlay within the bounds of the project.

Images



2024 Budget.jpg

Details

Type of Project: Traffic Signal

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$3.4M	**$3.4M**	**$3.4M**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Construction/Maintenance	$2,600,000	**$2,600,000**
Engineering	$260,000	**$260,000**
Design	$260,000	**$260,000**
Contingency	$200,000	**$200,000**
Land/Right-of-way	$75,000	**$75,000**
Total	**$3,395,000**	**$3,395,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$3.4M	**$3.4M**	**$3.4M**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Transportation Fund	$3,395,000	**$3,395,000**
Total	**$3,395,000**	**$3,395,000**

E. Harmony and Tailholt Ave, Traffic Signal

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	STREETS/MAINTENANCE - CIP
Type	Capital Improvement
Project Number	165

Project Location



Description

The intersection of Tailholt Ave and E Harmony warrants a traffic light in the near term, dependent on development approvals. When this development moves forward, cooperation with the developer will be included, and the budgeted numbers below reflect the intersection geometry being completed by a developer and the Town installing the actual signal equipment.

Images



2024 Budget.jpg

Details

Type of Project: Traffic Signal

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$1.98M**	**$1.98M**

Detailed Breakdown

Category	FY2028 *Proposed*	Total
Engineering	$1,075,000	**$1,075,000**
Construction/Maintenance	$750,000	**$750,000**
Contingency	$150,000	**$150,000**
Total	**$1,975,000**	**$1,975,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$1.98M**	**$1.98M**

Detailed Breakdown

Category	FY2028 *Proposed*	Total
Transportation Fund	$1,075,000	**$1,075,000**
General Fund	$900,000	**$900,000**
Total	**$1,975,000**	**$1,975,000**

E. Harmony Road Expansion

Overview

Request Owner Nicholas Wharton, Town Manager

Department STREETS/MAINTENANCE - CIP

Type Capital Improvement

Project Number 164

Project Location



Description

The Harmony Project will widen the E Harmony Road Corridor from SH 257 in increments to the intersection of Poderosa Dr. and Shoreview Parkway. This corridor will match the improvements (in width) that Timnath and Windsor have completed, making the corridor uniform to reduce bottlenecks and improve capacity.

Images



2024 Budget.jpg

Details

Type of Project: Road Expansion

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$22.8M**	**$22.8M**

Detailed Breakdown

Category	FY2027 *Proposed*	FY2028 *Proposed*	FY2031 *Proposed*	Total
Construction/Maintenance	$0	$15,000,000	$5,000,000	**$20,000,000**
Contingency	$0	$1,500,000	$500,000	**$2,000,000**
Land/Right-of-way	$500,000	$0	$0	**$500,000**
Engineering	$300,000	$0	$0	**$300,000**
Total	**$800,000**	**$16,500,000**	**$5,500,000**	**$22,800,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$22.8M**	**$22.8M**

Detailed Breakdown

Category	FY2027 *Proposed*	FY2028 *Proposed*	FY2031 *Proposed*	Total
Bonding	$0	$16,500,000	$0	**$16,500,000**
Transportation Fund	$800,000	$0	$5,500,000	**$6,300,000**
Total	**$800,000**	**$16,500,000**	**$5,500,000**	**$22,800,000**

Town Hall South Parking Lot

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	STREETS/MAINTENANCE - CIP
Type	Capital Improvement
Project Number	166

Project Location



Description

This project would include paving the parking lot south of Town Hall, allowing additional accessible parking.

Images



Screenshot 2024-07-26 125913.jpg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$600K**	**$600K**

Detailed Breakdown

Category	FY2030 *Proposed*	Total
Construction	$600,000	**$600,000**
Total	**$600,000**	**$600,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$600K**	**$600K**

Detailed Breakdown

Category	FY2030 *Proposed*	Total
General Fund	$600,000	**$600,000**
Total	**$600,000**	**$600,000**

Weld County Road 23 Improvements

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	STREETS/MAINTENANCE - CIP
Type	Capital Improvement
Project Number	167

Project Location



Description

The WCR 23 project is located south of the 4th Ave intersection and will serve as a central corridor in and out of the Town of Severance. It will also serve the Hunter Hill, Lakeview, and Tailholt Neighborhoods, as well as the Severance Community Park. As a future gateway for commercial development, this project will improve traffic flows, pedestrian safety, and connectivity by adding trails, sidewalks, and curbs/gutters in some locations.

Images



2024 Budget.jpg

Details

Type of Project: Road Expansion

Capital Cost

FY2026 Budget
$0

Total Budget (all years)
$14.1M

Project Total
$14.1M

Detailed Breakdown

Category	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	Total
Construction/Maintenance	$0	$5,670,000	$5,670,000	**$11,340,000**
Contingency	$120,000	$1,000,000	$1,000,000	**$2,120,000**
Land/Right-of-way	$500,000	$0	$0	**$500,000**
Engineering	$100,000	$0	$0	**$100,000**
Total	**$720,000**	**$6,670,000**	**$6,670,000**	**$14,060,000**

Funding Sources

FY2026 Budget
$0

Total Budget (all years)
$14.1M

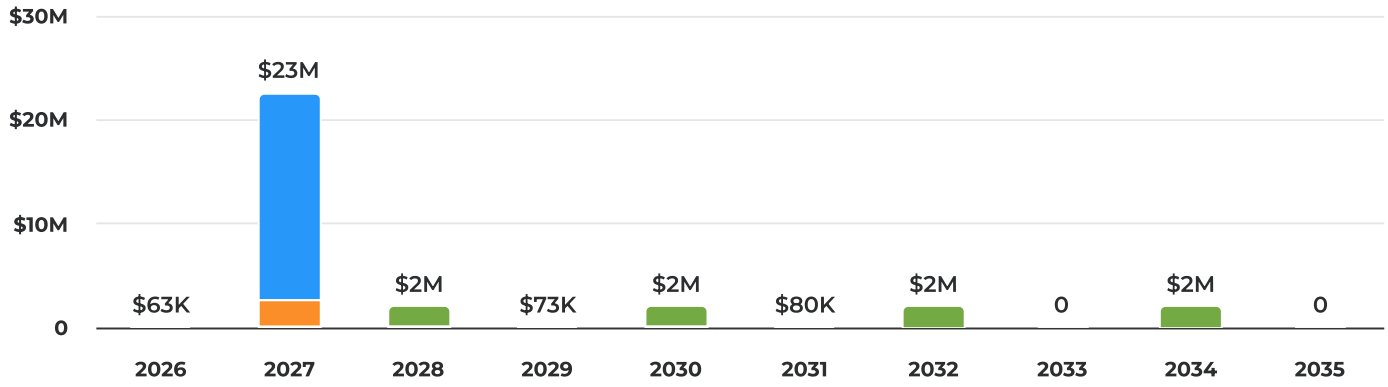
Project Total
$14.1M

Detailed Breakdown

Category	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	Total
Bonding	$0	$5,670,000	$5,670,000	**$11,340,000**
Grant Funding	$0	$1,000,000	$1,000,000	**$2,000,000**
Transportation Fund	$720,000	$0	$0	**$720,000**
Total	**$720,000**	**$6,670,000**	**$6,670,000**	**$14,060,000**

WASTEWATER CAPITAL

FY26 - FY35 WASTEWATER CAPITAL Projects



Regional Wastewater Treatment Plant	**$20,000,000**	64.67%
Wastewater Plant Investment Program	**$8,000,000**	25.87%
Hwy. 257 Wastewater Extension Service Line	**$2,500,000**	8.08%
Manhole Rehabilitation Program	**$428,521**	1.39%

Summary of Requests

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032	FY2033
140	Regional Wastewater Treatment Plant	$0	$20,000,000	$0	$0	$0	$0	$0	$0
152	Wastewater Plant Investment Program	$0	$0	$2,000,000	$0	$2,000,000	$0	$2,000,000	$0
168	Hwy. 257 Wastewater Extension Service Line	$0	$2,500,000	$0	$0	$0	$0	$0	$0
156	Manhole Rehabilitation Program	$63,000	$66,150	$69,458	$72,930	$76,577	$80,406	$0	$0
Total Summary of Requests		**$63,000**	**$22,566,150**	**$2,069,458**	**$72,930**	**$2,076,577**	**$80,406**	**$2,000,000**	**$0**

Project No. / Category *(continued from above)*		FY2034
140	Regional Wastewater Treatment Plant	$0
152	Wastewater Plant Investment Program	$2,000,000

Project No. / Category *(continued from above)*		FY2034
168	Hwy. 257 Wastewater Extension Service Line	$0
156	Manhole Rehabilitation Program	$0
Total Summary of Requests		**$2,000,000**

Project No. / Category *(continued from above)*		FY2035	Total
140	Regional Wastewater Treatment Plant	$0	**$20,000,000**
152	Wastewater Plant Investment Program	$0	**$8,000,000**
168	Hwy. 257 Wastewater Extension Service Line	$0	**$2,500,000**
156	Manhole Rehabilitation Program	$0	**$428,521**
Total Summary of Requests		**$0**	**$30,928,521**

Hwy. 257 Wastewater Extension Service Line

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WASTEWATER CAPITAL
Type	Capital Improvement
Project Number	168

Project Location



Description

This project involves extending a wastewater trunk line from the Town of Windsor north along the CO Highway 257 Corridor to service the E Harmony Road and CO Highway 257 intersection and other properties along this route.

Images



2024 Budget.jpg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$2.5M**	**$2.5M**

Detailed Breakdown

Category	FY2027 *Proposed*	Total
Construction	$2,500,000	**$2,500,000**
Total	**$2,500,000**	**$2,500,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$2.5M**	**$2.5M**

Detailed Breakdown

Category	FY2027 *Proposed*	Total
Wastewater Fund - Unrestricted	$2,500,000	**$2,500,000**
Total	**$2,500,000**	**$2,500,000**

Manhole Rehabilitation Program

Overview

Request Owner Nicholas Wharton, Town Manager

Department WASTEWATER CAPITAL

Type Capital Improvement

Project Number 156

Description

A rehabilitation program will be implemented to repair and maintain wastewater manholes throughout the town.

Images



2024 Budget.jpg

Details

Type of Project: Rehabilitation

Capital Cost

FY2026 Budget
$63K

Total Budget (all years)
$429K

Project Total
$429K

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	Total
Construction	$63,000	$66,150	$69,458	$72,930	$76,577	$80,406	**$428,521**
Total	**$63,000**	**$66,150**	**$69,458**	**$72,930**	**$76,577**	**$80,406**	**$428,521**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$63K	**$429K**	**$429K**

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	Total
Wastewater Fund - Unrestricted	$63,000	$66,150	$69,458	$72,930	$76,577	$80,406	**$428,521**
Total	**$63,000**	**$66,150**	**$69,458**	**$72,930**	**$76,577**	**$80,406**	**$428,521**

Regional Wastewater Treatment Plant

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WASTEWATER CAPITAL
Type	Capital Improvement
Project Number	140

Project Location



Description

The Town of Severance will partner with the Town of Windsor to increase the size of its newly designed wastewater treatment facility to become a regional facility that treats the Town of Severance, City of Greeley, and Town of Windsor.

Images



2024 Budget.jpg

Details

Type of Project: Improvement

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$20M**	**$20M**

Detailed Breakdown

Category	FY2027 *Proposed*	Total
Construction	$20,000,000	**$20,000,000**
Total	**$20,000,000**	**$20,000,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$20M**	**$20M**

Detailed Breakdown

Category	FY2027 *Proposed*	Total
Bonding	$20,000,000	**$20,000,000**
Total	**$20,000,000**	**$20,000,000**

Wastewater Plant Investment Program

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WASTEWATER CAPITAL
Type	Capital Improvement
Project Number	152

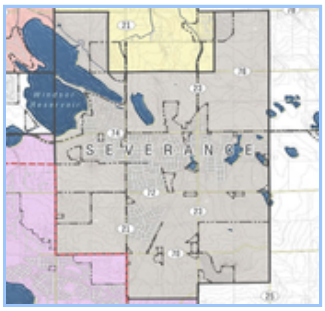
Project Location



Description

The Town must purchase additional capacity for wastewater treatment in the Town of Windsor regional facility. The purchase is made annually and determined based on projected growth.

Images



2024 Budget.jpg

Details

Type of Project: Plant Investments

Capital Cost

FY2026 Budget
$0

Total Budget (all years)
$8M

Project Total
$8M

Detailed Breakdown

Category	FY2028 *Proposed*	FY2030 *Proposed*	FY2032 *Proposed*	FY2034 *Proposed*	Total
Plant Investments	$2,000,000	$2,000,000	$2,000,000	$2,000,000	**$8,000,000**
Total	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$8,000,000**

Funding Sources

FY2026 Budget
$0

Total Budget (all years)
$8M

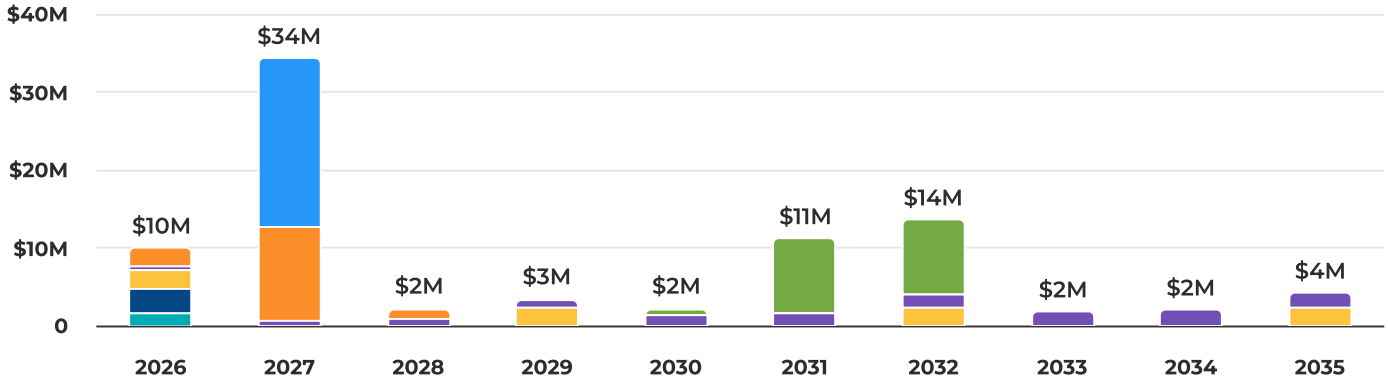
Project Total
$8M

Detailed Breakdown

Category	FY2028 *Proposed*	FY2030 *Proposed*	FY2032 *Proposed*	FY2034 *Proposed*	Total
Wastewater Fund - Impact Fees	$2,000,000	$2,000,000	$2,000,000	$2,000,000	**$8,000,000**
Total	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$2,000,000**	**$8,000,000**

WATER CAPITAL

FY26 - FY35 WATER CAPITAL Projects



VITA H20 Project	**$21,600,000**	25.59%
Emergency Water System Interconnection	**$19,900,000**	23.57%
Cobb Lake Regional Water Treatment Plant	**$15,995,624**	18.95%
Northern Integrated Supply Project (NISP) Program	**$13,227,869**	15.67%
Water Plant Investment Program	**$8,900,000**	10.54%
Downtown Waterline Replacement	**$3,325,000**	3.94%
South Waterline Loop	**$1,472,810**	1.74%

Summary of Requests

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
170	VITA H20 Project	$0	$21,600,000	$0	$0	$0	$0	$0
169	Emergency Water System Interconnection	$0	$0	$0	$0	$700,000	$9,600,000	$9,600,000
149	Cobb Lake Regional Water Treatment Plant	$2,485,624	$12,100,000	$1,410,000	$0	$0	$0	$0
29	Northern Integrated Supply Project (NISP) Program	$467,690	$552,762	$744,771	$1,041,262	$1,400,585	$1,583,903	$1,712,391
151	Water Plant Investment Program	$2,225,000	$0	$0	$2,225,000	$0	$0	$2,225,000
159	Downtown Waterline	$3,325,000	$0	$0	$0	$0	$0	$0

Project No. / Category		FY2026	FY2027	FY2028	FY2029	FY2030	FY2031	FY2032
91	Replacement South Waterline Loop	$1,472,810	$0	$0	$0	$0	$0	$0
Total Summary of Requests		**$9,976,124**	**$34,252,762**	**$2,154,771**	**$3,266,262**	**$2,100,585**	**$11,183,903**	**$13,537,391**

Project No. / Category *(continued from above)*		FY2033
170	VITA H20 Project	$0
169	Emergency Water System Interconnection	$0
149	Cobb Lake Regional Water Treatment Plant	$0
29	Northern Integrated Supply Project (NISP) Program	$1,783,641
151	Water Plant Investment Program	$0
159	Downtown Waterline Replacement	$0
91	South Waterline Loop	$0
Total Summary of Requests		**$1,783,641**

Project No. / Category *(continued from above)*		FY2034	FY2035	Total
170	VITA H20 Project	$0	$0	**$21,600,000**
169	Emergency Water System Interconnection	$0	$0	**$19,900,000**
149	Cobb Lake Regional Water Treatment Plant	$0	$0	**$15,995,624**
29	Northern Integrated Supply Project (NISP) Program	$1,970,361	$1,970,503	**$13,227,869**
151	Water Plant Investment Program	$0	$2,225,000	**$8,900,000**
159	Downtown Waterline Replacement	$0	$0	**$3,325,000**

Project No. / Category *(continued from above)*		FY2034	FY2035	Total
91	South Waterline Loop	$0	$0	**$1,472,810**
Total Summary of Requests		**$1,970,361**	**$4,195,503**	**$84,421,303**

Cobb Lake Regional Water Treatment Plant

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WATER CAPITAL
Type	Capital Improvement
Project Number	149

Project Location



Description

As part of the Cobb Lake Regional Water Treatment Authority (CLRWTA), the Town has partnered with Windsor, Fort Collins Loveland Water District, and Eaton to purchase land for a future water treatment facility site at WCR90 and WCR13. This project includes a treatment facility and the transmission lines in each partnering entity's jurisdiction.

Images



2024 Budget.jpg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget
$2.49M

Total Budget (all years)
$16M

Project Total
$16M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	Total
Construction	$2,485,624	$12,100,000	$1,410,000	**$15,995,624**
Total	**$2,485,624**	**$12,100,000**	**$1,410,000**	**$15,995,624**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$2.49M	**$16M**	**$16M**

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	Total
Bonding	$0	$12,100,000	$0	**$12,100,000**
Water Fund - Impact Fees	$2,485,624	$0	$1,410,000	**$3,895,624**
Total	**$2,485,624**	**$12,100,000**	**$1,410,000**	**$15,995,624**

Downtown Waterline Replacement

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WATER CAPITAL
Type	Capital Improvement
Project Number	159

Project Location



Description

This capital project would replace the last remaining asbestos-lined waterline in the downtown area and then mill and overlay the asphalt within the project's bounds on WCR 23 from E. Harmony north to WCR 76 1/2.

Images



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Details

Type of Project: Improvement

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$3.33M	**$3.33M**	**$3.33M**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Construction	$2,820,000	**$2,820,000**
Operating Cost	$300,000	**$300,000**
Design	$115,000	**$115,000**
Engineering	$90,000	**$90,000**
Total	**$3,325,000**	**$3,325,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$3.33M	**$3.33M**	**$3.33M**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Water Fund - Impact Fees	$3,325,000	**$3,325,000**
Total	**$3,325,000**	**$3,325,000**

Emergency Water System Interconnection

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WATER CAPITAL
Type	Capital Improvement
Project Number	169

Project Location



Description

This water project would allow the Town of Severance to construct an emergency water system connection to the City of Greeley's water system. This would provide a redundancy connection that would help protect the Town from a domestic water shortage during a severe drought year and provide additional protection if there was a disruption in the North Weld County Water District system.

Images



2024 Budget.jpg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$19.9M**	**$19.9M**

Detailed Breakdown

Category	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	Total
Construction	$0	$8,000,000	$8,000,000	**$16,000,000**
Contingency	$0	$1,600,000	$1,600,000	**$3,200,000**
Land/Right-of-way	$500,000	$0	$0	**$500,000**
Engineering	$200,000	$0	$0	**$200,000**
Total	**$700,000**	**$9,600,000**	**$9,600,000**	**$19,900,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$19.9M**	**$19.9M**

Detailed Breakdown

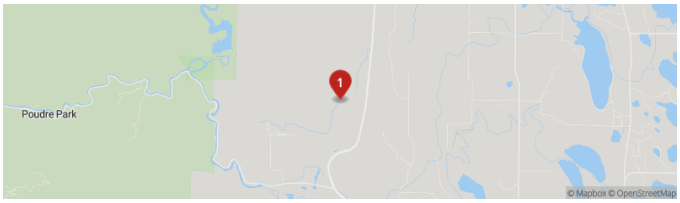
Category	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	Total
Bonding	$0	$9,600,000	$9,600,000	**$19,200,000**
Water Fund - Unrestricted	$700,000	$0	$0	**$700,000**
Total	**$700,000**	**$9,600,000**	**$9,600,000**	**$19,900,000**

Northern Integrated Supply Project (NISP) Program

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WATER CAPITAL
Type	Capital Improvement
Project Number	29

Project Location



Description

The Town of Severance participates in the Northern Integrated Supply Project (NISP) and is obligated to fund the project through annual payments.

Images



2024 Budget.jpg

Details

Type of Project: NISP

Capital Cost

FY2026 Budget
$468K

Total Budget (all years)
$13.2M

Project Total
$13.2M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*
Construction	$467,690	$552,762	$744,771	$1,041,262	$1,400,585	$1,583,903	$1,677,210	$1,640,269
Operating Cost	$0	$0	$0	$0	$0	$0	$35,181	$143,372
Total	**$467,690**	**$552,762**	**$744,771**	**$1,041,262**	**$1,400,585**	**$1,583,903**	**$1,712,391**	**$1,783,641**

Category *(continued from above)*	FY2034 *Proposed*	FY2035 *Proposed*	Total
Construction	$1,822,449	$1,853,803	**$12,784,704**
Operating Cost	$147,912	$116,700	**$443,165**
Total	**$1,970,361**	**$1,970,503**	**$13,227,869**

Funding Sources

FY2026 Budget
$468K

Total Budget (all years)
$13.2M

Project Total
$13.2M

Detailed Breakdown

Category	FY2026 *Proposed*	FY2027 *Proposed*	FY2028 *Proposed*	FY2029 *Proposed*	FY2030 *Proposed*	FY2031 *Proposed*	FY2032 *Proposed*	FY2033 *Proposed*
Bonding	$0	$0	$744,771	$1,041,262	$1,400,585	$1,583,903	$1,712,391	$1,783,641
Water Fund - Impact Fees	$467,690	$552,762	$0	$0	$0	$0	$0	$0
Total	**$467,690**	**$552,762**	**$744,771**	**$1,041,262**	**$1,400,585**	**$1,583,903**	**$1,712,391**	**$1,783,641**

Category *(continued from above)*	FY2034 *Proposed*	FY2035 *Proposed*	Total
Bonding	$1,970,361	$1,970,503	**$12,207,417**
Water Fund - Impact Fees	$0	$0	**$1,020,452**
Total	**$1,970,361**	**$1,970,503**	**$13,227,869**

South Waterline Loop

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WATER CAPITAL
Type	Capital Improvement
Project Number	91

Project Location



Description

This water project will bring redundancy to our water system by completing a southern waterline loop connecting The Overlook to the Tailholt Subdivision. In addition, this project will provide domestic water service to the newly installed concession stand and restrooms at the Community Park. The project will complete the system loop and provide better overall system pressure, and eliminate dead ends that prohibit continued service during waterline breaks.

Images



2024 Budget.jpg

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$1.47M	**$1.47M**	**$1.47M**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Construction	$1,472,810	**$1,472,810**
Total	**$1,472,810**	**$1,472,810**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$1.47M	**$1.47M**	**$1.47M**

Detailed Breakdown

Category	FY2026 *Proposed*	Total
Water Fund - Impact Fees	$1,472,810	**$1,472,810**
Total	**$1,472,810**	**$1,472,810**

VITA H20 Project

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WATER CAPITAL
Type	Capital Improvement
Project Number	170

Project Location



Description

Vita H2O is creating new ways to reuse water in Northern Colorado, starting with existing water rights from the Fort Collins-Loveland Water District and additional non-tributary sources. By exchanging these water rights for use in different locations, such as wells or new surface diversions, Vita can access more water while maintaining fairness and legal priorities. Methods like Indirect Potable Reuse (IPR) and non-potable reuse help reduce treatment costs and improve water quality, offering a more sustainable solution for homes and businesses alike.

Non-tributary water is a game-changer for a reliable, long-term water supply. Unlike tributary sources, it's not affected by droughts or changes in streamflow, making it a more stable option. Stored in aquifers, this water is protected from contaminants and is consistently high-quality. By combining both surface and non-tributary supplies, Vita H2O can offer flexibility and dependability in meeting water needs. With 2,500 acre-feet of water available each year, and the ability to bank extra for the future, this resource offers a 100-year supply—ensuring a secure and sustainable water source for Northern Colorado for generations to come.

Images



VITA H2O

Details

Type of Project: New Construction

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$21.6M**	**$21.6M**

Detailed Breakdown

Category	FY2027 *Proposed*	Total
Plant Investments	$21,600,000	**$21,600,000**
Total	**$21,600,000**	**$21,600,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$0	**$21.6M**	**$21.6M**

Detailed Breakdown

Category	FY2027 *Proposed*	Total
Bonding	$21,600,000	**$21,600,000**
Total	**$21,600,000**	**$21,600,000**

Water Plant Investment Program

Overview

Request Owner	Nicholas Wharton, Town Manager
Department	WATER CAPITAL
Type	Capital Improvement
Project Number	151

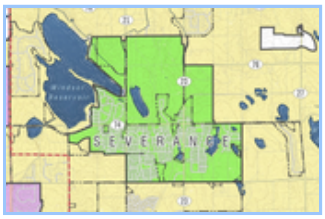
Project Location



Description

This program purchases additional flow capacity from the North Weld County Water District or another district to serve potable water through the Town's distribution infrastructure.

Images



2024 Budget.jpg

Details

Type of Project: Plant Investments

Capital Cost

FY2026 Budget	Total Budget (all years)	Project Total
$2.23M	**$8.9M**	**$8.9M**

Detailed Breakdown

Category	FY2026 *Proposed*	FY2029 *Proposed*	FY2032 *Proposed*	FY2035 *Proposed*	Total
Plant Investments	$2,225,000	$2,225,000	$2,225,000	$2,225,000	**$8,900,000**
Total	**$2,225,000**	**$2,225,000**	**$2,225,000**	**$2,225,000**	**$8,900,000**

Funding Sources

FY2026 Budget	Total Budget (all years)	Project Total
$2.23M	**$8.9M**	**$8.9M**

Detailed Breakdown

Category	FY2026 *Proposed*	FY2029 *Proposed*	FY2032 *Proposed*	FY2035 *Proposed*	Total
Water Fund - Impact Fees	$2,225,000	$2,225,000	$2,225,000	$2,225,000	**$8,900,000**
Total	**$2,225,000**	**$2,225,000**	**$2,225,000**	**$2,225,000**	**$8,900,000**

Appendix

Glossary

Abatement: A reduction or elimination of a real or personal property tax, motor vehicle excise, a fee, charge, or special assessment imposed by a governmental unit. Granted only on application of the person seeking the abatement and only by the committing governmental unit.

Accounting System: The total structure of records and procedures that identify record, classify, and report information on the financial position and operations of a governmental unit or any of its funds, account groups, and organizational components.

Accrued Interest: The amount of interest that has accumulated on the debt since the date of the last interest payment, and on the sale of a bond, the amount accrued up to but not including the date of delivery (settlement date). (See Interest)

ACFR: Annual Comprehensive Financial Report - A detailed report of an organization's financial activities and performance over the fiscal year.

Amortization: The gradual repayment of an obligation over time and in accordance with a predetermined payment schedule.

Appropriation: A legal authorization from the community's legislative body to expend money and incur obligations for specific public purposes. An appropriation is usually limited in amount and as to the time period within which it may be expended.

Arbitrage: As applied to municipal debt, the investment of tax-exempt bonds or note proceeds in higher yielding, taxable securities. Section 103 of the Internal Revenue Service (IRS) Code restricts this practice and requires (beyond certain limits) that earnings be rebated (paid) to the IRS.

Assessed Valuation: A value assigned to real estate or other property by a government as the basis for levying taxes.

Assets: Items owned by an organization that have economic value, such as cash, investments, property, and equipment.

Audit: An examination of a community's financial systems, procedures, and data by a certified public accountant (independent auditor), and a report on the fairness of financial statements and on local compliance with statutes and regulations. The audit serves as a valuable management tool in evaluating the fiscal performance of a community.

Audit Report: Prepared by an independent auditor, an audit report includes: (a) a statement of the scope of the audit; (b) explanatory comments as to application of auditing procedures; (c) findings and opinions. It is almost always accompanied by a management letter which contains supplementary comments and recommendations.

Available Funds: Balances in the various fund types that represent non-recurring revenue sources. As a matter of sound practice, they are frequently appropriated to meet unforeseen expenses, for capital expenditures or other one-time costs.

Balance Sheet: A statement that discloses the assets, liabilities, reserves and equities of a fund or governmental unit at a specified date.

Betterments (Special Assessments): Whenever a specific area of a community receives benefit from a public improvement (e.g., water, sewer, sidewalk, etc.), special property taxes may be assessed to reimburse the governmental entity for all or part of the costs it incurred. Each parcel receiving benefit from the improvement is assessed for its proportionate share of the cost of such improvements. The proportionate share may be paid in full or the property owner may request that the assessors apportion the betterment over 20 years. Over the life of the betterment, one year's

apportionment along with one year's committed interest computed from October 1 to October 1 is added to the tax bill until the betterment has been paid.

Bond: A means to raise money through the issuance of debt. A bond issuer/borrower promises in writing to repay a specified sum of money, alternately referred to as face value, par value or bond principal, to the buyer of the bond on a specified future date (maturity date), together with periodic interest at a specified rate. The term of a bond is always greater than one year. (See Note)

Bond and Interest Record: (Bond Register) – The permanent and complete record maintained by a treasurer for each bond issue. It shows the amount of interest and principal coming due each date and all other pertinent information concerning the bond issue.

Bonds Authorized and Unissued: Balance of a bond authorization not yet sold. Upon completion or abandonment of a project, any remaining balance of authorized and unissued bonds may not be used for other purposes, but must be rescinded by the community's legislative body to be removed from community's books.

Bond Issue: Generally, the sale of a certain number of bonds at one time by a governmental unit.

Bond Rating (Municipal): A credit rating assigned to a municipality to help investors assess the future ability, legal obligation, and willingness of the municipality (bond issuer) to make timely debt service payments. Stated otherwise, a rating helps prospective investors determine the level of risk associated with a given fixed-income investment. Rating agencies, such as Moody's and Standard and Poors, use rating systems, which designate a letter or a combination of letters and numerals where AAA is the highest rating and C1 is a very low rating.

Budget: A plan for allocating resources to support particular services, purposes and functions over a specified period of time. (See Performance Budget, Program Budget)

Capital Assets: All real and tangible property used in the operation of government, which is not easily converted into cash, and has an initial useful live extending beyond a single financial reporting period. Capital assets include land and land improvements; infrastructure such as roads, bridges, water and sewer lines; easements; buildings and building improvements; vehicles, machinery and equipment. Communities typically define capital assets in terms of a minimum useful life and a minimum initial cost. (See Fixed Assets)

Capital Budget: An appropriation or spending plan that uses borrowing or direct outlay for capital or fixed asset improvements. Among other information, a capital budget should identify the method of financing each recommended expenditure, i.e., tax levy or rates, and identify those items that were not recommended. (See Capital Assets, Fixed Assets)

Cash: Currency, coin, checks, postal and express money orders and bankers' drafts on hand or on deposit with an official or agent designated as custodian of cash and bank deposits.

Cash Flow: The movement of money into or out of an organization, showing its liquidity and ability to meet financial obligations.

Cash Management: The process of monitoring the ebb and flow of money in an out of municipal accounts to ensure cash availability to pay bills and to facilitate decisions on the need for short- term borrowing and investment of idle cash.

Certificate of Deposit (CD): A bank deposit evidenced by a negotiable or non-negotiable instrument, which provides on its face that the amount of such deposit plus a specified interest payable to a bearer or to any specified person on a certain specified date, at the expiration of a certain specified time, or upon notice in writing.

Classification of Real Property: Assessors are required to classify all real property according to use into one of four classes: residential, open space, commercial, and industrial. Having classified its real properties, local officials are permitted to

determine locally, within limitations established by statute and the Commissioner of Revenue, what percentage of the tax burden is to be borne by each class of real property and by personal property owners.

Collective Bargaining: The process of negotiating workers' wages, hours, benefits, working conditions, etc., between an employer and some or all of its employees, who are represented by a recognized labor union, regarding wages, hours and working conditions.

Compliance: Adherence to relevant laws, regulations, and internal policies governing financial reporting and operations.

Consumer Price Index: The statistical measure of changes, if any, in the overall price level of consumer goods and services. The index is often called the "cost-of-living index."

Cost-Benefit Analysis: A decision-making tool that allows a comparison of options based on the level of benefit derived and the cost to achieve the benefit from different alternatives.

Debt Burden: The amount of debt carried by an issuer usually expressed as a measure of value (i.e., debt as a percentage of assessed value, debt per capita, etc.). Sometimes debt burden refers to debt service costs as a percentage of the total annual budget.

Debt Service: The repayment cost, usually stated in annual terms and based on an amortization schedule, of the principal and interest on any particular bond issue.

Encumbrance: A reservation of funds to cover obligations arising from purchase orders, contracts, or salary commitments that are chargeable to, but not yet paid from, a specific appropriation account.

Enterprise Funds: An enterprise fund is a separate accounting and financial reporting mechanism for municipal services for which a fee is charged in exchange for goods or services. It allows a community to demonstrate to the public the portion of total costs of a service that is recovered through user charges and the portion that is subsidized by the tax levy, if any. With an enterprise fund, all costs of service delivery — direct, indirect, and capital costs — are identified. This allows the community to recover total service costs through user fees if it chooses. Enterprise accounting also enables communities to reserve the "surplus" or net assets unrestricted generated by the operation of the enterprise rather than closing it out to the general fund at year-end. Services that may be treated as enterprises include, but are not limited to, water, sewer, hospital, and airport services.

Equalized Valuations (EQVs): The determination of the full and fair cash value of all property in the community that is subject to local taxation.

Equity: The residual interest in the assets of an organization after deducting liabilities, representing the owners' stake in the business.

Estimated Receipts: A term that typically refers to anticipated local revenues often based on the previous year's receipts and represent funding sources necessary to support a community's annual budget. (See Local Receipts)

Exemptions: A discharge, established by statute, from the obligation to pay all or a portion of a property tax. The exemption is available to particular categories of property or persons upon the timely submission and approval of an application to the assessors. Properties exempt from taxation include hospitals, schools, houses of worship, and cultural institutions. Persons who may qualify for exemptions include disabled veterans, blind individuals, surviving spouses, and seniors.

Expenditure: An outlay of money made by municipalities to provide the programs and services within their approved budget.

Fiduciary Funds: Repository of money held by a municipality in a trustee capacity or as an agent for individuals, private organizations, other governmental units, and other funds. These include pension (and other employee benefit) trust funds, investment trust funds, private- purpose trust funds, and agency funds.

Financial Statements: Reports summarizing an organization's financial activities and position, including the balance sheet, income statement, and cash flow statement.

Fiscal Year: The 12-month period for which an organization plans the use of its funds, typically not the same as the calendar year.

Fixed Assets: Long-lived, assets such as buildings, equipment and land obtained or controlled as a result of past transactions or circumstances.

Fixed Costs: Costs that are legally or contractually mandated such as retirement, FICA/Social Security, insurance, debt service costs or interest on loans.

Float: The difference between the bank balance for a local government's account and its book balance at the end of the day. The primary factor creating float is clearing time on checks and deposits. Delays in receiving deposit and withdrawal information also influence float.

Full Faith and Credit: A pledge of the general taxing powers for the payment of governmental obligations. Bonds carrying such pledges are usually referred to as general obligation or full faith and credit bonds.

Fund: An accounting entity with a self-balancing set of accounts that are segregated for the purpose of carrying on identified activities or attaining certain objectives in accordance with specific regulations, restrictions, or limitations.

Fund Accounting: Organizing financial records into multiple, segregated locations for money. A fund is a distinct entity within the municipal government in which financial resources and activity (assets, liabilities, fund balances, revenues, and expenditures) are accounted for independently in accordance with specific regulations, restrictions or limitations. Examples of funds include the general fund and enterprise funds. Communities whose accounting records are organized according to the Uniform Municipal Accounting System (UMAS) use multiple funds.

GAAP: Generally Accepted Accounting Principles - Standard accounting principles, standards, and procedures that companies use to compile their financial statements.

GASB 34: A major pronouncement of the Governmental Accounting Standards Board that establishes new criteria on the form and content of governmental financial statements. GASB 34 requires a report on overall financial health, not just on individual funds. It requires more complete information on the cost of delivering value estimates on public infrastructure assets, such as bridges, road, sewers, etc. It also requires the presentation of a narrative statement the government's financial performance, trends and prospects for the future.

GASB 45: This is another Governmental Accounting Standards Board major pronouncement that each public entity account for and report other postemployment benefits in its accounting statements. Through actuarial analysis, municipalities must identify the true costs of the OPEB earned by employees over their estimated years of actual service.

General Fund: The fund used to account for most financial resources and activities governed by the normal appropriation process.

General Obligation Bonds: Bonds issued by a municipality for purposes allowed by statute that are backed by the full faith and credit of its taxing authority.

Governing Body: A board, committee, commission, or other executive or policymaking body of a municipality or school district.

Indirect Cost: Costs of a service not reflected in the operating budget of the entity providing the service. An example of an indirect cost of providing water service would be the value of time spent by non-water department employees processing water bills. A determination of these costs is necessary to analyze the total cost of service delivery. The matter of indirect costs arises most often in the context of enterprise funds.

Internal Controls: Policies and procedures implemented by an organization to ensure the reliability of financial reporting and compliance with laws and regulations, aiming to prevent fraud and errors.

Interest: Compensation paid or to be paid for the use of money, including amounts payable at periodic intervals or discounted at the time a loan is made. In the case of municipal bonds, interest payments accrue on a day-to-day basis, but are paid every six months.

Interest Rate: The interest payable, expressed as a percentage of the principal available for use during a specified period of time. It is always expressed in annual terms.

Investments: Securities and real estate held for the production of income in the form of interest, dividends, rentals or lease payments. The term does not include fixed assets used in governmental operations.

Liabilities: Debts or obligations owed by an organization, including loans, accounts payable, and accrued expenses.

Line Item Budget: A budget that separates spending into categories, or greater detail, such as supplies, equipment, maintenance, or salaries, as opposed to a program budget.

Local Aid: Revenue allocated by the state or counties to municipalities and school districts.

Maturity Date: The date that the principal of a bond becomes due and payable in full.

Municipal(s): (As used in the bond trade) "Municipal" refers to any state or subordinate governmental unit. "Municipals" (i.e., municipal bonds) include not only the bonds of all political subdivisions, such as cities, towns, school districts, special districts, counties but also bonds of the state and agencies of the state.

Net Income: The difference between an organization's revenues and expenses, representing its profit or loss for a specific period.

Note: A short-term loan, typically with a maturity date of a year or less.

Objects of Expenditures: A classification of expenditures that is used for coding any department disbursement, such as “personal services,” “expenses,” or “capital outlay.”

Official Statement: A document prepared for potential investors that contains information about a prospective bond or note issue and the issuer. The official statement is typically published with the notice of sale. It is sometimes called an offering circular or prospectus.

Operating Budget: A plan of proposed expenditures for personnel, supplies, and other expenses for the coming fiscal year.

Overlapping Debt: A community's proportionate share of the debt incurred by an overlapping government entity, such as a regional school district, regional transit authority, etc.

Performance Budget: A budget that stresses output both in terms of economy and efficiency.

Principal: The face amount of a bond, exclusive of accrued interest.

Program: A combination of activities to accomplish an end.

Program Budget: A budget that relates expenditures to the programs they fund. The emphasis of a program budget is on output.

Proprietary Funds: Funds used to record the financial transactions of governmental entities when they engage in activities that are intended to recover the cost of providing goods or services to the general public on a user-fee basis.

Purchased Services: The cost of services that are provided by a vendor.

Refunding of Debt: Transaction where one bond issue is redeemed and replaced by a new bond issue under conditions generally more favorable to the issuer.

Reserve Fund: An amount set aside annually within the budget of a town to provide a funding source for extraordinary or unforeseen expenditures.

Revaluation: The assessors of each community are responsible for developing a reasonable and realistic program to achieve the fair cash valuation of property in accordance with constitutional and statutory requirements. The nature and extent of that program will depend on the assessors' analysis and consideration of many factors, including, but not limited to, the status of the existing valuation system, the results of an in-depth sales ratio study, and the accuracy of existing property record information.

Revenues: Inflows of resources or other enhancements of assets of an organization, usually from sales of goods or services.

Revenue Anticipation Note (RAN): A short-term loan issued to be paid off by revenues, such as tax collections and state aid. RANs are full faith and credit obligations.

Revenue Bond: A bond payable from and secured solely by specific revenues and thereby not a full faith and credit obligation.

Revolving Fund: Allows a community to raise revenues from a specific service and use those revenues without appropriation to support the service.

Sale of Real Estate Fund: A fund established to account for the proceeds of the sale of municipal real estate other than proceeds acquired through tax title foreclosure.

Stabilization Fund: A fund designed to accumulate amounts for capital and other future spending purposes, although it may be appropriated for any lawful purpose.

Surplus Revenue: The amount by which cash, accounts receivable, and other assets exceed liabilities and reserves.

Tax Rate: The amount of property tax stated in terms of a unit of the municipal tax base; for example, $14.80 per $1,000 of assessed valuation of taxable real and personal property.

Tax Title Foreclosure: The procedure initiated by a municipality to obtain legal title to real property already in tax title and on which property taxes are overdue.

Trust Fund: In general, a fund for money donated or transferred to a municipality with specific instructions on its use. As custodian of trust funds, the treasurer invests and expends such funds as stipulated by trust agreements, as directed by the commissioners of trust funds or by the community's legislative body. Both principal and interest may be used if the trust is established as an expendable trust. For nonexpendable trust funds, only interest (not principal) may be expended as directed.

Uncollected Funds: Recently deposited checks included in an account's balance but drawn on other banks and not yet credited by the Federal Reserve Bank or local clearinghouse to the bank cashing the checks. (These funds may not be

loaned or used as part of the bank's reserves and they are not available for disbursement.)

Undesignated Fund Balance: Monies in the various government funds as of the end of the fiscal year that are neither encumbered nor reserved, and are therefore available for expenditure once certified as part of free cash.

Unreserved Fund Balance (Surplus Revenue Account): The amount by which cash, accounts receivable, and other assets exceed liabilities and restricted reserves. It is akin to a "stockholders' equity" account on a corporate balance sheet. It is not, however, available for appropriation in full because a portion of the assets listed as "accounts receivable" may be taxes receivable and uncollected. (See Free Cash)

Valuation (100 Percent): The legal requirement that a community's assessed value on property must reflect its market, or full and fair cash value.

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 381 - **Resolution 2025-55R**: A Resolution of the Town Council of the Town of Severance, Colorado, Appropriating sums of money for the various funds in the amounts and for the purposes as set forth below for the 2026 Budget	Nicholas Wharton, Town Manager Efrain Lemus, Finance Director	Nicholas J. Wharton

ACTION REQUESTED

The Finance Director and Town Management ask that the Town Council review and discuss the proposed Resolution 2025-55R: A Resolution of the Town Council of the Town of Severance, Colorado, Appropriating sums of money for the various funds in the amounts and for the purposes as set forth below for the 2026 Budget and take action.

- Proposed Action:
  - Move to Approve Resolution 2025-55R
  - Take No Action

Resolution
Action Requested
Attorney Approved

BRIEF SUMMARY

The Finance Director and Town Management recommend that the Town Council take action and move to approve Resolution 2025-55R.

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

The Finance Director and Town Management recommend that the Town Council take action and move to approve Resolution 2025-55R: A Resolution of the Town Council of the Town of Severance, Colorado, Appropriating sums of money for the various funds in the amounts and for the purposes as set forth below for the 2026 Budget.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. 2025-55R - Appropriation of Funds

TOWN OF SEVERANCE
RESOLUTION NO. 2025-55R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROPRIATING SUMS OF MONEY FOR THE VARIOUS FUNDS IN THE AMOUNTS AND FOR THE PURPOSES AS SET FORTH BELOW FOR THE 2026 BUDGET YEAR

WHEREAS, the Town Council of the Town of Severance adopted the 2026 budget in accordance with the local government budget law on December 9, 2025; and

WHEREAS, the Town Council has made provision therein for revenues in an amount equal to or greater than the total proposed expenditures as set forth in said budget; and

WHEREAS, it is not only required by law but also necessary to appropriate the revenues provided in the budget to and for the purposes described below, so as not to impair the operations of the Town.

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

Section 1. That the following sums are hereby appropriated from the revenues of each fund, to each fund, for the purposes stated.

General Fund	$ 17,668,490
Transportation Fund	$ 750,000
Public Facilities Fund	$ 15,750
Water Fund	$ 11,272,657
Wastewater Fund	$ 1,365,816
Stormwater Fund	$ 6,600
Total Appropriations:	**$ 31,079,313**

Section 2. Appropriations for Transfer Out:

General Fund	$ 10,897,310
Transportation Fund	$ 750,000
Public Facilities Fund	$ 15,750
Total Appropriations:	**$ 11,663,060**

Section 3. Appropriations for Transfer In and Expenditure:

Fleet Fund	$ 769,500
Capital Projects Fund	$ 10,893,560
Total Appropriations:	**$11,663,060**

RESOLVED AND APPROVED THIS 9TH DAY OF DECEMBER, 2025.

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 384 - **Resolution 2025-56R**: A Resolution of the Town Council of the Town of Severance, Colorado, levying general property taxes for the year 2026 to help defray the costs of government for the 2026 budget year.	Nicholas Wharton, Town Manager Efrain Lemus, Finance Director	Nicholas J. Wharton

ACTION REQUESTED

The Finance Director and Town Management ask that the Town Council review and discuss Resolution 2025-56R: A Resolution of the Town Council of the Town of Severance, Colorado, levying general property taxes for the year 2026 to help defray the costs of government for the 2026 budget year and take action:

- Move to Approve Resolution 2025-56R
- Take No Action

Resolution
Action Requested
Attorney Approved

BRIEF SUMMARY

The Finance Director and Town Management request that the Town Council review, discuss, and take action on Resolution 2025-56R.

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

The Finance Director and Town Management request that the Town Council review, discuss, and take action on Resolution 2025-56R: A Resolution of the Town Council of the Town of Severance, Colorado, levying general property taxes for the year 2026 to help defray the costs of government for the 2026 budget year.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Resolution 2025- 56R Resolution to Certify Mill Levy

TOWN OF SEVERANCE
RESOLUTION NO. 2025-56R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, LEVYING GENERAL PROPERTY TAXES FOR THE YEAR 2026 TO HELP DEFRAY THE COSTS OF GOVERNMENT FOR THE 2026 BUDGET YEAR

WHEREAS, the Town Council of the Town of Severance has adopted the 2026 Budget, and

WHEREAS, the amounts of money necessary to balance the budget for general operating expenses are $2,136,540 and

WHEREAS, the 2025 valuation for assessment for the Town of Severance, as preliminarily certified by the Weld County Assessor on November 17, 2025, is $169,097,090.

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

Section 1. That for the purposes of meeting all general operating expenses of the Town of Severance during the 2026 budget year, there is hereby and shall be levied a tax of **12.635** mills upon each dollar of total valuation for assessment of all taxable property within the Town for the year 2026.

Section 2. That the Finance Director is hereby authorized and directed to certify to the County Commissioners of Weld County, Colorado, the mill levy for the Town of Severance as described above or as determined by the final certified valuation provided by the Weld County Assessor.

RESOLVED AND APPROVED THIS 9TH DAY OF DECEMBER, 2025.

TOWN OF SEVERANCE

_____
Mathew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
PUBLIC HEARING Pg. 386 - **Ordinance 2025-27**: An Ordinance adopting by reference the International Building Code, 2024 edition, the International Residential Code, 2024 edition, the International Fuel Gas Code, 2024 edition, the International Plumbing Code, 2024 edition, the International Mechanical Code, 2024 edition, the International Existing Building Code, 2024 edition, the International Property Maintenance Code, 2024 edition, the International Swimming Pool and Spa Code, 2024 edition, and the International Energy Conservation Code, 2024 edition, promulgated by the International Code Council.	Russ Weber, Chief Building Inspector	Russ Weber

ACTION REQUESTED

The Building Department and Management ask that the Severance Town Council to review, discuss, and take action on Ordinance 2025-27: An Ordinance adopting by reference the International Building Code, 2024 edition, the International Residential Code, 2024 edition, the International Fuel Gas Code, 2024 edition, the International Plumbing Code, 2024 edition, the International Mechanical Code, 2024 edition, the International Existing Building Code, 2024 edition, the International Property Maintenance Code, 2024 edition, the International Swimming Pool and Spa Code, 2024 edition, and the International Energy Conservation Code, 2024 edition, promulgated by the International Code Council.

1. Move to approve Ordinance 2025-27
2. Take no action

Ordinance
Action Requested
Attorney Approved

BRIEF SUMMARY

The Town of Severance wishes to adopt an ordinance repealing and readopting various articles in Chapter 18, the Building Regulations Chapter of the Severance Town Code, in order to adopt by reference in said articles the International Building Code (2024 Edition).

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

The Building Department asks that the Severance Town Council take action and approve Ordinance 2025-27: An Ordinance adopting by reference the International Building Code, 2024 edition, the International Residential Code, 2024 edition, the International Fuel Gas Code, 2024 edition, the International Plumbing Code, 2024 edition, the International Mechanical Code, 2024 edition, the International Existing Building Code, 2024 edition, the International Property Maintenance Code, 2024 edition, the International Swimming Pool and Spa Code, 2024 edition, and the International Energy Conservation Code, 2024 edition, promulgated by the International Code Council.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Ord 2025-27 Adoption of 2024 Building Codes

TOWN OF SEVERANCE
ORDINANCE NO. 2025-27

AN ORDINANCE ADOPTING BY REFERENCE THE INTERNATIONAL BUILDING CODE, 2024 EDITION, THE INTERNATIONAL RESIDENTIAL CODE, 2024 EDITION, THE INTERNATIONAL FUEL GAS CODE, 2024 EDITION, THE INTERNATIONAL PLUMBING CODE, 2024 EDITION, THE INTERNATIONAL MECHANICAL CODE, 2024 EDITION, THE INTERNATIONAL EXISTING BUILDING CODE, 2024 EDITION, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, 2024 EDITION, THE INTERNATIONAL SWIMMING POOL and SPA CODE, 2024 EDITION, AND THE INTERNATIONAL ENERGY CONSERVATION CODE, 2024 EDITION, PROMULGATED BY THE INTERNATIONAL CODE COUNCIL.

WHEREAS, the Town of Severance wishes to adopt an ordinance repealing and readopting various articles in Chapter 18, the Building Regulations Chapter of the Severance Town Code, in order to adopt by reference in said articles the International Building Code (2024 Edition); The International Residential Code for One – and Two – Family Dwellings (2024 Edition); The International Fuel Gas Code (2024 Edition); The International Plumbing Code (2024 Edition); The International Mechanical Code (2024 Edition); The International Existing Building Code (2024 Edition); The International Property Maintenance Code (2024 Edition); The International Swimming Pool and Spa Code (2024 Edition); The International Energy Conservation Code (2024 Edition), Promulgated by the International Code Council, Inc, 4051 West Flossmoor Road, Country Club Hills, Illinois 60478-5795, with specified amendments to each.

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

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

Section 2. Article 1 of Chapter 18, of the Severance Town Code, concerning International Building Code regulations, is repealed and reenacted as follows:

Sec. 18-1-10. - Adoption.
The International Building Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478. Chapters 1 through 35 inclusive is hereby adopted by reference as the Town of Severance Building Code as if fully set out in this ordinance with the additions, deletions, insertions, and changes as follows.

Sec. 18-1-20. - Copy on file.
A digital copy is available through the Town Clerk's Office. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-1-30. - Amendments.

IBC Section 101.1 IBC Section 101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IBC Section 101.4.3 IBC Section 101.4.3 (Plumbing) is amended by deletion of the last sentence.

IBC Section 101.4.5 IBC Section 101.4.5 (Fire prevention) is amended by replacing "International Fire Code" with "adopted fire code".

IBC Section 101.4.6 IBC Section 101.4.6 (Energy) is amended by replacing the words "International Energy Conservation Code" to "2024 International Energy Conservation Code".

IBC Section 103.1 IBC Section 103.1 (Creation of Enforcement Agency) is amended by adding "Town of Severance" where indicated.

IBC Section 105.1 IBC Section 105.1 (Required) is amended by replacing "Building Official" with Town of Severance.

IBC Section 105.2 IBC Section 105.2 (Work exempt from permit) is amended by deleting;

Exception #1 and replacing with "One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure."

Exception #2 is deleted in its entirety and replaced with "Fences not over 6 feet (2134mm) high. Swimming pool barriers of any height are not exempt from permits.

Adding Exception #14 "Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IBC Section 105.5 IBC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with "Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be commenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee."

IBC Section 109.4 IBC Section 109.4 (Work commencing before permit issuance) is deleted in its entirety and replaced with "Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

IBC Section 109.6 IBC Section 109.6 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

"The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected. The Town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code. The Town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done. The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

IBC Section 111.3 IBC Section 111.3 (Temporary Occupancy) is amended by deleting the words "Building Official" with Town of Severance.

IBC Section 113.1 IBC Section 113.1 (General) is amended by deleting the last two sentences and inserting the following:

"The members of the Board of Appeals shall be comprised of the members of the Town Council."

IBC Section 113.3 IBC Section 113.3 (Qualifications) is amended by deleting the section in its entirety.

IBC Section 114.2 IBC Section 114.2 (Notice of Violation) is amended by adding "Notice of Violations shall be delivered in accordance with section 109.4 through 109.4.2 of the 2024 IPMC" after the last paragraph.

IBC Section 202 IBC Section 202 (Definitions) is amended by the addition of the following:

"Sleeping Room" (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IBC Section 1208 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.

IBC Section 310.4.1 IBC Section 310.4.1 (Care Facilities within a Dwelling) is amended by adding "Except as in provided in C.R.S. § 26-6-104.5 (concerning family childcare homes)" as the first paragraph.

IBC Section 915.2.1 IBC Section 915.2.1 (Dwelling units) The first paragraph is amended as follows; Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

IBC Section 1015.2 IBC Section 1015.2 (Where required) is amended by the addition of a second paragraph inserted before the exceptions as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914.4 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

IBC Section 1015.8 IBC Section 1015.8 (Window openings) is amended by changing the first paragraph to;

Windows in group R-2 and R-3 buildings including dwelling units, where the bottom of the clear opening of an operable window is located less than 24 inches (609 mm) above the finished floor and more than 72 inches (1829 mm) above the finished grade or other surface below on the exterior of the building, shall comply with the following;

IBC Section 1015.9 IBC Section 1015.9 (Below Grade Openings) Below grade openings in all R-2 and R-3 Occupancies

"All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

Exceptions:

1. The access side of stairways need not be protected.
2. Area and window wells provided for emergency escape and rescue windows may be protected with approved grates or covers that comply with Section R310.4 of this code.
3. Covers and grates may be used over stairways and other openings used exclusively for service access or for admitting light or ventilation."

IBC Section 1031.2 IBC Section 1031.2 (Where required) is amended by the deletion of exception #5.

IBC Section 1031.3.1 IBC Section 1031.3.1 (Minimum Size) is amended by the deletion of the exception.

IBC Section 1031.5.1 IBC Section 1031.5.1 (Minimum size) is amended as follows;

"For all building permits issued after the effective date of the 1997 UBC Adoption, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.

With regard to building permits issued prior to the effective date of the 1997 UBC Adoption, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the Town."

IBC Section 1301.1.1 IBC Section 1301.1.1 (Criteria) is amended by replacing "International Energy Conservation Code" with the "2024 International Energy Conservation Code".

IBC Section **1507.2.1** IBC Section 1507.2.1 (Deck Requirements) Is amended by adding a second sentence "Gaps in solidly sheathed or plank decking shall not exceed 1/8 inch".

IBC Section **1608.2** IBC Section 1608.2 (Ground Snow Loads) shall be established using the most current ASCE 7 Hazard Tool, but shall not be less than 30 psf.

IBC Section 1609.3 IBC Section 1609.3 (Basic Wind Speed) is amended by replacing with;
The basic design wind speed, V, in mph, for the determination of the wind loads shall be 100 miles per hour (3-second gust) for risk category I, 105 miles per hour (3-second gust) for risk category II, 110 miles per hour (3-second gust) for risk category III, and 115 miles per hour (3-second gust) for category IV structures.

IBC Section 1612.3 IBC Section 1612.3 (Establishment of flood hazard areas) is amended by the insertion of "Town of Severance where indicated in [Name of Jurisdiction] and the date of the latest flood insurance study for the Town ____/____/____, where indicated in [Date of Issuance].

IBC Section 1809.5 IBC Section 1809.5 (Frost Protection) Is amended to clarify #1 "Extending below the frost line of the locality" to specifically state the frost line is 30 inches.

Sec. 18-1-40. - Violations.

(a) It is unlawful for any person to erect, construct, enlarge, alter, repair, move, improve, remove, convert, demolish, equip, use, occupy or maintain any building, structure or equipment in the Town, or to cause or permit the same to be done, in violation of any of the codes as adopted in this Chapter. Maintenance of any condition which was unlawful at the time it was initiated and which would be unlawful under any of the codes adopted in this Chapter, if installed after the effective date of the initial ordinance codified herein, shall constitute a continuing violation. Any person violating any of the provisions of any of the codes as adopted herein shall be deemed guilty of a separate offense for each and every day or portion thereof

during which any violation of any of the provisions of any of the codes occurs and/or continues and, upon conviction of any such violation, the violator shall be punished in accordance with Section 1-4-20 of this Code, for each and every offense. In addition to any and all other remedies, the Town may institute an appropriate action for injunction, mandamus or abatement to prevent, enjoin, abate or remove any unlawful repair, construction, reconstruction, alteration, remodeling or use.

(b) It is unlawful for any person to erect, construct, enlarge, alter or change the use of any building or other structure within the Town without first obtaining all permits required by any of the codes as adopted in this Chapter. No permit shall issue unless the plans for the proposed repair, construction, reconstruction, alteration or use fully conform to this Chapter, all zoning ordinances and other applicable regulations of the Town.

Section 3. Article 2 of Chapter 18 0f the Severance Town Code, concerning the International Residential Code regulations, is repealed and readopted as follows:

Sec. 18-2-10. - Adoption.
The International Residential Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 43 inclusive and Appendix BE is hereby adopted by reference as the Town of Severance Residential Building Code as if fully set out in this ordinance with the additions deletions insertions and changes as follows.

Sec. 18-2-20. - Copy on file.
A digital copy is available through the Town Clerk's Office. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-2-30. - Amendments

IRC Section R101.1 IRC Section R101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IRC Section R103.1 IRC Section 103.1 (Creation of Agency) is amended by adding "Town of Severance" where indicated.

IRC Section 105.1 IRC Section 105.1 (Required) is amended by replacing "Building Official" with Town of Severance.

IRC Section R105.2 IRC Section R105.2 (Work Exempt from Permit) is amended by deleting; Exception #1 and replacing with "One-Story detached accessory structures used as tool and storage sheds, playhouses and similar uses, provided the floor area does not exceed 120 square feet, and the roof height does not exceed 10 feet above grade measured from a point directly outside the exterior walls of the structure."

Exception #2 is deleted in its entirety and replaced with "Fences not over 6 feet (2134mm) high. Swimming pool barriers of any height are not exempt from permits.

Exception #10 is deleted in its entirety and replaced with "Shingle repair or replacement work not exceeding one square (100 square feet in area) of covering per building.

IRC Section 105.5 IRC Section 105.5 (Expiration) is amended by the deletion of this section in its entirety and replaced with "Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within 180 days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of 180 days. Before such work can be recommenced, a new permit shall be first obtained to do so, and the fee therefor shall be one half the amount required for a new permit for such work, provided no changes have been made or will be made in the original plans and specifications for such work, and provided further that such suspension or abandonment has not exceeded one year. In order to renew action on a permit after expiration, the permittee shall pay a new full permit fee."

IRC Section R108.4 Section R108.4 (Related Fees) is amended by creating a new subsection as follows;

"Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be accessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

IRC Section R108.5 IRC Section R108.5 (Refunds) is amended by deleting the section in its entirety and replacing the section with the following:

"The Town may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The Town may authorize refunding of not more than 80 percent (80%) of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The Town may authorize refunding of not more than 80 percent (80%) of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or cancelled before any plan reviewing is done.

The Town shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment."

IRC Section R108.6 Section R108.6 (Work commencing before permit issuance) is deleted in its entirety and replaced with "Any person who commences any work on a building, structure, electrical, gas, mechanical or plumbing system before obtaining the necessary permits may be subject to an investigation fee established by the Town. The amount of the investigation fee may be in the amount up to the amount of the permit fee that would normally be assessed for the specific type of construction activity, with any such investigation fee being *in addition to* all other required permit fees. The investigation fee shall be collected whether or not a permit is then subsequently issued.

IRC Section R109.1.5 IRC Section R109.1.5 (Other inspections) is amended by the addition of a new subsection as follows:

> **R109.1.5.2 Insulation Inspection:** Inspection of the structure shall be made following installation of the wall, ceiling and floor insulation and exterior windows and before wall coverings are installed.

IRC Section R112.1 IRC Section R112.1 (General) is amended by deleting the last three sentences and inserting the following:

> "The members of the Board of Appeals shall be comprised of the members of the Town Council."

IRC Section R112.3 IRC Section R112.3 (Qualifications) is amended by deleting this section in its entirety.

IRC Section R113.2 IRC Section R113.2 (Notice of Violation) is amended by adding "Notice of Violations shall be delivered in accordance with section 109.4 through 109.4.2 of the 2024 IPMC" after the last paragraph.

IRC Section R202 IRC Section R202 (Definitions) is amended by addition of the following:

> "Sleeping Room" (Bedroom) is any enclosed habitable space within a dwelling unit, which complies with the minimum room dimension requirements of IRC Sections R304 and R305 and contains a closet, an area that is useable as a closet, or an area that is readily convertible for use as a closet. Living rooms, family rooms and other similar habitable areas that are so situated and designed so as to clearly indicate these intended uses, shall not be interpreted as sleeping rooms.
>
> "Intended Walking Surface" is any horizontal surface consisting of concrete, stone, rock, or other hardened material located (1) outside, (2) on the same residential property, and (3) that's primary purpose is to be used for pedestrian travel.

IRC Table R301.2 (1) IRC Table R301.2 (1) is completed to provide the following:

Table R301.2 (1)
Climatic and Geographic Design Criteria
***NOTE: Insert the dates of the currently effective FIRM and/or date of adoption entering NFIP**

GROUND SNOW LOAD[o]	WIND DESIGN				SEISMIC DESIGN CATEGORY[f]	SUBJECT TO DAMAGE FROM			ICE BARRIER UNDERLAYMENT REQUIRED[h]	FLOOD HAZARDS[g]	AIR FREEZING INDEX[i]	MEAN ANNUAL TEMP[j]
	Speed[d] (mph)	Topographic effects[k]	Special wind region[l]	Windborne debris zone[m]		Weathering[a]	Frost line depth[b]	Termite[c]				
30 psf	115 mph	NO	YES	NO	B	Severe	30 inches	Slight to moderate	YES	–	1000	45
MANUAL J DESIGN CRITERIA SHALL BE SITE SPECIFIC												
Elevation			Altitude correction factor[e]	Coincident wet bulb	Indoor winter design relative humidity	Indoor winter design dry-bulb temperature			Outdoor winter design dry-bulb temperature		Heating temperature difference	
Latitude			Daily range	Summer design gains	Indoor summer design relative humidity	Indoor summer design dry-bulb temperature			Outdoor summer design dry-bulb temperature		Cooling temperature difference	

IRC Section R302.2.2 IRC Section R302.2.2 (Common Walls) is amended by deleting option #2

IRC Section R309.2 IRC Section R309.2 (One-two family dwellings automatic fire sprinklers) is amended by the deletion of this section in its entirety.

IRC Section 311.3 IRC Section 311.3 (Location) The first paragraph is amended as follows; Carbon monoxide detection shall be installed in dwelling units within 15 feet of each separate sleeping area.

IRC Section R319.1 IRC Section R319.1 (Emergency Escape and Rescue Openings) is amended by the deletion of the first paragraph and replaced with “All windows located in basements, habitable attics and sleeping rooms shall meet all the requirements of section R310.1 through R310.2.2”.
Exception #3 Is deleted in its entirety.

IRC Section R319.2.1 IRC Section R319.2.1 (Minimum size) is amended by the deletion of the exception.

IRC Section R319.4 IRC Section R319.4 (Area wells) is amended by the addition of the following;

> "For all building permits issued after the effective date of the 1997 UBC Adoption, all escape and rescue windows requiring a window well pursuant to the International Residential Code shall comply with the dimension requirements set forth in this section, whether or not said escape or rescue window is located in a sleeping room.
>
> With regard to building permits issued prior to the effective date of the 1997 UBC Adoption, for additions to or alterations of existing buildings or structures, any window well with a finished sill height below adjacent ground level shall be deemed in compliance with the Towns regulations if said window well meets the dimensions set forth in the 1991 Edition of the Uniform Building Code, previously in effect in the Town."

IRC Section R319.4.2 IRC Section R319.4.2 (Ladder and steps) is amended by the addition of the following exception to read as follows:

"Exception: Only one window well ladder shall be required in an unfinished basement."

IRC Section R321.1 IRC Section R321.1 (Guards required) is amended by the addition of a third paragraph as follows:

"All area wells, stair wells, window wells and light wells attached to any building that are located less than 36 inches (914 mm) from the nearest intended walking surface and deeper than 30 inches (762 mm) below the surrounding ground level, creating an opening greater than 24 inches (610 mm) measured perpendicular from the building, shall be protected with guardrails conforming to this section around the entire opening, or be provided with an equivalent barrier.

IRC Section R401.2 IRC Section R401.2 (Requirements) is amended by the addition of the following:

"All new Group R Division 3 occupancy foundations shall be designed and the construction drawings stamped by a Colorado registered design professional. The foundation design must be based on an engineer's soils report. The drawings must be noted with the engineering firm's name, specific location for design and soils report number. A site certification prepared by State of Colorado registered design professional is required for setback verification on all new Group R Division 3 occupancies."

IRC Section R402.2.2 IRC Section R402.2.2 (Exterior concrete) Concrete Slab Installation Requirements, with respect to all New Dwellings and all repair and replacement work performed under warranty for all new dwellings, all exterior concrete flatwork including but not limited to porches, patios, sidewalks, driveways, and steps shall be reinforced with a minimum 10 gauge welded wire mesh or other acceptable reinforcement approved by the building official.

IRC Section R405.1 IRC Section R405.1 (Concrete or masonry foundations) is amended with the addition of the following after the first sentence: All foundation drains shall be designed and inspected by a State of Colorado registered design professional.

IRC Section R402.2. IRC Section R402.2 (Concrete) is amended by adding subsection 402.2.3 thereunder which section shall read as follows:

R402.2.3. Minimum Spacing of Concrete Joints. Control joints in concrete shall be spaced a minimum 30 times the thickness of the concrete and no greater than 10 feet."

IRC Section R405.1. IRC Section R405.1 (Concrete or masonry foundations) is amended to read as follows:

"Drains consisting of piping conforming with ASTM Designation D2729-89 shall be provided adjacent to the lowest concrete or masonry foundations that retain earth and enclose spaces that are partially or entirely located below *grade.* Unless perimeter drains are designed to daylight, they shall terminate in *sump*

pits with an electrical power source permanently installed within 36 inches (914 mm) of the sump opening. Piping for *sump pumps* shall discharge at least 60 inches (1524 mm) away from foundations or as otherwise approved by the *building official.* Drains shall be installed in bedding materials that are of such size and installed in such manner to allow ground water to seep into the perimeter drain. Filter fabric or other measures to restrict the passage of fines shall be used to further protect the perimeter drain from blockage.

Exception: A drainage system is not required when the engineer of record has determined that the foundation is installed on well-drained ground or sand gravel mixture soils according to the Unified Soil Classification System, Group I soils, as detailed in Table R405.l."

IRC Section R502.6. IRC Section R502.6 (Bearing) is amended to read as follows:

"The ends of each joist, beam or girder shall have not less than 1 1/2 inches (38 mm) of bearing on wood or metal, have not less than 3 inches of bearing (76 mm) on masonry or concrete or be supported by *approved* joist hangers. Alternatively, the ends of joists shall be supported on a 1-inch by 4-inch (25 mm by 102 mm) ribbon strip and shall be nailed to the adjacent stud. The bearing on masonry or concrete shall be direct, or a sill plate of 2- inch-minimum (51mm) nominal thickness shall be provided under the joist, beam or girder, or a maximum of 2-inch solid steel shims with a minimum thickness each of 1 inch (25.4 mm) shall be provided under the joist, beam or girder." Individual shims shall not be stacked greater than ¼ inch under any single beam. Wood shims shall NOT be allowed. The sill plate shall provide a minimum nominal bearing area of 48 square inches (30 865 mm2)."

IRC Section R703.10.2. IRC Section R703.10.2 (Lap Siding) is amended to read as follows:

"Fiber-cement lap siding having a maximum width of 12 inches (305 mm) shall comply with the requirements of ASTM C1186, Type A, minimum Grade II or ISO 8336, Category A, minimum Class 2. Lap siding shall be lapped a minimum of 1 1/4 inches (32 mm) and lap siding not having tongue-and-groove end joints shall have the ends protected with caulking, covered with an H-section joint cover, located over a strip of flashing, or shall be designed to comply with Section R703.1. Lap siding courses, wall penetrations, and end joints shall be installed with the fastener heads exposed or concealed, and in accordance with Table R703.3(1) or approved manufacturer's instructions."

IRC Section M1502.4.6 IRC Section M1502.4.6 (Duct Length) is amended by deleting "Through M1502.4.6.3" from the first paragraph.

IRC Section M1502.4.6.2 IRC Section M1502.4.6.2 (Manufacturers' instructions) is deleted in its entirety.

IRC Section G2415.12 IRC Section G2415.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IRC Section G2415.12.1 IRC Section G2415.12.1 (Individual outside appliances) is deleted in its entirety.

IRC Section G2417.4.1 IRC Section G2417.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.

IRC Section G2417.4.2 IRC Section G2417.4.2 (Test Duration) is amended by replacing "10 Minutes" with "15 Minutes".

IRC Section P2503.5.1 IRC Section P2503.5.1 (Rough plumbing) is amended by deleting the first paragraph and replacing with "DWV systems shall be tested on completion of the rough piping installation by water or air with no evidence of leakage."

IRC Section P2603.5.1 IRC Section P2603.5.1 (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)".

IRC Section P2913 IRC Section P2913 (Reclaimed Water systems) is deleted in its entirety.

IRC Section P3103.1 IRC Section P3103.1 (Roof extension) is amended by replacing the words "6 inches" with "12 inches".

IRC Appendix Chapter BE (Radon Control Methods) IRC Appendix Chapter BE (Radon Control Methods) is deleted in its entirety, and amended as follows;

BE103.5 Passive submembrane depressurization system.

In *buildings* with *crawl space* foundations, the following components of a passive *submembrane depressurization system* shall be installed during construction.

Exception: *Buildings* in which an *approved* mechanical *crawl space ventilation* system or other equivalent system is installed.

BE103.5.1 Ventilation.

Crawl spaces shall be provided with vents to the exterior of the *building*. The minimum net area of ventilation openings shall comply with Section R408.1.

BE103.5.2 Soil-gas-retarder.

The soil in *crawl spaces* shall be covered with a continuous layer of minimum 6-mil (0.15 mm) polyethylene *soil-gas-retarder*. The ground cover shall be lapped not less than 12 inches (305 mm) at joints and shall extend to all foundation walls enclosing the *crawl space* area.

BE103.5.3 Vent pipe.

A plumbing tee or other *approved* connection shall be inserted horizontally beneath the sheeting and connected to a 3- or 4-inch-diameter (76 or 102 mm) fitting with a vertical vent pipe installed through the sheeting.

BE103.6 Passive subslab depressurization system.

In *basement* or slab-on-grade buildings, the following components of a passive *subslab depressurization system* shall be installed during construction.

BE103.6.1 Vent pipe.
A minimum 3-inch-diameter (76 mm) ABS, PVC or equivalent gastight pipe shall be embedded horizontally into the subslab aggregate or other permeable material before the slab is cast. A "T" fitting or equivalent method shall be used to ensure that the pipe opening remains within the subslab permeable material and extend and terminate above the slab a minimum of 6 inches.

Section 4. Article 3 of Chapter 18 of the Severance Town Code, concerning International Mechanical Code regulations, is repealed and reenacted as follows:

Sec. 18-3-10. - Adoption.
The International Mechanical Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 15 inclusive, is hereby adopted by reference as the Town of Severance Mechanical Code as if fully set out in this [Article] with the additions, deletions, insertions and changes as follows.

Sec. 18-3-20. - Copy on file.
A digital copy is available through the Town Clerk's Office. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-3-30. - Amendments.

IMC Section 101.1 IMC Section 101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IMC Section 103.1 IMC Section 103.1 (Creation of Agency) is amended by adding "Town of Severance" where indicated.

Section 5. Article 6 of Chapter 18 of the Severance Town Code, concerning the International Fuel Gas Code, is repealed and reenacted as follows:

Sec. 18-6-10. - Adoption.
The International Fuel Gas Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 8 inclusive, is hereby adopted by reference as the Town of Severance Fuel Gas Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

Sec. 18-6-20. - Copy on file.
A digital copy is available through the Town Clerk's Office. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-6-30. - Amendments

IFGC Section 101.1 IFGC Section 101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IFGC Section 103.1 IFGC Section 103.1 (Creation of Agency) is amended by adding "Town of Severance" where indicated.

IFGC Section 404.12 IFGC Section 404.12 (Minimum burial depth) is amended by the addition of the following: All plastic fuel gas piping shall be installed a minimum of 18 inches (457 mm) below grade.

IFGC Section 404.12.1 IFGC Section 404.12.1 (Individual Outdoor appliances) is amended to read; Individual lines to outdoor lights, grills and other appliances shall be installed not less than 18 inches (457 mm) below finished grade, provided that such installation is approved and is installed in locations not susceptible to physical damage.

IFGC Section 406.4.1 IFGC Section 406.4.1 (Test pressure) is amended by changing 3 psig to 10 psig.

IFGC Section 406.4.2 IFGC Section 406.4.2 (Test duration) is amended by changing the second paragraph to read; "When testing a system having a volume less than 10 cubic feet or a system in a single-family dwelling, the test duration shall be not less than 15 minutes".

Section 6. Article 4 of Chapter 18 of the Severance Town Code, concerning International Plumbing Code regulations, is repealed and reenacted as follows:

Sec. 18-4-10. - Plumbing Code—Adoption.
The International Plumbing Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 13 inclusive, is hereby adopted by reference as the Town of Severance Plumbing Code as if fully set out in this [Article] with the additions, deletions, insertions and changes as follows.

Sec. 18-4-20. - Plumbing Code—Copy on file.
A digital copy is available through the Town Clerk's Office. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-4-30. - Plumbing Code—Amendments.

IPC Section 101.1 IPC Section 101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IPC Section 103.1 IPC Section 103.1 (Creation of Agency) is amended by adding "Town of Severance" where indicated.

IPC Section 305.4.1 IPC Section 305.4.1 (Sewer depth) is amended by filling in both areas where indicated to read "12 inches (305 mm)".

IPC Section 312.3 IPC Section 312.3 (Drainage and vent air test) is amended by deleting the first paragraph.

IPC Section 903.1.1 IPC Section 903.1.1 (Roof extension unprotected) is amended by inserting the number "12" (152.4 mm) where indicated.

IPC Section 1304 IPC Section 1304 (Reclaimed Water Systems) is amended by deletion of this section in its entirety.

Section 7. Article 8 of Chapter 18 of the Severance Town Code, concerning International Energy Conservation Code regulations, is repealed and reenacted as follows:

Sec. 18-8-10. - Adoption.
The International Energy Conservation Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 6 Commercial, Chapters 1 through 6 Residential including Appendix CK Colorado Model Electric and Solar Ready Code-Commercial and Appendix RM Colorado Model Electric and Solar Ready Code-Residential is hereby adopted by reference as the Town of Severance Energy Conservation Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

Sec. 18-8-20. - Copy on file.
A digital copy is available through the Town Clerk's Office. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-8-30. - Amendments

IECC Section C101.1 IECC Section C101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IECC Section 103.1 IECC Section 103.1 (Creation of Agency) is amended by adding "Town of Severance" where indicated.

IECC Section 109.1 IECC Section 109.1 (General) is amended by deleting the last three paragraphs and inserting the following:
"The members of the Board of Appeals shall be comprised of the members of the Town Council."

IECC Section 109.3 IECC Section 109.3 (Qualifications) is amended by the deletion of this section in its entirety.

Appendix CK Colorado Model Electric and Solar Ready Code-Commercial

Chapter 1 Scope and Administration

SECTION 101 SCOPE AND GENERAL REQUIREMENTS.

101.1 Title. This code shall be known as the **Electric Ready and Solar Ready Code** of Colorado and shall be cited as such. It is referred to herein as "this code".

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

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

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

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

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

SECTION 102 WAIVER AND VARIANCE. Is amended by deleting this section in its entirety.

SECTION 103 CONSTRUCTION DOCUMENTS.

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

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

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

1. Location and size of the *solar-ready zone.*

2. Structural design loads of roof dead load and roof live load.

3. Pathways for routing of conduit from the *solar-ready zone* to the electrical service panel.

4. Number and location of *EV capable light spaces.*

5. Number and location of *EV capable spaces.*

6. Number and location of *EV ready spaces.*

7. Number and location of *EVSE installed spaces.*

8. Locations of conduit and termination points serving the aforementioned parking spaces.

9. Location for condensate drainage where *combustion equipment* for space heating and water heating is installed.

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

103.3.1 Approval of Construction Documents. When the *code official* issues a permit where construction documents are required, the construction documents shall be endorsed in writing and stamped "Reviewed for Code Compliance". Such *approved* construction documents shall not be changed, modified, or altered without authorization from the *code official*. Work shall be done in accordance with the *approved* construction documents. One set of "Reviewed for Code Compliance" construction documents shall be retained by the *code official*. The other set shall be returned to the applicant, kept at the site of work, and shall be open to inspection by the *code official* or a duly authorized representative.

103.3.2 Previous Approvals. This code shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned; except that the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.

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

l03.4 Amended Construction Documents. Changes made during construction that are not in compliance with the *approved* construction documents shall be resubmitted for approval as an amended set of construction documents.

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

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

Exception: *Residential buildings.*

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

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

SECTION 104 INSPECTIONS.

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

104.2 Required Inspections. The *code official*, his or her designated agent or an approved *agency*, upon notification, shall make the inspections set forth in Sections 104.2.1 through 104.2.4.

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

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

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

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

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

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

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

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

104.4 Approved Inspection Agencies. The *code official* is authorized to accept reports of third-party inspection agencies not affiliated with the building design or construction, provided that such agencies are *approved* as to qualifications and reliability relevant to the building components and systems that they are inspecting.

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

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

SECTION 105 NOTICE OF APPROVAL.

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

105.2 Revocation. The *code official* is authorized to suspend or revoke, in writing, a notice of approval issued under the provisions of this code wherever the certificate is issued in error, or

on the basis of incorrect information supplied, or where it is determined that the building or structure, premise, or portion thereof is in violation of
any ordinance or regulation or any of the provisions of this code.

SECTION 106 VALIDITY.

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

SECTION 107 REFERENCED STANDARDS.

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

107.2 Referenced Codes and Standards. The codes and standards referenced in this code are as follows:

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

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

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

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

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

SECTION 108 STOPWORK ORDER.

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

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

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

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

SECTION 109 BOARD OF APPEALS.

109.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be the Town Council of Severance.

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

109.3 Qualifications. Is amended by the deletion of this section in its entirety.

Chapter 2 Definitions

SECTION 201 GENERAL.

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

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

201.3 Terms Defined in Other Codes. Terms that are not defined in this code but are defined in the International Building Code, International Fire Code, International Fuel Gas Code, International Mechanical Code, International Plumbing Code, International Energy

Conservation Code, or International Residential Code shall have the meanings ascribed to them in those codes.

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

SECTION 202 GENERAL DEFINITIONS.

APPROVED. Acceptable to the *code official*.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 3 Electric Ready

PART 2 COMMERCIAL ELECTRIC READY (Part 1 Residential is found in Residential provisions)

SECTION CE301 SCOPE

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

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

SECTION CE302 ADDITIONAL ELECTRIC INFRASTRUCTURE

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

Exceptions:

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

CE302.2 Commercial Buildings Less than 10,000 sq. ft. and all R-Occupancies. *Commercial buildings* that have a gross floor area of less than 10,000 sq. ft., and all R occupancies four stories or greater in height above grade plane of any size, shall comply with Sections CE302.2.1 through CE302.2.5.

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

1. A dedicated, appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances.

    1.1 Electrical infrastructure serving future electric space heating shall comply with CE302.2.1.1

    1.2 Electrical infrastructure serving future electrical water heating equipment shall comply with Section CE302.2.1.2

    1.3 Electrical infrastructure serving future electric cooking equipment or clothes drying equipment shall be sized to serve a comparable capacity to mee the heating load.

2. An electric receptacle or junction box that meets the requirements of Section CE302.2.5 and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the *combustion equipment* or dedicated physical space for *future electric equipment* with no obstructions other than the current *combustion equipment*.

    Exception: Conduit installed with a pull string to a location of a future transformer or future electrical panel with service size determined at the time of a future permit.

3. Where *combustion equipment* is used for space or water heating, dedicated space shall be provided for all *future electric equipment*, including an electric resistance backup coil for ducted systems. Physical space occupied by existing combustion equipment shall be permitted to count towards satisfying the physical space requirement, where approved by the code official.

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

CE302.2.1.1 Space heating electric infrastructure sizing. Electric infrastructure for future electric space heating equipment shall be sized to accommodate not less than one of the following:

An electrical capacity not less than the nameplate space heating combustion equipment heating capacity multiplied by the value in Table CE302.2.1.1, in accordance with Equation 4-39.

VAs = Qcom × Ps Equation 4-39

VAs = The required electrical capacity of the electrical infrastructure in volt-amps.

Qcom = The nameplate heating capacity of the combustion equipment in kBtu/h.

Ps = The VA per kBtu/h from Table C410.3.2.1.1.1 in VA/kBtu/h.

An electrical capacity not less than the peak space heating load of the building areas served by the space heating combustion equipment, calculated in accordance with Section C403.1.1, multiplied by the value for the 99.6 percent design heating temperature in Table CE302.2.1.1, in accordance with Equation 4-40.

VAs = Qdesign × Ps Equation 4-40

VAs = The required electrical capacity of the electrical infrastructure in volt-amps.

Qdesign = The 99.6 percent design heating load of the spaces served by the combustion equipment in kBtu/h.

Ps = The VA per kBtu/h from Table CE302.2.1.1 in VA/kBtu/h.

An approved alternate design that uses no energy source other than electricity or on-site renewable energy.

Table E302.2.1.1 Alternate Electric Space Heating Equipment Conversion Factors (VA/kBtu/h)

99.6% Heating Design Temperature	Ps
Temperature Range (°F)	VA/kBtu/h
>50+	N/A
>45 and ≤50	94
>40 and ≤45	100
>35 and ≤40	107
>30 and ≤35	115
>25 and ≤30	124

99.6% Heating Design Temperature	Ps
>20 and ≤25	135
>15 and ≤20	149
>10 and ≤15	164
>5 and ≤10	184
>0 and ≤5	210
>-5 and ≤0	243
>-10 and ≤-5	289
>-15 and ≤-10	293

CE302.2.1.2.2 Water heating electric infrastructure sizing. An individual 240-volt branch circuit with an ampacity of not less than 30 shall be provided for future electric water heating equipment with a capacity of not more than 75,000 Btu/h (22 kW). Electric infrastructure for future electric water heating equipment with a capacity of greater than 75,000 Btu/h (22 kW) shall be sized to accommodate one of the following:

An electrical capacity not less than the combustion equipment water heating capacity multiplied by the value in Table CE302.2.1.2 plus electric capacity to serve recirculating loads as shown in Equation 4-41.

$VAw = (Qcapacity \times Pw) + [Qrecirc \times 293(VA/(Btu/h))]$ Equation 4-41

VAw = The required electrical capacity of the electrical infrastructure in volt-amps.

Qcapacity = The nameplate heating capacity of the combustion equipment in kBtu/h.

Pw = The VA per kBtu/h from Table CE302.2.1.2 in VA/kBtu/h.

An alternate design that complies with this code, where approved by the code official, and uses no energy source other than electricity or on-site renewable energy.

Table CE302.2.1.2 Alternate Electric Water Heating Equipment Conversion Factors (VA/kBtu/h)

99.6% Heating Design Temperature	Pw
Temperature Range (°F)	VA/kBtu/h
>55 and ≤60	118
>50 and ≤55	123
>45 and ≤50	129
>40 and ≤45	136
>35 and ≤40	144

99.6% Heating Design Temperature	Pw
>30 and ≤35	152
>25 and ≤30	162
>20 and ≤25	173
>15 and ≤20	185
>10 and ≤15	293
>5 and ≤10	293
>0 and ≤5	293
≤0	293

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

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

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

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

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

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

> **Exception**: R-occupancies four stories or greater in height above grade plane shall comply with CE302.2.

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

1. A junction box that is located in the same physical space as the *combustion equipment* and is reasonably accessible, and that is connected to the electrical panel by continuous conduit and/or raceways.
2. Dedicated electrical panel space for an appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances.

   2.1. Electrical capacity sizing for future electric space heating equipment shall comply with CE302.2.1.1.

   2.2 Electrical capacity sizing for future electric water heating equipment shall comply with Section C302.2.1.2.

   2.3 Electrical infrastructure serving future electric cooking equipment or clothes drying equipment shall be sized to serve a comparable capacity to meet the heating load.
3. Where *combustion equipment* is used for space and water heating, dedicated physical space shall be provided for all *future electric equipment*. Physical space occupied by existing combustion equipment shall be permitted to count towards satisfying the physical space requirement, where approved by the code official.

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

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

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

Chapter 4 Solar Ready

PART 2 COMMERCIAL SOLAR READY (Part 1 Residential Solar Ready is in the residential provisions)

SECTION CS401 SCOPE

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

SECTION CS402 SOLAR-READY ZONE

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

Exceptions:

1. A building with a permanently installed, on-site renewable energy system that meets the following criteria.
    a. The system produces the energy output equivalent to covering 40 percent of the net roof area with solar photovoltaic calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or setback areas as required by the International Fire Code.
    b. The system is located on the roof or overhang of the building or on the roof or overhang of another structure located within 250 feet of the building, on the building premises, on covered parking, or another *approved* location installed with the building project and under the same property ownership.
2. A building with a *solar-ready zone* that is shaded for more than 70 percent of daylight hours annually.
3. A building where a licensed design professional certifies that the incident solar radiation available to the building is not suitable for a *solar-ready zone*.
4. A building where a licensed design professional certifies that the *solar ready zone* area required by Section CS402.3 cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas, or other obstructions.

CS402.2 Construction Document Requirements for a Solar-Ready Zone. Construction documents shall indicate the *solar-ready zone*.

CS402.3 Solar-Ready Zone Area. The total *solar-ready zone* area shall not be less than 40 percent of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or setback areas as required by the International Fire Code. The *solar-ready zone* shall be a single area or smaller, separated sub-zone areas. For sloped roofs, each sub-zone area shall be not less than 200 square feet (18.6m^2) and no side of any rectangular area shall be less than 11 feet (3.35m) in length. For low-sloped or flat roofs, each sub-zone area shall be not less than 330 square feet (30.7 m^2), with a minimum length running generally north to south of 15 feet (4.57m) and a minimum length running generally east to west of 22 feet (6.7m) and no side of any rectangular area shall be less than 11 feet (3.35m) in length.

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

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

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

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

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

PART4 COMMERCIAL SOLAR PANEL CAPACITY

SECTION CS410 SCOPE

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

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

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

Chapter 5 Electric Vehicle Ready

PART 2 COMMERCIAL ELECTRIC VEHICLE READY (Part 1 Residential Electric Vehicle Ready found in residential provisions)

SECTION CV501 SCOPE

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

SECTION CV502 ELECTRIC VEHICLE POWER TRANSFER INFRASTRUCTURE

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

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

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

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

CV502.1.1.2 Space Type Substitutions. Commercial buildings shall be permitted to substitute EV parking spaces required in Table CV502.1 in accordance with Sections CV502.1.2 through CV502.1.5

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

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

CV502.1.2.1 Level 1 EV Charging. Group R-2 occupancies with greater than 10 vehicle parking spaces that install Level 1 EVSE installed paces in accordance with Section CV502.6.2 shall be permitted to substitute one (1) Level 2 EVSE installed space or Level 2 EV ready space required to comply with Section CV502.4 or Section CV502.6, when the following have been met:

a. Three (3) Level 1 EVSE installed spaces installed for every Level 2 EVSE installed space or Level 2 EV ready space.
b. Not greater than 50 percent of the Level 2 EVSE installed spaces or EV ready spaces required in Table CV502.1 are permitted to be substituted for Level 1 EVSE installed spaces.

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

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

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

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

Table CV502.1: EV Power Transfer Infrastructure Requirements

Building Type / Space Type	Level 2 EVSE Installed Space	Level 2 EV Ready Space	Level 2 EV Capable Space	Level 2 EV Capable Light Space
All *commercial buildings*, except for R-2 occupancies with 15 or less parking spaces.	0	20% of spaces (not fewer than 2)	0	0
Commercial buildings, except for R-2 occupancies with greater than 15 parking spaces**.**	2% of spaces	8% of spaces	10% of spaces	10% of spaces
R-2 occupancies with 10 or less parking spaces	0	15% of spaces	10% of spaces	10% of spaces
R-2 occupancies with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces

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

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable*

light space and shall be capped. *EV capable light* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.

2. Installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.
3. Dedicated physical space to accommodate all equipment necessary for electrical service to future *EVSE*.
4. The routing of the raceway and/or conduit must be noted on the construction documents and the raceway shall be permanently and visibly marked "EV CAPABLE" at the load center and termination point locations.

CV502.3 Level 2 EV Capable Spaces. Each *EV capable space* shall comply with all of the following:

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

CV502.4 Level 2 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all of the following:

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

Exception: Level 1 EV ready spaces that are substituted for Level 2 EV ready spaces in accordance with Section CV502.1.2.1 shall comply with Section CV502.6.2

CV502.5 Level 2 Electric Vehicle Supply Equipment (EVSE). All *EVSE* shall meet all of the following requirements:

1. The installed *EVSE* shall meet one of the following requirements:
   a. A power capacity of at least 6.2 kVa (or 30A at 208/240V) and has the ability to connect to the internet.
   b. An inductive charging system for battery-powered *electric vehicles* that:

i. Is ENERGY STAR certified; and
ii. Has the ability to connect to the internet.

2. An *electric vehicle* charging system shall be wall-mounted or pedestal style and may provide multiple cords to connect with *electric vehicles*.
3. An *electric vehicle* charging system shall be listed and labeled for *EV* charging and must comply with the current version of Article 625 of the National Electrical Code.

CV502.6 Level 2 EVSE Installed Spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple *EVSE installed spaces*. Each *EVSE* installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces*, shall comply with all of the following:

1. Have a minimum charging rate in accordance with Section CV502.7.

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

5. Must meet the requirements of Section CV502.5.

Exception: Level 1 EVSE installed spaces that are substituted for Level 2 EV ready spaces or EVSE installed spaces in accordance with Section CV502.1.2.1 shall comply with Section CV502.6.2.

CV502.6.2 Level 1 EVSE Installed Spaces. Each Level 1 EVSE installed space shall have a branch circuit that complies with all of the following:

a. Terminates at a receptacle located within 3 feet of each Level 1 EVSE installed space it serves.
b. Has a minimum circuit capacity of 1.8kVA (15A 120V).
c. The electrical panel, electrical distribution equipment directory, and all receptacles or enclosures shall be marked "Level 1 Electric Vehicle Supply Equipment (EVSE)."

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

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

Exception: Level 1 EVSE installed in accordance with Section CV502.6.2.

CV502.8 EVSE Installation. *EVSE* shall be installed in accordance with NFPA 70 and shall be listed and labeled in accordance with UL 2202 or UL 2594.

CV502.9 Accessible EV Parking Spaces. For Level 2 EVSE installed spaces required by Table CV502.1, a minimum of 5 percent (not less than one space) shall be van accessible

spaces in accordance with Section 1107.2.2 of the International Building Code (IBC). In addition, 5 percent (not less than one space) of the total vehicle parking spaces required by Table C502.1 to be Level 2 EV ready, EV capable, or EV capable light spaces shall meet one of the following:

a. Be van accessible parking spaces in accordance with Section 1107.2.2 of the International Building Code.
b. Have the electrical infrastructure that is required by Section CV502.2 for EV capable light spaces or CV502.3 for EV capable spaces or Section CV502.4 for EV ready spaces and be configured so that future EVSE shall be capable of serving van accessible parking spaces.

CV502.10 Identification. Construction documents shall designate all *EVSE installed spaces, EV ready spaces, EV capable spaces,* and *EV capable light spaces,* and indicate the locations of raceway and/or conduit and termination points serving them. The circuits or spaces reserved for *EVSE installed spaces, EV ready spaces,* and *EV capable spaces* shall be clearly identified in the panel or subpanel directory. The raceway and/or conduit for *EV ready spaces, EV capable spaces* and *EV capable light spaces* shall be clearly identified at both the panel or subpanel and the termination point at the parking space.

IECC Residential Provisions:

Chapter 1:
R101.1 Title is amended by the addition of the term "Town of Severance" where indicated.
Section R102.1 Creation of enforcement agency is amended by adding "Town of Severance" where indicated.

R103.2 Appointment. Is amended by the deletion of this section in its entirety.

Chapter 4:
R405.2 Simulated building performance compliance.
For all dwelling units, the annual energy cost of the proposed design shall be less than or equal to 85 percent of the annual energy cost of the standard reference design. For each dwelling unit with greater than 5000 square feet of living space located above grade plane, the annual energy cost of the dwelling unit shall be reduced by an additional 5 percent of annual energy cost of the standard reference design. Energy prices shall be taken from an approved source, such as the US Energy Information Administration's State Energy Data system prices and expenditures reports. Code official shall be permitted to require time-of-use pricing in energy cost calculations.

Appendix RL Colorado Model Electric and Solar Ready Code-Residential

Chapter 1 Scope and Administration

SECTION 101 SCOPE AND GENERAL REQUIREMENTS.

101.1 Title. This code shall be known as the **Electric Ready and Solar Ready Code** of Colorado and shall be cited as such. It is referred to herein as "this code".

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

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

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

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

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

SECTION 102 WAIVER AND VARIANCE. Is amended by the deletion of this section in its entirety.

SECTION 103 CONSTRUCTION DOCUMENTS.

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

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

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

1. Location and size of the *solar-ready zone.*

2. Structural design loads of roof dead load and roof live load.

3. Pathways for routing of conduit from the *solar-ready zone* to the electrical service panel.

4. Number and location of *EV capable light spaces.*

5. Number and location of *EV capable spaces.*

6. Number and location of *EV ready spaces.*

7. Number and location of *EVSE installed spaces.*

8. Locations of conduit and termination points serving the aforementioned parking spaces.

9. Location for condensate drainage where *combustion equipment* for space heating and water heating is installed.

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

103.3.1 Approval of Construction Documents. When the *code official* issues a permit where construction documents are required, the construction documents shall be endorsed in writing and stamped "Reviewed for Code Compliance". Such *approved* construction documents shall not be changed, modified, or altered without authorization from the *code official*. Work shall be done in accordance with the *approved* construction documents. One set of "Reviewed for Code Compliance" construction documents shall be retained by the *code official*. The other set shall be returned to the applicant, kept at the site of work, and shall be open to inspection by the *code official* or a duly authorized representative.

103.3.2 Previous Approvals. This code shall not require changes in the construction documents, construction, or designated occupancy of a structure for which a lawful permit has been heretofore issued or otherwise lawfully authorized, and the construction of which has been pursued in good faith within 180 days after the effective date of this code and has not been abandoned; except that the *code official* is authorized to grant one or more extensions of time for additional periods not exceeding 180 days each.

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

l03.4 Amended Construction Documents. Changes made during construction that are not in compliance with the *approved* construction documents shall be resubmitted for approval as an amended set of construction documents.

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

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

Exception: *Residential buildings.*

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

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

SECTION 104 INSPECTIONS.

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

104.2 Required Inspections. The *code official*, his or her designated agent or an approved *agency*, upon notification, shall make the inspections set forth in Sections 104.2.1 through 104.2.4.

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

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

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

1. *EV* power transfer infrastructure requirements.

2. Electrical equipment associated with each parking space type, including branch circuits, conduit and/or raceway, junction boxes, receptacles, and *EVSE* are properly labeled and installed.

3. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel are properly labeled, if applicable.

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

1. Branch circuits, conduit and/or raceway, wiring, junction boxes, and receptacles for *future electric equipment* or appliances are properly labeled and installed, as applicable.

2. Reserved physical space for *future electric equipment* or appliances. 3. Electrical capacity and reserved physical space for circuit breakers in the main electrical service panel are properly labeled.

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

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

104.4 Approved Inspection Agencies. The *code official* is authorized to accept reports of third-party inspection agencies not affiliated with the building design or construction, provided that such agencies are *approved* as to qualifications and reliability relevant to the building components and systems that they are inspecting.

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

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

SECTION 105 NOTICE OF APPROVAL.

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

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

structure, premise, or portion thereof is in violation of any ordinance or regulation or any of the provisions of this code.

SECTION 106 VALIDITY.

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

SECTION 107 REFERENCED STANDARDS.

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

107.2 Referenced Codes and Standards. The codes and standards referenced in this code are as follows:

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

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

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

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

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

SECTION 108 STOPWORK ORDER.

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

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

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

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

SECTION 109 BOARD OF APPEALS.

109.1 General. In order to hear and decide appeals of orders, decisions, or determinations made by the *code official* relative to the application and interpretation of this code, there shall be and is hereby created a Board of Appeals. The Board of Appeals shall be the Town Council of Severance.

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

109.3 Qualifications. This is amended by the deletion of this section in its entirety.

Chapter 2 Definitions

SECTION 201 GENERAL.

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

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

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

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

SECTION 202 GENERAL DEFINITIONS.

APPROVED. Acceptable to the *code official*.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Chapter 3 Electric Ready

PART 1 RESIDENTIAL ELECTRIC READY

SECTION RE301 SCOPE

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

SECTION RE302 ADDITIONAL ELECTRIC INFRASTRUCTURE

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

Exceptions:

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

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

1. A dedicated, appropriately phased branch circuit sized to accommodate *future electric equipment* or appliances to serve a comparable capacity to meet the heating load.

1.1 The branch circuits serving future electric clothes drying equipment and cooking equipment shall be sized with a rating not less than 240 volts and not less than 30 amperes.

2. An electric receptacle or junction box that meets the requirements of Section RE302.5 and is connected to the electrical panel through the branch circuit. Each electrical receptacle or junction box shall have reasonable access to the combustion *equipment* or dedicated physical space for *future electric equipment* with no obstructions other than the current *combustion equipment*.

3. Where *combustion equipment* is used for space or water heating, dedicated physical space shall be provided for *future electric equipment,* including an electric resistance backup coil for ducted systems, if applicable. Physical space occupied by existing combustion equipment shall be permitted to count towards satisfying the physical space requirement, subject to approval by the code official.

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

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

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

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

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

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

Chapter 4 Solar Ready

PART 1 RESIDENTIAL SOLAR READY.

SECTION RS401 SCOPE.

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

SECTION RS402 SOLAR READY ZONE.

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

Exceptions:

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

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

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

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

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

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

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

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

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

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

RS402.10 Solar-Ready Zone for Multifamily. New *Group R*-2, R-3, and R-4 *buildings* three stories or less in height above *grade plane* that have a roof oriented between 110 and 270 degrees of true north or have low-sloped roofs shall have a solar-ready zone that complies with Sections RS402.10.1 through RS402.10.6.

Exceptions:

1. A *building* with a permanently installed, on-site renewable energy system that meets the following criteria:
    1. The system produces the energy output equivalent to covering 40 percent of the net roof area with solar photovoltaic calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or setback areas as required by the International Fire Code.
    2. The system is located on the roof or overhang of the *building* or on the roof or overhang of another structure located within 250 feet of the *building*, on the *building site*, on covered parking, or another *approved* location installed with the *building* project and under the same property ownership.
2. A *building* with a *solar-ready zone* that is shaded for more than 70 percent of daylight hours annually.
3. A *building* where a licensed design professional certifies that the incident solar radiation available to the *building* is not suitable for a *solar-ready zone*.
4. A building where a licensed design professional certifies that the *solar-ready zone* area required by Section RS402.10.2 cannot be met because of extensive rooftop equipment, skylights, vegetative roof areas, or other obstructions.

RS402.10.1 Construction Document Requirements for Solar-Ready Zone. Construction documents shall indicate the *solar-ready zone*.

RS402.10.2 Solar-Ready Zone Area. The total *solar-ready zone* area shall not be less than 40 percent of the roof area calculated as the horizontally projected gross roof area less the area covered by skylights, occupied roof decks, vegetative roof areas, and mandatory access or setback areas as required by the International Fire Code. The *solar-ready zone* shall be a single area or smaller, separated sub-zone areas. For sloped roofs, each sub-zone area shall be not less than 200 square feet (18.6m^2) and no side of any rectangular area shall be less than 11 feet (3.35m) in length. For low-sloped or flat roofs, each sub-zone area shall be not less than 330 square feet (30.7m^2), with a minimum length running generally north to south of 15 feet (4.57m) and a minimum length running generally east to west of 22 feet (6.7m) and no side of any rectangular area shall be less than 11 feet (3.35m) in length. The *solar-ready zone* shall be located on the roof or overhang of the *building* or on the roof or overhang of another structure located within 250 feet of the *building*, on the building *site*, on covered parking, or another *approved* location installed with the *building* project and under the same property ownership.

RS402.10.3 Obstructions. *Solar-ready zones* shall be free from obstructions, including pipes, vents, ducts, HVAC equipment, skylights, and roof-mounted equipment.

RS402.10.4 Roof Loads and Documentation. The structural design loads for roof dead load and roof live load shall be indicated on the construction documents.

RS402.10.5 Interconnection Pathway. Construction documents shall indicate at least one potential pathway for routing of conduit and/or raceway from the *solar-ready zone* to an electrical service panel and shall be labeled as "Potential Pathway" on the construction documents.

RS402.10.6 Electrical Service Reserved Space. The main electrical service panel shall have a minimum bus bar rating of not less than 200 amps. The main electrical service panel shall have a reserved space to allow installation of a dual pole circuit breaker for future solar electric. This space shall be labeled "For Future Solar Electric." The reserved space shall be positioned at the end of the panel that is opposite from the panel supply conductor connection.

PART 3 RESIDENTIAL SOLAR PANEL CAPACITY (part 2 commercial solar panel capacity is found in the commercial provisions)

SECTION RS410 SCOPE

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

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

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

Chapter 5 Electric Vehicle Ready

PART 1 RESIDENTIAL ELECTRIC VEHICLE READY

SECTION RV501 SCOPE

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

RV502 Electric Vehicle Power Transfer Infrastructure for Single Family and Townhouses. New vehicle parking spaces for one-*and two-family dwellings and townhouses* shall be provided in accordance with Sections RV502.1 and RV502.3.

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

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

1. Terminates at a receptacle, located within 3 feet of each *EV ready space* it serves. *EV ready* includes two adjacent parking spaces if the receptacle for the electrical facilities of this section is installed adjacent to and between both parking spaces.
   Exception: A receptacle shall not be required if a hard-wired EVSE is installed.
2. Has a minimum circuit capacity of 8.3 kVA (40A 208/240V).
3. The electrical panel, electrical distribution equipment directory, and all outlets or enclosures shall be marked "For future electric vehicle supply equipment".

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

RV502.4 Electric Vehicle Power Transfer Infrastructure for Multifamily. Where new parking is provided for *Group R*-2, R-3, and R-4 buildings three stories or less in height above *grade plane*, it shall be provided with electric vehicle power transfer infrastructure in accordance with Sections RV502.4.1 through RV502.4.13.

RV502.4.1 Quantity. The number of required *EVSE installed spaces, EV ready spaces, EV capable spaces,* and *EV capable light spaces* shall be determined in accordance with this section and Table RV502.4.1 based on the total number of provided vehicle parking spaces and shall be rounded up to the nearest whole number. This includes all covered parking under carports or detached garages.

Table RV502.4.1 EV Power Transfer Infrastructure Requirements

Building Type/Space Type	Level 2 EVSE Installed Spaces	Level 2 EV Ready Spaces	Level 2 EV Capable Spaces	Level 2 EV Capable Light Spaces
Group R-3 and R-4 occupancies three stories or less in height above grade plane, with 15 or fewer parking spaces	0	20% of spaces (not fewer than 2)	0	0
Group R-3 and R-4 occupancies three stories or less in height above grade plane, with greater than 15 parking spaces	2% of spaces	8% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies three stories or less in height above grade plane with 10 or fewer parking spaces	0	15% of spaces	10% of spaces	10% of spaces
Group R-2 occupancies three stories or less in height above grade plane with greater than 10 parking spaces	5% of spaces	15% of spaces	10% of spaces	30% of spaces

RV502.4.1.1 Multiple Parking Lots. Where more than one parking lot is provided on a *building site* for *Group R*-3 or R-4 *buildings*, the number of provided vehicle parking spaces required to have *EV* power transfer infrastructure shall be calculated separately for each parking lot. *Group R*-2 *buildings* shall use the total parking requirement for the entire development to determine the *EV* power transfer infrastructure requirements of Table RV502.4.1.

RV502.4.2 Space Type Substitutions. *Group R*-2, R-3, and R-4 *buildings* three stories or less in height above grade plane shall be permitted to substitute *EV* parking spaces required in Table RV502.4.1 in accordance with Sections RV502.4.5 through RV502.4.7

RV502.4.2.1 DC Fast Charging. For *Group R*-2, R-3, R-4 buildings that install DCFC EVSE, each DCFC EVSE installed shall be permitted to be substituted for other space types as follows:

1. *Group R*-3 and R-4 buildings shall be permitted to substitute up to 10 spaces when the *building* provides a minimum of 20 percent of parking spaces as a combination of *EV capable*, *EV ready*, or *EVSE installed spaces*.
2. *Group R*-2 buildings shall be permitted to substitute up to 5 spaces when the *building* provides a minimum of 60 percent of parking spaces as a combination of *EV capable light*, *EV capable*, *EV ready*, or *EVSE installed spaces*.

RV502.4.2.2 Level 1 EV Charging. Group R-2 occupancies with greater than 10 vehicle parking spaces that install Level 1 EVSE installed spaces in accordance with Section RV502.4.9 shall be permitted to substitute one (1) Level 2 EVSE installed space or Level 2 EV ready space required to comply with Section RV502.4 or RV502.6, when the following have been met:

1. Three (3) Level 1 EVSE installed spaces installed for every Level 2 EVSE installed space or Level 2 EV ready space.
2. Not greater than 50 percent of the Level 2 EVSE installed spaces or EV ready spaces required in Table RV502.4.1 are permitted to be substituted for Level 1 EVSE installed spaces.

RV502.4.2.3 Excess EVSE Installed Spaces. *EVSE installed spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV ready spaces*, *EV capable spaces*, and *EV capable light spaces*.

RV502.4.2.4 Excess EV Ready Spaces. *EV ready spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable spaces* and *EV capable light spaces*.

RV502.4.2.5 Excess EV Capable Spaces. *EV capable spaces* that exceed the minimum requirements of this section are permitted to be used to meet minimum requirements for *EV capable light spaces*.

RV502.4.3 Attached garages. All attached garages with direct connection to a *dwelling unit* will be required to have one Level 2 *EV ready space*.

RV502.4.4 Level 2 EV Capable Light Spaces. Each *EV capable light space* shall comply with all of the following:

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

RV502.4.5 Level 2 EV Capable Spaces. Each *EV capable space* shall comply with all of the following:

1. A continuous raceway and/or conduit shall be installed between a suitable electrical panel or other electrical distribution equipment and terminate within 3 feet of the *EV capable space* and shall be capped. *EV capable* includes two adjacent parking spaces if the raceway and/or conduit terminates adjacent to and between both parking spaces.
2. The installed raceway and/or conduit shall be sized and rated to supply a minimum of 208 volts and a minimum of 40-ampere rated circuits.

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

RV502.4.6 Level 2 EV Ready Spaces. Each *EV ready space* shall have a branch circuit that complies with all of the following:

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

Exception: Level 1 EV ready spaces that are substituted for Level 2 EV ready spaces in accordance with Section RV502.4.2.2 shall comply with Section RV502.4.9.

RV502.4.7 Level 2 Electric Vehicle Supply Equipment (EVSE). All *EVSE* shall meet all of the following requirements:

1. The installed *EVSE* shall meet one of the following requirements:
    1. A power capacity of at least 6.2 kVA (or 30A at 208/240V) and has the ability to connect to the internet.
    2. An inductive charging system for battery-powered *electric vehicles* that:
    3. Is ENERGY STAR certified; and
    4. Has the ability to connect to the internet.
2. An *electric vehicle* charging system shall be wall-mounted or pedestal style and may provide multiple cords to connect with *electric vehicles*.
3. An *electric vehicle* charging system shall be listed and labeled for *EV* charging and must comply with the current version of Article 625 of the National Electrical Code.

RV502.4.8 Level 2 EVSE Installed Spaces. An installed *EVSE* with multiple output connections shall be permitted to serve multiple *EVSE installed spaces*. Each *EVSE* installed serving either a single *EVSE installed space* or multiple *EVSE installed spaces* shall comply with all of the following:

1. Have a minimum charging rate in accordance with Section RV502.4.10
2. Be located within 3 feet of each *EVSE installed space* it serves.
3. Be installed in accordance with Section RV502.4.11.
4. Have a minimum circuit capacity of 8.3 kVA (40A 208/240V).

Must meet the requirements of Section RV502.4.7.

Exception: Level 1 EVSE installed spaces that are substituted for Level 2 EV ready spaces or EVSE installed spaces in accordance with Section RV502.4.2.2 shall comply with Section RV502.4.9

RV502.4.9 Level 1 EVSE Installed Spaces. Each Level 1 EVSE installed space shall have a branch circuit that complies with all of the following:

1. Terminates at a receptacle located within 3 feet of each Level 1 EVSE installed space it serves.
2. Has a minimum circuit capacity of 1.8 kVA (15A 120V).
3. The electrical panel, electrical distribution equipment directory, and all receptacles or enclosures shall be marked "Level 1 Electric vehicle supply equipment (EVSE)."

RV502.4.10 EVSE Minimum Charging Rate. Each installed EVSE shall comply with one of the following:
Be capable of charging at a minimum rate of 6.2 kVA (or 30A at 208/240V).
When serving multiple EVSE installed spaces and controlled by an energy management system providing load management, be capable of simultaneously sharing each EVSE installed space at a minimum charging rate of not less than 3.3 kVA.
Exception: Level 1 EVSE installed in accordance with Section RV502.4.9.

RV502.4.11 EVSE Installation. *EVSE* shall be installed in accordance with the National Electrical Code and shall be listed and labeled in accordance with UL 2202 or UL 2594.

RV502.4.12. Accessible EV Parking Spaces. For Level 2 EVSE installed spaces required by Table R409.5.3.1, a minimum of 5 percent (not less than one space) shall be van accessible spaces in accordance with Section 1107.2.2 of the International Building Code. In addition, 5 percent (not less than one space) of the total vehicle parking spaces required by Table RV502.4.1 to be Level 2 EV ready, EV capable, or EV capable light spaces shall meet one of the following:

1. Be van accessible parking spaces in accordance with Section 1107.2.2 of the International Building Code.
2. Have the electrical infrastructure that is required by Section RV502.4.4 for EV capable light spaces, Section RV502.4.5 for EV capable spaces, or Section RV502.4.6 for EV ready spaces be configured so that future EVSE shall be capable of serving van accessible parking spaces.

RV502.4.13 Identification. Construction documents shall designate all *EVSE installed spaces, EV ready spaces, EV capable spaces,* and *EV capable light spaces,* and indicate the locations of raceway and/or conduit and termination points serving them. The circuits or spaces reserved for *EVSE installed spaces, EV ready spaces,* and *EV capable spaces* shall be clearly identified in the panel or subpanel directory. The raceway and/or conduit for *EV ready spaces, EV capable spaces* and *EV capable light spaces* shall be clearly identified at both the panel or subpanel and the termination point at the parking space.

<u>Section 8.</u> Article 9 of Chapter 18 of the Severance Town Code, concerning International Property Maintenance Code requirements, is repealed and reenacted as follows:

Sec. 18-9-10. - Adoption.
The International Property Maintenance Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through

8 inclusive, is hereby adopted by reference as the Town of Severance Property Maintenance Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

Sec. 18-9-20. - Copy on file.
A digital copy is available through the Town Clerk's Office. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-9-30. - Amendments.

IPMC Section 101.1 IPMC Section 101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IPMC Section 102.3 IPMC Section 102.3 (Application of Other Codes) is amended by the deletion of the last paragraph.

IPMC Section 103.1 IPMC Section 103.1 (Creation of Agency) is amended by the addition of the term "Town of Severance" where indicated.

IPMC Section 104.1 IPMC Section 104.1 (Fees) is amended by deleting the section in its entirety.

IPMC Section 106.1 IPMC Section 106.1 (General) is amended by deleting the second paragraph and inserting;

> "The members of the Board of Appeals shall be comprised of the members of the Town Council."

IPMC Section 106.3 IPMC Section 106.3 (Qualifications) is amended by deleting the section in its entirety.

IPMC Section 302.3 IPMC Section 302.3 (Sidewalks and Driveways) is amended by the deletion of this section in its entirety.

IPMC Section 302.4 IPMC Section 302.4 (Weeds) is amended by deleting this section in its entirety.

IPMC Section 302.8 IPMC Section 302.8 (Motor Vehicles) is amended by deleting this section in its entirety.

IPMC Section 304.3 IPMC Section 304.3 (Premises Identification) is amended by deleting the 4th paragraph and replacing with "Numbers shall be a minimum 4 inches in height with a minimum stroke width of .5 inch."

IPMC Section 304.14 IPMC Section 304.14 (Insect Screens) is amended by the deletion of this section in its entirety.

IPMC Section 308 IPMC Section 308 (Rubbish and Garbage) is amended by the deleting this section in its entirety.

IPMC Section 309 IPMC Section 309 (Pest Elimination) is amended by the deletion of this section in its entirety.

Section 9. Article 10 of Chapter 18 of the Severance Town Code, concerning International Existing Building Code regulations, is repealed and reenacted as follows:

Sec. 18-10-10. - Adoption.
The International Existing Building Code, 2024 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 16 inclusive, is hereby adopted by reference as the Town of Severance Existing Building Code as if fully set out in this ordinance with the additions, deletions, insertions and changes as follows.

Sec. 18-10-20. - Copy on file.
A digital copy is available through the Town Clerk's Office. The code as finally adopted shall be available for sale to the public through the office of the Town Clerk at a moderate price.

Sec. 18-10-30. - Amendments

International Existing Building Code is amended by replacing all references to "International Fire Code" with "Adopted Fire Code".

IEBC Section 101.1 IEBC Section 101.1 (Title) is amended by the addition of the term "Town of Severance" where indicated.

IEBC Section 103.1 IEBC Section 103.1 (Creation of Agency) is amended by adding "Town of Severance" where indicated.

IEBC Section 1401.2 IEBC Section 1401.2 **(**Conformance) is amended by deleting the section in its entirety and replacing it with the following: "Structures moved into or within the jurisdiction shall comply with the provision of this code for new structures."

Section 10. Article 12 of Chapter 18 of the Severance Town Code, concerning International Swimming Pool and Spa Code regulations, is repealed and reenacted as follows:

Sec. 18-12-10. - Adoption.
The International Swimming Pool and Spa Code, 2018 Edition as published by the International Code Council, 4051 West Flossmoor Road, Country Club Hills, IL 60478, Chapters 1 through 11 inclusive, is hereby adopted by reference as the Town of Severance Swimming Pool and Spa Code as if fully set out in this [Article] with the additions, deletions, insertions and changes as follows.

Sec. 18-12-11-Amendments.
ISPSC Section 103.1 ISPSC Section 103.1 (Creation of Agency) is amended by adding "Town of Severance" where indicated.

Section 11. Severability. Should any one or more sections or provisions of this Ordinance or of any of the primary or secondary codes adopted by reference be judicially determined invalid or unenforceable, such judgment shall not affect, impair or invalidate the remaining provisions of this Ordinance or the codes adopted by reference hereby, the intention being that the various sections and provisions are severable.

Section 12. Repeal. Any and all ordinances or codes or parts thereof in conflict or inconsistent herewith are, to the extent of such conflict or inconsistency, hereby repealed; provided, however, that the repeal of any such ordinance or code or part thereof shall not revive any other section or part of any ordinance or code heretofore repealed or superseded and this repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance hereby repealed prior to the effective date of this Ordinance.

Section 13. 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 14. 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, APPROVED, ADOPTED, AND ORDERED PUBLISHED IN FULL THIS 9TH DAY OF DECEMBER 2025.

TOWN OF SEVERANCE

_____
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. 2025-27, enacted by the Town Council on December 9 2025, on the Town of Severance's website, https://www.townofseverance.org/255/Oridinances , on the ____ day of December, 2025.

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

_____
Sarah Jacobsen, Town Clerk