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, February 24, 2026, at 5:00 PM

A. CALL TO ORDER WORK SESSION

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

1. **Pg. 4 -Windsor Severance Fire Rescue Impact Fee Adoption Discussion**
   - Discussion
   - Staff Presentation: Nicholas Wharton, Town Manager

B. CALL TO ORDER REGULAR MEETING

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. 35 - Meeting Minutes 1.13.26**
   b. **Pg. 39 - December 2025 Financial Statements**
   c. **Pg. 89 - December 2025 Payables**
   d. **Pg. 93 - January 2026 Financial Statements**
   e. **Pg. 134 - January 2026 Payables**
   f. **Pg. 136 - Resolution 2026-02R: A Resolution of the Town Council of the Town of Severance, Colorado, finding the Final Plat for the Dalton's Run development, previously approved and filed with the Weld County Clerk and Recorder on or about December 27, 2019, invalid, vacating said Final Plat, and requiring the developer to restart the development review and approval process with the Town prior to engaging in construction on the property.**

g. **Pg. 147 - Resolution 2026-03R: A Resolution of the Town Council of the Town of Severance, Colorado, approving and adopting the 2025 updated Housing Needs Assessment required for compliance with Colorado Senate Bill 24-174**

h. **Pg. 257 - Resolution 2026-04R: A Resolution of the Town Council of the Town of Severance, Colorado, providing for additional appropriations in fiscal year 2026 for the reappropriation of the budget of 2025 capital projects still in progress and amendments to the 2026 adopted budget.**

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. 311 - Resolution 2026-05R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a site development plan for the Platte Valley Veterinarian Clinic, located within the Town of Severance**
   - Legislative
   - Staff Presentation: Shani Porter, Planning Director

2. **Pg. 371 - Citizen Petition: Soaring Eagle Road Discussion**
   - Discussion
   - Staff Presentation: Nicholas Wharton, Town Manager

3. **Pg. 372 - Resolution 2026-07R: A resolution of the Town Council of the Town of Severance, Colorado, approving an Intergovernmental Agreement between the City of Thornton and the Town of Severance for an emergency raw water connection**
   - Legislative
   - Staff Presentation: Shani Porter, Planning Director

4. **Pg. 387 - Fitness Court Art Selection**
   - Legislative
   - Staff Presentation: Lindsay Radcliff-Coombes, Deputy Town Manager

5. **Pg. 392 - Code of Conduct and Ethics Discussion**

- Discussion
- Staff Presentation: Andrew Rogers, Town Attorney

D. COUNCIL MEMBER PETITIONS

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

E. EXECUTIVE SESSION

1. **Considering the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, pursuant to § 24-6-402(4)(a), C.R.S., and for conferences with the Town attorney for purposes of receiving legal advice on specific legal questions, pursuant to §24-6-402(4)(b), C.R.S., with regard to certain property in Weld County on the north side of Weld County Road 72, located just west of Community Park**

2. **Considering the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, pursuant to § 24-6-402(4)(a), C.R.S., and for conferences with the Town attorney for purposes of receiving legal advice on specific legal questions, pursuant to §24-6-402(4)(b), C.R.S., with regard to certain property in Weld County on the north side of E. Harmony Road, located just north of Town Hall**

3. **Considering the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest, pursuant to § 24-6-402(4)(a), C.R.S., and for conferences with the Town attorney for purposes of receiving legal advice on specific legal questions, pursuant to §24-6-402(4)(b), C.R.S., with regard to certain property in Weld County on the south side of E. Harmony Road, located just east of the intersection of Harmony and Ponderosa**

F. ADJOURN

Town Council Meeting
Tuesday, February 24, 2026, 5:00 PM (MDT)

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

Registration URL
https://us02web.zoom.us/j/89354721574?pwd=2TJORo1yOgUN5NB28octprdXWugaLl.1

The Town of Severance does not discriminate on the basis of race, color, national origin, sex, religion, age or disability in the provision of services. For disabled persons needing reasonable accommodation to attend or participate in a town service, program, public meeting, or activity, call 970-686-1218 at least 72 hours in advance. Disabled access is available from the front entrance of the Town Hall.

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 4 -Windsor Severance Fire Rescue Impact Fee Adoption Discussion	Nicholas Wharton, Town Manager	Sandi Friedrichsen, WSFR Division Chief and Emergency Manager

ACTION REQUESTED	
Town Management and Windsor-Severance Fire Rescue ask that the Town Council discuss and review the 2025 impact fee schedule.	**Presentation**

BRIEF HISTORY OF ITEM

BRIEF SUMMARY

The Town of Severance and the Windsor-Severance Fire Protection District entered into an Intergovernmental Agreement for the collection of District impact fees. The Fire District contracted with BBC Research and Consulting to perform an impact fee study, which was completed in the attached report. The Fire District's Board adopted and approved the fee schedule by resolution on December 10, 2025. The impact fee schedule comes before the Town Council to review.

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

Town Management and Windsor-Severance Fire Rescue ask that the Town Council discuss and review the 2025 impact fee schedule.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. 2026 Impact Fee Changes
2. WSFPD_Resolution 2025-06 Adopting Updated Impact Fee Schedule_Signed

Impact Fee Changes for 2026

Open House

February 12, 2026

Questions Posed
What does the state law say about Fire Districts collecting impact fees?

In 2016, a bill (HB16-1088) was passed that requires the local government and the fire and emergency services provider to enter into an intergovernmental agreement defining such fees or other similar development charges, along with the details of collection and remittance.

In 2024, a bill (SB24-194) was passed to update the 2016 version to allow the fire district to impose its own impact fee on new construction. Therefore, we are allowed to collect our fees without entering into an agreement with the local government.

Questions Posed
Is the Town Board able to approve the fire impact fee amounts?

In 2021, we entered into an agreement with the Towns to collect our impact fees on our behalf, as required by state law. The Fire Board approved the fees, and the Town Boards only had to approve to collect them.

Currently, we do not have to enter into an agreement with the Towns to collect our fees, as we are allowed to do this on our own now, but in order to continue our partnership with the Towns and make it more convenient for the people paying their fees, we are asking to continue the Towns collecting our fees and just updating the amount in the current agreement.

Impact Fee Utilization for WSFR

- They are only for the expansion of services due to growth (adding additional fire stations, remodels, and equipment).
- Pay for a portion of service expansion (80/20).
- Received approximately $287,000 in 2025, which was an 8.8% decrease from 2024.
- Can not be utilized to replace existing equipment or facilities.
- Are re-evaluated every three years by an outside company.
- Will help to address WSFR needs that have been identified within its 10-year growth plan.

WSFR Future Planning

WSFR 10-Year Growth Projection

10 Year Capital Improvement Projects: **$20,993,000**

10 Year Service Expansion Projects: **$17,204,134**

Total 10 Year Capital Plan: **$38,197,134**

Impact Fee Fund Balance: **$2,122,292**

10 Year Impact Fee Collection Estimate: **$3,500,000**

Impact Fee Gap: **$11,581,842**

Capital Fund Balance: **$17,326,392**

Capital Fund Gap: **$3,666,608**

Type of Capital Facilities	Anticipated Cost (2025 $)
Buildings and Land	
Training Center Land	$500,000
Training Center Phase 1	$2,333,334
Training Center Phase 2	$3,200,000
Station 5 Land	$400,000
Station 1 Expansion	$750,000
Station 5 Building	$6,400,000
Vehicles	
BC Ops	$92,000
Training Lt.	$75,000
CRRD Permit tech	$40,000
Squad Response	$250,000
BC SOT	$92,000
Fleet Manager	$81,000
CRRD Fire Inspector	$62,000
Safety Officer	$92,000
EMS Educator	$72,000
BC Emergency Management/Community Response	$92,000
Division Chief EMS	$92,000
CRRD Fire Inspector	$62,000
Ladder For Station 5	$2,200,000
Equipment to outfit Station 5 Ladder	$175,000
Fire Equipment and Business Property	
Station 5 SCBA compressor	$80,000
Station 5 extractor	$30,000
MDT for fire units	$13,800
Station 5 radios	$20,000
Total Value of Fire Capital Facilities for Fee Calculation	**$17,204,134**

2021

Calculation of Impact Fees	
Value of Fire Infrastructure	$16,108,565
Current Land Use Distribution	
Single family residential	63.9%
Multifamily residential	4.0%
Commercial	20.7%
Industrial	11.4%
Costs by Land Use Category	
Single family residential	$10,289,307
Multifamily residential	$643,666
Commercial	$3,337,682
Industrial	$1,837,910
Existing Development	
Single family residential (in dwelling units)	14,850
Multifamily residential (in dwelling units)	2,368
Commercial (in square feet)	9,492,055
Industrial (in square feet)	5,226,845
Impact Fee by Land Use	
Single family residential (per dwelling unit)	**$693**
Multifamily residential (per dwelling unit)	**$272**
Commercial (per square foot)	**$0.35**
Industrial (per square foot)	**$0.35**

2026

Type of Capital Facilities	Anticipated Cost (2025 $)
Buildings and Land	
Training Center Land	$500,000
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CRRD Fire Inspector	$62,000
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Fire Equipment and Business Property	
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Station 5 extractor	$30,000
MDT for fire units	$13,800
Station 5 radios	$20,000
Total Value of Fire Capital Facilities for Fee Calculation	**$17,204,134**

	Future Capital Investment Cost Total ($) [A]	Existing Development (%) [B]	Future Capital Investment Cost Allocation ($) [C] = [A] x [B]	Projected Development: New Growth (units) [D]	Projected Development: Impact Fee ($) [C] / [D]	
Single family	$17.2 million	68.0%	$11,690,516	7,617	$1,535	per dwelling unit
Multifamily		7.4%	$1,269,446	1,808	$702	per dwelling unit

Note: Development projections are for a 20-year timeline.

	Future Capital Investment Cost Total ($) [A]	Existing Non-Residential Dev. (% of Total) [B]	Existing Dev. (sq. ft.) [C]	ITE Employment Density (per 1,000 sq. ft.) [D]	Weighted Employment Ratio [E] = [C/1000 x D] / Σ [C/1000 x D]	Future Capital Investment Cost Allocation ($) [F] = [A x B x E]	Projected Development: New Growth (sq. ft.) [G]	Projected Development: Impact Fee ($) [F] / [G]	
Commercial	$17.2 million	24.7%	6,652,358	2.12	0.59	$2,524,785	1,624,104	$1.55	per sq. ft.
Industrial			6,126,726	1.57	0.41	$1,719,387	1,897,900	$0.91	per sq. ft.

Note: Development projections are for a 20-year timeline.

Commercial development includes retail, office, institutional, and similar types. Industrial development includes manufacturing, warehousing, and similar types.

Comparison from Northern CO

FD	Single Family	ex. 2201 sf
Greeley	$379-$806	$806.00
Poudre	*****	$1,246.24
Front Range	$1,372.96	$1,372.96
WSFR	$1,535.00	$1,535.00
LFRA	****	$1,735.00
Berthoud	$1,960.21	$1,960.21
Frederick Firestone	***	$4,820.00
2021 Adopted		
WSFR	$693.00	
2024 Study		
WSFR	$1,976.00	
2025 Study		
WSFR	$1,535.00	

***

FD	Multi-Family (per unit)
WSFR	$702.00
Poudre	$1,157.78
LFRA	$1,219.00
Front Range	$1,264.46
Berthoud	$1,487.59
Frederick Firestone	$2,527.00
Greeley	?
WSFR	$272.00
WSFR	$1,299.00
WSFR	$702.00

****

FD	Commercial
Poudre	$1.27
LFRA	$1.35
Front Range	$1.55
WSFR	$1.55
Berthoud	$2.00
Greeley	$2.07
Frederick Firestone	$2.17
WSFR	$0.35
WSFR	$0.98
WSFR	$1.55

FD	Industrial
Poudre	$0.32
Greeley	$0.57
WSFR	$0.91
LFRA	$0.98
Berthoud	$1.36
Front Range	$1.53
Frederick Firestone	$2.17
WSFR	$0.35
WSFR	$0.98
WSFR	$0.91

*****

	Poudre	Unknown on timeframe to redo study
	Greeley	3 to 5 years
	WSFR	2028
	LFRA	2028
	Berthoud	2028
	Front Range	2028
	Frederick Firestone	2028

Single Family Residental Impact Fees

Single Family Residential:

Dwellings up to 1,499 SF	$2,696.00 per dwelling
Dwellings 1,500 - 1,999 SF	$3,799.00 per dwelling
Dwellings 2,000 - 2,499 SF	$4,820.00 per dwelling
Dwellings 2,500 - 2,999 SF	$5,884.00 per dwelling
Dwellings 3,000 - 3,499 SF	$6,918.00 per dwelling
Dwellings 3,500 - 3,999 SF	$8,046.00 per dwelling
Dwellings 4,000 - 4,499 SF	$8,988.00 per dwelling
Dwellings 4,500+ SF	$12,306.00 per dwelling

Single family residential

Dwellings up to 1,200 SF	$986
Dwellings 1,200 to 2,399 SF	$1,735
Dwellings 2,400 to 3,599 SF	$2,836
Dwellings 3,600 to 4,799 SF	$4,075
Dwellings 4,800 or more SF	$5,894

Residential (per dwelling)	2026	2025	
Up to 700 sq. ft.	$599.57	$586.09	2.3%
700 - 1,200 sq. ft.	$907.91	$887.50	2.3%
1,200 – 1,700 sq. ft.	$1,019.25	$996.34	2.3%
1,700 – 2,200 sq. ft.	$1,096.35	$1,071.70	2.3%
Over 2,200 sq. ft.	$1,246.24	$1,218.22	2.3%

Questions Posed
Is the Fire District required to involve stakeholders in this process?

The District is not required to invite stakeholders to collaborate or participate in discussions regarding changes to impact fees. However, to maintain transparency with stakeholders, an open house was held at WSFR Station 1 on November 13, 2025, at 1800 hrs. This was published on our social media sites; a postcard mailer was sent on Oct 27, 2025, and an email went out in early November to all developers on our list. This open house was held early enough that the developers would have received the recommended three to six months' notice before implementing.

Questions Posed
Why wasn't the transparency notice filled out on the WSFR website?

The **transparency notice** on our website is intended only for domestic water or sanitary sewer services. We do not handle any of these fees, so this remains blank. This is part of the transparency notice we are required to post, but we will leave this blank because we don't charge or manage those fees.

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT ADOPTING AN UPDATED IMPACT FEE SCHEDULE

WHEREAS, the Windsor-Severance Fire Protection District (the "District") is a special district and political subdivision of the State of Colorado, organized and existing pursuant to Title 32 of the Colorado Revised Statutes; and

WHEREAS, the District is permitted to assess an impact fee pursuant to Sec. 32-1-1002(1)(d.5) and Sec. 29-20-104.5, C.R.S.; and

WHEREAS, the District's Board of Directors (the "Board") previously contracted with BBC Research and Consulting to perform an impact fee study, which was completed and reduced to a written report on September 10, 2020 ("Original Impact Fee Report"); and

WHEREAS, the District proceeded with adopting an impact fee scheduled based on the Original Impact Fee Report and entered into Intergovernmental Agreements with the Towns of Windsor and Severance along with Larimer County for the collection of District impact fees ("IGA's); and

WHEREAS, consistent with the Original Impact Fee Report and the IGA's, the District recently contracted with BBC Research and Consulting to perform an updated review of the District's impact fee schedule, which was completed and reduced to a written report on October 2, 2025 ("Updated Impact Fee Report"); and

WHEREAS, the Board believes that it is in the best interests of the District to adopt an updated impact fee schedule based on the Updated Impact Fee Report to ensure that new development pays for its impact on the future capital facility needs of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT, THAT:

1. **Impact Fee Schedule.** The Board hereby adopts the following updated impact fee schedule based on the findings of the Updated Impact Fee Report, attached to this Resolution as **Exhibit A**, to be effective on new development applications filed with the subject jurisdiction on or after January 1, 2026. Terms used in this Resolution which are defined in the Updated Impact Fee Report shall have the same meaning as set forth in the Impact Fee Report.

   Fee Schedule:

   - Single Family Residential — $1,535.00 Per Dwelling Unit
   - Multifamily Residential — $702.00 Per Dwelling Unit
   - Commercial — $1.55 Per Square Foot
   - Industrial — $0.91 Per Square Foot

2. **Exemptions.** The following development projects shall be exempted from paying the District's impact fee:

   - Construction of any project which qualifies as affordable housing
   - Construction of any projects by governmental entities with a demonstrated public benefit

In addition, development projects which voluntarily install sprinkler systems consistent with current fire code recommendations, as confirmed by the District, shall qualify for a 100% impact fee reduction.

3. **Effective Date.** This Resolution shall become effective immediately upon passage.

4. **Severability.** If any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

ADOPTED AND APPROVED this December day of 10, 2025.

WINDSOR-SEVERANCE
FIRE PROTECTION DISTRICT

President

ATTEST:

Secretary

EXHIBIT A
(Impact Fee Report)

BBC RESEARCH & CONSULTING

Windsor Severance Fire Rescue Impact Fee Study

FINAL REPORT

Final Report

October 2, 2025

Windsor Severance Fire Rescue Impact Fee Study

Prepared for:
Windsor Severance Fire Rescue
100 N 7th St
Windsor, CO 80550

Prepared by:
BBC Research & Consulting
1999 Broadway, Suite 1470
Denver, Colorado 80202-9750
303.321.2547 fax 303.399.0448
www.bbcresearch.com
bbc@bbcresearch.com

BBC RESEARCH & CONSULTING

SECTION I.
Introduction

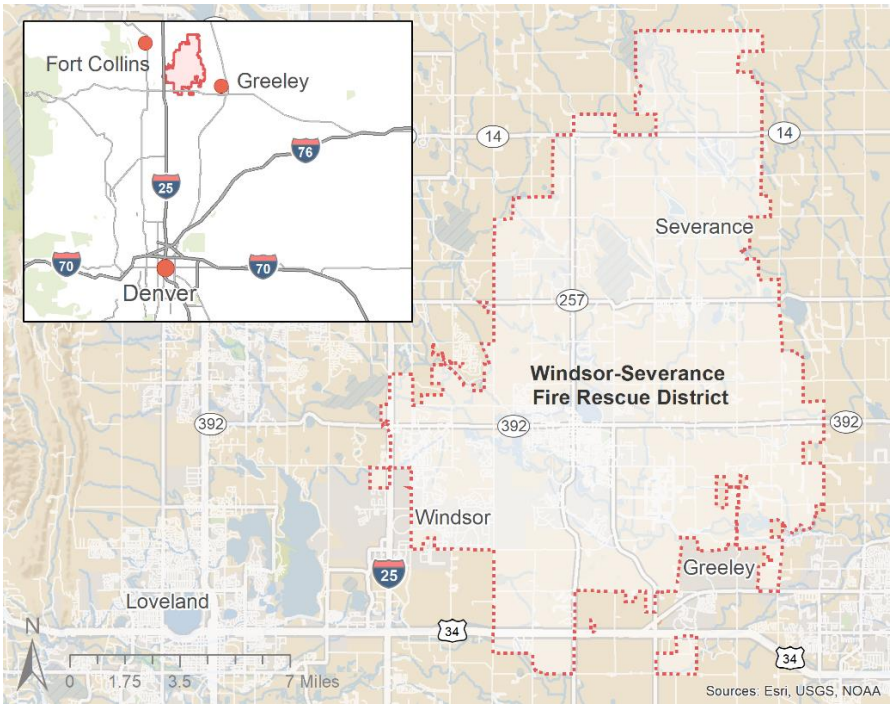
This report presents the analysis underlying calculation of updated proportional development impact fees for Windsor Severance Fire Rescue (WSFR or the District). This section describes fee design requirements and various implementation considerations.

WSFR provides fire rescue and emergency services to more than 50,000 residents across 100 square miles in Weld and Larimer Counties,[1] serving the towns of Windsor, Severance, and the surrounding communities, as shown in Figure I-1.

Figure I-1.
Windsor Severance Fire Rescue District Service Area

Source:

BBC Research & Consulting from ArcGIS shapefiles, 2024.



Objectives

Many fire districts in Colorado impose development impact fees for expansion of public infrastructure. Colorado statute and a series of United States Supreme Court decisions dictate the amounts that districts can charge in impact fees and how they can devise, impose, and spend them. Because of those requirements, WSFR retained BBC Research & Consulting (BBC) to prepare a report documenting the calculation of proportional and defensible impact fees to ensure it can maintain its existing service standards as development occurs in its service area.

[1] Windsor Severance Fire Rescue, https://www.wsfr.us/about-us

This report documents BBC's analysis and recommendations for an impact fee that recovers the proportional capital costs associated with new development and in a manner consistent with the Colorado Revised Statutes.

Colorado Impact Fee Requirements

Development impact fees have been used in Colorado going as far back as the 1920s, when cities began charging developers for the water rights required to serve new development.[2] Other states also charged impact fees to new development, and in 1947 one of the first legal challenges to impact fees was filed in Illinois. In that case, the Illinois Home Builders Association sued the Hinsdale Sanitary District over its tap fee. The case was appealed all the way to the Illinois Supreme Court, which ruled that the District's fee was legal so long as the revenues were used for capital expenditures and not operating expenses.[3]

In Colorado, impact fee requirements were heavily influenced by a 1999 lawsuit between Krupp and the Breckenridge Sanitation District. The case, known as Krupp v. Breckenridge Sanitation District, was heard by the Colorado Supreme Court, which ruled that impact fees are legal so long as they meet certain requirements. The requirements defined in the ruling on Krupp v. Breckenridge Sanitation District were formally codified by the Colorado Legislature with the passage of Senate Bill 01S2-015, "An Act Concerning Land Development Charges That May Be Imposed by Local Governments."

The Bill, which modified Section 29-20-104.5 of Title 29 of Colorado Revised Statutes, allowed local governments to impose impact fees on new development to fund expenditures on capital facilities needed to maintain existing service standards.[4] The impact fees are applicable to a broad set of land uses and can be calculated based on development characteristics of local land uses that roughly approximate each land use's burden on capital facilities. This enabling legislation allowed municipalities to charge a single impact fee to each type of development (e.g., residential, commercial, and industrial) rather than calculating fees on a case-by-case basis.

In 2016, the Colorado Legislature passed House Bill 16-1088, the "Public Service Fairness Act," which granted fire protection districts organized under Article 1 of Title 32, C.R.S., and fire authorities established under Section 29-1-203.5 the ability to levy impact fees on new development. The bill amended C.R.S. 29-20-104.5, allowing these districts to charge development impact fees as a condition for issuing development permits and to use the revenue for capital facilities supporting fire protection, rescue, and emergency services related to new development. However, fire protection districts were not given unilateral authority to impose these fees; instead, they were required to enter into intergovernmental agreements with county or municipal governments, which would collect and remit the fees on their behalf.

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[2] Lillydahl, J.H, 1987. Impact Fees in Colorado: Economic, Political, and Legal Overview. Presented at A Symposium on Impact Fees, 1987 Conference of the American Planning Association. New York City. Cited in White and Dahl, 2001.

[3] Carswell, A.T, 2012. The Encyclopedia of Housing, Second Edition. SAGE Publications. p. 385. ISBN 978-1-4129-8958-9. Retrieved 2023-04-03. Cited in Wikipedia, "Impact Fee;" accessed 2023-11-08 at https://en.wikipedia.org/wiki/Impact_fee.

[4] Local governments were defined as counties; home rule municipalities; and statutory cities, towns, territorial charter cities.

In May 2024, the Colorado Legislature significantly expanded the authority of fire protection districts by passing SB24-194, the "Special District Emergency Services Funding Act." Under C.R.S. 32-1-1002(1)(d.5), fire protection districts may impose and collect impact fees directly within their jurisdictions. Additionally, SB24-194 authorized both fire and ambulance districts to levy a sales tax, subject to voter approval, to generate additional revenue for district services.

To comply with current Colorado law, any development impact fees charged by a fire protection district must:

- Be a one-time charge imposed on new development;
- Quantify the reasonable impacts of proposed development on existing capital facilities and establish the impact fee or development charge at a level no greater than necessary to defray such impacts which are directly related to proposed development;
- Be reasonably related to the overall cost of capital. Fees must be fairly calculated and rationally based. Mathematical exactitude is not required, however, and the particular mode adopted by the district in assessing the fee is generally a matter of that district's discretion;
- Ensure no impact fee or other similar development charge shall be imposed to remedy any deficiency in capital facilities that exists without regard to the proposed development; and
- Ensure that impact fees adopted by a local government do not require individual landowners to provide any site-specific dedication or improvements that meet the same need for capital facilities for which the district's impact fee is imposed.

Because the setting of rates and fees involves many questions of judgment and discretion, districts have the flexibility to choose the most appropriate rate-setting method so long as it uses reasonable assumptions and logic in the basis of calculating the development impact fee schedule.

U.S. Supreme Court Decisions

In *Sheetz v. County of El Dorado* (2024), the U.S. Supreme Court unanimously ruled that impact fees are subject to the Takings Clause of the Fifth Amendment of the U.S. Constitution. The two most notable court decisions that are used to analyze takings clause cases are often referred to as *Nollan* and *Dolan*[5].

Guidance from these decisions requires that there be an "essential nexus" between the exaction/fee and the state interest being advanced by that exaction. In the more recent *Dolan v. City of Tigard* (1994) decision, the U.S. Supreme Court held that in addition to an essential nexus, there must be a "rough proportionality" between the proposed exactions and the project impacts that the exactions are intended to mitigate. In *Dolan,* the court further states that rough proportionality need not be derived with mathematical exactitude but must demonstrate some relationship to the specific impact of the subject project:

> *"We think a term such as 'rough proportionality' best encapsulates what we hold to be the requirements of the Fifth Amendment. No precise mathematical calculation is required, but the city must make some sort of individualized determination that the required dedication is related both in nature and extent to the impact of the proposed development."*[6]

Over the past two decades since *Dolan*, many fire districts have imposed impact fees; thus, there now is a broad set of common practices when considering how best to reflect these judicial and statutory requirements in fee design efforts.

Fee Applicability

As noted above, fire districts can only use impact fee revenue to cover the costs of any necessary expansion of capital facilities that are required to serve new development. In addition, fee amounts can only be set in a manner that is proportional to the cost of capital facility expansion needed to maintain—but not improve—existing standards of service.

Capital facilities. *Capital facilities* are the physical component of public services. Under Colorado statute, the definition of *capital* can include all equipment that has at least a five-year lifetime. It does not include personnel or any operational elements of service costs, even in circumstances where new staff are required to operate new facilities. Capital facilities generally include buildings, apparatus, vehicles, office furniture, and other support facilities.

5 *Nollan v. California Coastal Commission*, 483 U.S. 82; 1987 and *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

6 *Dolan v. City of Tigard* (1994) 114S.Ct. 2309.

Nature of capital investments. Not all capital facility costs are associated with community growth or with the expansion of capacity. Most fire districts make investments in capital facilities not because of growth pressures but for the repair and replacement of existing capital. For example, fire districts often make capital investments related to:

- *Repair and replacement of existing facilities*, such as annual building maintenance or replacing a roof;
- *Betterment of existing facilities*, such as introducing new services or improving existing capital facilities without increasing service capacity; and
- *Facilities expansions*, such as expanding an existing building to accommodate growing personnel requirements.

Fire districts are not allowed to account for such investments as part of impact fee calculations nor are they allowed to expend impact fee funds on such investments.

Capital Standards

In designing impact fees, fire districts must determine the appropriate capital standards applicable to each category of infrastructure. Facility standards can vary widely between districts. Whereas some states have legislation that describes such criteria with great specificity, other states—like Colorado—use more general standards. There are two primary approaches for calculating capital standards.

Capital buy-in approach. Capital standards can be estimated using the replacement value of specific capital facilities and the qualified equipment necessary for each category of capital facilities. For example, a city of 2,500 homes with a 20,000 square foot recreation center that has a replacement value of $5 million would have a recreation center standard of 8 square feet per housing unit (i.e., 20,000 square feet/2,500 homes = 8 square feet per home) and a replacement value of $250 per square foot (i.e., $5 million/20,000 square feet = $250 per square foot). Thus, each existing residence would have an embedded recreational investment of $2,000 per home (i.e., $250 x 8 square feet = $2,000 per home), representing the community's recreational facility standard, which is what a developer could be charged for recreational facilities for each new unit.

One important dimension of the capital buy-in approach is the use of the replacement value of each asset. As mentioned earlier, the purpose of impact fees is to maintain the current level of service. Therefore, the value of each asset should be assessed by its current functionality, not its dollar value. For example, even if a dump truck were purchased in 1980 and its present resale value is less than $10,000, the replacement value for that dump truck would be equal to the market rate of a new unit that performs the same function as the original vehicle.

If capital standards are defined using a capital buy-in approach, then calculations of those standards must account for any debt that applies against the relevant capital facilities. Because current residents are already responsible for that debt, it would be duplicative and inappropriate to charge developers impact fees that also include that debt.

Plan-based approach. Fire districts can also use a *plan-based approach* to set capital standards, which relies on capital improvement or other specific plans to estimate the value of capital required to serve future development. A plan-based approach requires forecasts of residential and commercial growth and detailed data on capital expansion plans and costs. Plan-based approaches must focus on expansion-related projects or the expansion portion of projects rather than betterment or replacement projects.

Other Considerations

Over time, some consensus has emerged on how best to ensure that impact fees comply with state statutes and court rulings. Many of the factors that fire districts must consider in designing fees appropriately are described above, but BBC also presents other considerations to be made:

- **Land use allocation**. Courts have indicated that all forms of development that have facility impacts—that is, residential, industrial, and commercial developments—must pay their fair share of expansion costs. If one type of development is exempted from fees, then fees may not be sufficient to cover expansion costs that result from new development.
- **Use specificity**. Impact fee calculations vary between different forms of land use. When compelling evidence is available that the forms, sizes, or uses of particular types of development will result in substantially different demands for fire protection services, then a district's impact fees should reflect that information.
- **Fund balance.** A fire district's impact fee fund balance represents cash investments the existing community has made in capital expansion. When utilizing the capital buy-in approach for calculating development impact fees, these cash investments are combined with capital facilities valuations to arrive at the total capital investment that the community has made.
- **Redevelopment**. The application of impact fees raises questions about how to deal with the redevelopment of existing properties. The redevelopment of a residence—even if it involves full scraping—does not lead to an increase in service demands, because it is still one residential unit with no implications for service delivery costs or capital needs. In contrast, the redevelopment of a larger lot into multiple homes would be assessed an impact fee based on the net number of new residential units, because there would be clear implications for service delivery and capital needs. Commercial redevelopment would be subject to the same considerations.
- **Waivers**. Fire districts should not waive fees unless the funds are reimbursed from other sources such as the general fund or other contributions by the developer to system expansion that meets or exceeds the calculated fees.
- **Timing.** Fees should be assessed at the time that building permits are issued.
- **Updates**. Impact fee calculations should be updated periodically to account for changes in costs and asset values. Most fire districts update their fees every year using an inflation multiplier and conduct updates to their impact fee studies every three to five years.

SECTION II.
Impact Fee Derivation

As described in Section I, there are several types of information that fire protection districts must consider to appropriately set their development impact fees, including determining capital standards. BBC used data from various sources to make appropriate considerations in developing development impact fees for Windsor Severance Fire Rescue.

- **Capital standards.** BBC used WSFR's planned future investment in facilities as the basis for determining capital standards for its new fees based on the District's projections of future capital requirements to serve new growth. The valuation includes estimates of investments in buildings, land, vehicles, and durable equipment.
- **Land use allocation**. It is important for fire districts to determine how impact fees should be allocated according to demand for services by land use so that all forms of development pay their fair share of expansion costs. Although WSFR does not maintain a database of relevant land use, data from the Weld County and Larimer County Assessor's Offices indicates that the majority of current development in WSFR's service area is for residential purposes (68.0 percent single family residential; 7.4 percent multi-family residential; 12.8 percent commercial; and 11.8 percent industrial & warehouse). BBC allocated WSFR's updated development impact fees accordingly, because the mix of future development in the region is not expected to differ substantially from current land use.
- **Use specificity.** To the extent possible, impact fees should reflect the degree to which different forms, sizes, and uses of particular types of development will result in different demand for fire protection services. For residential development, square footage serves as a proxy for demand due to the relative uniformity of residential structures and activity. For non-residential development—where service demand varies substantially based on building use and intensity—the fee calculation incorporates employment generation rates to reflect occupancy intensity.
- **Proportionality.** By using WSFR's planned future investment in facilities to derive capital standards and then setting fee rates to replace the future standards of facility investment, BBC has ensured that proportionality has been reasonably and fairly derived.

WSFR Budget Overview

Property tax revenues for WSFR are collected through the District's 8.250 property tax mill of properties in Weld and Larimer County that are within the District's service area. A millage rate is the tax rate used to calculate local property taxes and represents the amount per every $1,000 of a property's assessed value that a community would charge.

The 2024 WSFR Budget shows the District budgeted revenues of approximately $21.8 million in fiscal year 2024, the vast majority of which was tax-related revenue from property taxes. WSFR's anticipated expenditures in 2024 are $14.8 million, and this is allocated to personnel costs—including salaries, benefits, and volunteer incentives—as well as medical supplies, training, maintenance, capital purchases, and more. Additionally, the District has allocated $6.9 million to its Capital Reserve Fund for 2024. As discussed in Section I, capital investments are generally used for repair and replacement, betterment of facilities and service standards, and facilities expansion.

Property tax revenue that funds WSFR's operating budget will continue to be dedicated to the District's ongoing operational expenses and will not likely be sufficient to fund the District's growth-related capital infrastructure needs. With impact fees, new development pays for an equitable share of new infrastructure and existing taxpayers will not be responsible for subsidizing growth. In addition, WSFR's capital and operating funds can be reserved for other, non-growth-related uses.

Impact Fee Calculations

BBC's methodology for updating WSFR's impact fee includes the following tasks:

1. Quantify the infrastructure investment needed to maintain current level of service given projected growth;
2. Develop estimates of WSFR's current land use pattern; and
3. Calculate the fire protection capital costs per unit of development (per residential dwelling unit or per square foot of non-residential development).

Planned future investment. WSFR's current Capital Improvement Plan details significant investments in facilities and equipment necessary to serve new growth, Planned investments shown in Figure II-1 include only items related to service expansion that are eligible to be funded through impact fees.

Figure II-1.
WSFR Facilities and Capital Investment Plan

Source:

Windsor Severance Fire Rescue; BBC Research & Consulting, 2025.

Type of Capital Facilities	Anticipated Cost (2025 $)
Buildings and Land	
Training Center Land	$500,000
Training Center Phase 1	$2,333,334
Training Center Phase 2	$3,200,000
Station 5 Land	$400,000
Station 1 Expansion	$750,000
Station 5 Building	$6,400,000
Vehicles	
BC Ops	$92,000
Training Lt.	$75,000
CRRD Permit tech	$40,000
Squad Response	$250,000
BC SOT	$92,000
Fleet Manager	$81,000
CRRD Fire Inspector	$62,000
Safety Officer	$92,000
EMS Educator	$72,000
BC Emergency Management/Community Response	$92,000
Division Chief EMS	$92,000
CRRD Fire Inspector	$62,000
Ladder For Station 5	$2,200,000
Equipment to outfit Station 5 Ladder	$175,000
Fire Equipment and Business Property	
Station 5 SCBA compressor	$80,000
Station 5 extractor	$30,000
MDT for fire units	$13,800
Station 5 radios	$20,000
Total Value of Fire Capital Facilities for Fee Calculation	**$17,204,134**

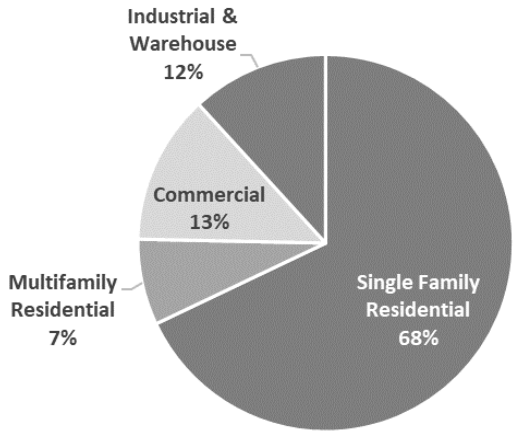
WSFR anticipates it will need approximately $17.2 million of capital attributable to new growth in order to maintain its existing level of service as new homes and businesses are built within the District service area over the coming decades. The capital plan includes a new fire station, training center, vehicles, and corresponding durable equipment.

Current land use. BBC used the current pattern of development in WSFR's service area as a first step in allocating capital expansion costs between different types of land uses. Figure II-2 presents the distribution of residential and non-residential building square footage, based on current data from the Weld County Assessor and Larimer County Assessor. As shown in Figure II-2, about 68 percent of existing development in the region is single family residential, 7 percent is multifamily residential, 13 percent is commercial, and 12 percent is industrial & warehouse.

Figure II-2.
Distribution of Residential and Non-residential Square Footage in the WSFR Service Area, 2024

Source:

Weld County Assessor; Larimer County Assessor; BBC Research & Consulting, 2024.



The $17.2 million value of future fire capital investment (Figure II-1) is allocated across residential and non-residential development based on the relative share of total square footage in the District. Allocating costs between residential and non-residential development based on existing square footage provides a rational and proportional framework for distributing the costs of firefighting facilities and equipment. Building square footage serves as a measurable indicator of the built environment's potential demand for fire protection services. Larger structures typically present greater fire risk, all else equal, in addition to requiring more time and personnel to inspect or suppress fires and may involve more complex response protocols. As such, square footage offers a reliable and consistent proxy for estimating system demand,

Within the District's service area, residential uses comprise 75.3 percent and non-residential uses comprise 24.7 percent of the built environment. Of the $17.2 million in future fire capital facilities investment, $12.9 million is allocated to residential development and $4.3 million is allocated to non-residential development.

Projected residential growth. Figure II-3 displays the residential growth projections for WSFR's service area through 2045 (column header "New Growth"). These projections were provided directly by the District, drawing on information WSFR assembled for the towns of Windsor and Severance. While WSFR does serve some parts of unincorporated Weld and Larimer Counties, this study makes a conservative calculation by estimating that the dwelling projections for Windsor and Severance account for nearly all residential growth within the District boundary.

The District's projections cover 2021 through 2041 for Windsor and 2023 through 2043 for Severance, while this fee study uses a 2025 through 2045 planning horizon. For consistency, it is assumed that the net increase in dwelling units across these similar 20-year periods will be comparable, such that shifting the time frame by a few years does not materially alter the projected level of growth.

Over the 2025 to 2045 period, development in the WSFR service area is projected to produce approximately 9,400 new residential units—7,600 single family dwellings and 1,800 multifamily units.

Residential impact fee calculation. The total value of the future fire capital investment is allocated across categories of residential development based on each category's percent share of existing development. Figure II-3 presents the full fee calculation and the resulting maximum impact fees for residential development within the District.

Figure II-3.
Maximum Allowable Residential Impact Fees for WSFR

	Future Capital Investment Cost Total ($) [A]	Existing Development (%) [B]	Future Capital Investment Cost Allocation ($) [C] = [A] x [B]	Projected Development	
				New Growth (units) [D]	Impact Fee ($) [C] / [D]
Single family	$17.2 million	68.0%	$11,690,516	7,617	$1,535 per dwelling unit
Multifamily		7.4%	$1,269,446	1,808	$702 per dwelling unit

Note: Development projections are for a 20-year timeline.

Source: Windsor Severance Fire Rescue; BBC Research & Consulting, 2025.

As Figure II-3 shows, proposed fees are $1,535 per single family dwelling or $702 per multifamily dwelling unit.

Projected non-residential growth. Figure II-4 displays the non-residential growth projections for WSFR's service area through 2045 (column header "New Growth"). The District provided employment projections originally prepared for the Town of Windsor, citing data from the U.S. Census Bureau's LEHD Origin-Destination Employment Statistics, the Colorado Department of Labor, and TischlerBise. The projections cover the 2019 through 2030 period and report anticipated job growth by sector.

For purposes of this fee study, projections were converted into annualized growth rates, consolidated into two broad categories—Commercial (retail and office/institutional development) and Industrial—and extended through the 2025 to 2045 planning horizon. These growth rates were then applied to the current inventory of non-residential development in the District, under the assumption that development square footage scales with employment growth.

Based on this methodology, development in the WSFR service area is projected to produce approximately 3.5 million square feet of new non-residential development over the 20-year planning horizon, including 1.6 million square feet of commercial space and 1.9 million square feet of industrial and warehouse space.

Non-residential impact fee calculation. Non-residential fire impact fees are calculated using the future capital costs allocated to non-residential development in conjunction with employment density rates to reflect use intensity amongst different categories of non-residential land use. While building size remains an important factor in determining the impacts new development have on WSFR's capital facilities, the intensity and variability of use across non-residential land uses plays a large role in influencing service demand. For example, a 10,000-

square-foot storage warehouse would typically generate fewer emergency calls than a similarly sized commercial kitchen, school, or medical facility.

The non-residential fee model uses average employees per 1,000 square feet from the *Institute of Transportation Engineers (ITE) Trip Generation Manual* to account for this variability.[1] The *ITE Trip Generation Manual*, published by the Institute of Transportation Engineers, provides empirically derived estimates of the employee density generated by different land uses. These rates are based on extensive observational studies conducted at sites across North America and are widely used in transportation planning, traffic impact studies, and land use analysis.

While square footage provides a baseline measure of physical scale, it does not capture differences in activity intensity or occupancy patterns that influence fire risk and service needs. ITE employee density rates serve as a practical proxy for these factors, reflecting how frequently a property is accessed and used. Land uses with higher employment density rates generally correspond to higher levels of human activity, increasing the probability of fire incidents, medical calls, and other emergency responses. Incorporating employment rates therefore enhances the model's ability to allocate costs in proportion to actual service demand.

As shown in Figure II-4, different non-residential land uses generate differing levels of activity. The future capital investment cost total is distributed across development types in proportion to their weighted employment. This produces a cost per square foot that reflects the relative service demands associated with each use and distributes the cost burden in proportion to the demand generated by different types of economic activity and land use. Figure II-4 presents the full fee calculation and the resulting maximum impact fees for non-residential development within the District.

Figure II-4.
Maximum Allowable Non-residential Impact Fees for WSFR

	Future Capital Investment Cost Total ($) [A]	Existing Non-Residential Dev. (% of Total) [B]	Existing Dev. (sq. ft.) [C]	ITE Employment Density (per 1,000 sq. ft.) [D]	Weighted Employment Ratio [E] = [C/1000 x D] / ∑ [C/1000 x D]	Future Capital Investment Cost Allocation ($) [F] = [A x B x E]	Projected Development	
							New Growth (sq. ft.) [G]	Impact Fee ($) [F] / [G]
Commercial	$17.2 million	24.7%	6,652,358	2.12	0.59	$2,524,785	1,624,104	$1.55 per sq. ft.
Industrial			6,126,726	1.57	0.41	$1,719,387	1,897,900	$0.91 per sq. ft.

Note: Development projections are for a 20-year timeline.

Commercial development includes retail, office, institutional, and similar types. Industrial development includes manufacturing, warehousing, and similar types.

Source: Windsor Severance Fire Rescue; BBC Research & Consulting, 2025.

As Figure II-4 shows, proposed fees are $1.55 per square foot of commercial development and $0.91 per square foot of industrial development.

[1] ITE Trip Generation Manual 11th Edition, 2021.

Sprinklers in lieu of fees. The presence of sprinkler systems can reduce the service burden on a fire district, while also preventing loss of both property and life. All commercial buildings within the District are required to have a fully automatic fire sprinkler system if the square footage exceeds 5,000 square feet.[2] Full sprinkler requirements are outlined in Chapter 9 of the 2024 International Fire Code. Fire districts may choose to waive or reduce impact fees for those residential or commercial developments who voluntarily install sprinkler systems.

Nationwide, the installation cost per sprinklered square foot generally ranges from $1.50 to $2.00. Thus, the average cost of voluntary sprinkler installation will often outweigh the value of impact fees. While the presence of sprinklers within a development does not eliminate the need for a response from the District in the event of an emergency, it helps to offset the impacts of the feepayer's development activity. In addition, sprinkler systems reduce property loss and reduce the chance of fire-related death or injury.

WSFR may offer waived or reduced impact fees for those developments that voluntarily install a sprinkler system. The reduction of impact fees should serve to incentivize residential and commercial developers to consider the installation of sprinkler systems when it is not required.

BBC recommends that WSFR reduce impact fees by a percentage commensurate to the reduced service costs when a sprinkler system is voluntarily installed. Because the presence of sprinklers does not completely eliminate the need for WSFR to respond to a call for a service, BBC recommends that the fee not be eliminated in its entirety.

WSFR may choose whether to waive or reduce the calculated impact fees for those developments that voluntarily install a sprinkler system. Should the District choose to reduce the fees, this fee reduction must be applied uniformly across all development types. In addition, developers must install sprinklers across the entire development, rather than on selected properties.

[2] Windsor Severance Fire Rescue, Construction & Development Procedures Guide, p. 12

SECTION III.
Summary and Recommendations

The residential and non-residential development impact fees that BBC recommends for WSFR's consideration represent maximum allowable amounts. However, WSFR may choose to adopt fees below these amounts. BBC offers the following recommendations regarding implementation of impact fees for Windsor Severance Fire Rescue:

- WSFR should provide the development community with a minimum of three to six months' notice prior to implementing the impact fee schedule. This advance notice ensures developers have sufficient time to adjust project budgets and timelines.
- WSFR should maintain its impact fee fund in an interest-bearing account that is separate and apart from its general fund. All fees collected in accordance with the impact fee schedule shall be deposited and accounted for as required in *Colorado Revised Statutes Title 29, Article 1, Part 8, Section 29-1-803 (see also C.R.S. 32-1-1002(1)(d.5)).*
- WSFR should adhere to a written policy governing expenditure of monies from its impact fee fund. Withdrawals from the impact fee fund should only be used to pay for growth-related capital facilities with a service life of five or more years. All proceeds shall be used in conformance with *Colorado Revised Statutes Title 29, Article 20, Part 1, Section 29-20-104.5 (see also C.R.S. 32-1-1002(1)(d.5)).*
- WSFR should prohibit the payment of operational expenses with impact fees, including the repair and replacement of existing facilities not necessitated by growth. In cases where WSFR expects new capital facilities to partially replace existing capacity and to partially serve new growth, the District and its legal counsel should determine, to the best of its ability, what percentage of repair and replacement is necessary to serve new development and should use that as the basis of allocating funding for repair and replacement needs.
- WSFR should update its impact fee studies periodically (e.g., every three to five years) as it invests in additional equipment and facilities and as future development occurs, to ensure its impact fees reflect its existing service standards.
- Between updates, WSFR should adjust its impact fees annually at the start of each year based on the U.S. Bureau of Labor Statistics' Mountain-Plains Information Office's consumer price index for the Mountain-Plains Region.[1]
- WSFR should establish a process to address unique scenarios that may require further individualization of impact fees. This process should include a mechanism allowing property owners to present data if they believe the fee, as applied, does not accurately reflect the specific impacts of their development, ensuring compliance with *Sheetz v. County of El Dorado, Cal., 601 U.S. 267* (2024).

[1] https://www.bls.gov/regions/mountain-plains/cpi-summary

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

WORK SESSION & MEETING MINUTES
Tuesday, January 13, 2026, at 5:00 PM

Mayor:	Matthew Fries
Mayor Pro-tem:	Brittany Vandermark
Council Members:	David Bruen Craig Joseph Stephen Gagliardi Karen Hessler Josh Ochs
Audience:	
Staff:	Nicholas Wharton, Town Manager Lindsay Radcliff-Coombes, Deputy Town Manager Sarah Jacobsen, Town Clerk Shani Porter, Planning Director Ken Chavez, Police Chief Andrew Rogers, Town Attorney

A. COUNCIL SWEARING IN (4:30 pm)

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

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

1. Pg. 4 - Raftelis Utility Rate Study Presentation

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

  Todd Cristiano with Raftelis presented findings and answered questions on the utility rate study.

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

1. Roll Call

Present:
Mayor Matthew Fries, Mayor Pro Tem Brittany Vandermark, Council Member David Bruen, Council Member Craig Joseph, Council Member Stephen Gagliardi, Council

Member Karen Hessler, Council Member Josh Ochs

2. **Pledge of Allegiance**

3. **Agenda Review by Town Manager**

4. **Consent Calendar**

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

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

MOTION PASSED

a. **Pg. 30 - Town Council Special Meeting Minutes 12.30.25**

b. **Pg. 33 - November 2025 Payables**

c. **Pg. 37 - November 2025 Financial Statements**

5. **Approval of Agenda**

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

MOTION PASSED

6. **Public Comment**

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

No one present wished to speak.

7. **Council Member Comments**

8. **Reports**

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

a. Town Attorney

b. Town Staff

c. Town Management

d. Council Members Liaisons

e. Mayor

D. TOWN COUNCIL

1. Pg. 118 - Planning Commissioner Appointment

- Legislative, Discussion
- Staff Presentation: Shani Porter, Planning Director

Town Council interviewed Russ Liberty for the Planning Commission opening. The seat is filling a vacancy with a term through June 2029.

MOTION WAS MADE BY Council Member Hessler, seconded by Mayor Pro-Tem Vandermark to appoint Russ Liberty as Planning Commissioner. All Council Members present voting Yes.

MOTION PASSED

2. Pg. 123 - Water Efficiency Plan Presentation

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

Kelsey Dudziak with WestWater Research, led the presentation on the water efficiency plan for Severance.

3. Pg. 124 - Mayor Pro-Tem Appointment

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Ochs to Appoint Brittany Vandermark as Mayor Pro-Tem for a one year term. All Council Members present voting Yes.

MOTION PASSED

4. Pg. 125 - Town Council Liaison Appointments

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

The Mayor and Town Council discussed liaison appointments. Council Member Hessler expressed interest in Clearview Library District and Council Member Joseph wished to remain the library liaison. Town Council agreed on the following liaison roles:

- Mayor Fries, Chamber of Commerce and North Front Range MPO
- Mayor Pro-Tem Vandermark, Citizen Advisory Board and Youth Council

- Council Member Gagliardi, Great Western Trail
- Council Member Bruen, North Weld Water District
- Council Member Joseph, Clearview Library District
- Council Member Hessler, Weld RE4 School District
- Council Member Ochs, Windsor Severance Fire District and Alternate for North Front Range MPO

E. COUNCIL MEMBER PETITIONS

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

Council Member Gagliardi petitioned to discuss the purchase of the Great Western Trail train car at the Council Retreat on January 16, 2026.
Council Member Gagliardi petitioned to work with Council Member Hessler and Town staff to develop a Kids Program, possibly partnering with Windsor Recreation Center and utilizing Severance High School for a summer program.

F. 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**

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

MOTION PASSED

G. ADJOURN

The meeting adjourned at 7:30 p.m.

TOWN OF SEVERANCE

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

Fri Jan 16th, 2026

Attn: Town Council and Stakeholders

Re: Financial Statement Review

The Interim Financial Statements for **December 2025** for the Town of Severance have been reviewed and can be published as part of the **January 27th, 2026**, Town Council Consent Agenda.

All the best,

Jacquelyn Grossnickle
Finance Director

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

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
DECEMBER 31, 2025

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	405
01-101000	BANK OF CO- CHECKING ***1469	451,663
01-101500	BANK OF CO CREDIT CARD ***1481	4,057
01-101600	BANK OF CO CASH OUTLAY ***8205	(251,051)
01-102100	COLOTRUST - 8001	21,483,503
01-102110	COLOTRUST - 4001	1,081
01-102180	UMB SAFEKEEPING	47,445,987
01-106000	XPRESS DEPOSIT ACCOUNT	8,501
	TOTAL COMBINED CASH	69,144,147
01-100000	CASH ALLOCATED TO OTHER FUNDS	(69,144,147)
	TOTAL UNALLOCATED CASH	

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	19,408,487
11	ALLOCATION TO CONSERVATION TRUST FUND	474,804
12	ALLOCATION TO TRANSPORTATION FUND	4,083,512
13	ALLOCATION TO PARKS FUND	595,786
14	ALLOCATION TO PUBLIC FACILITIES FUND	609,206
15	ALLOCATION TO PUBLIC SAFETY FUND	400,756
20	ALLOCATION TO GRANTS FUND	980,238
41	ALLOCATION TO FLEET FUND	673,173
51	ALLOCATION TO WATER FUND	19,379,211
52	ALLOCATION TO WASTEWATER FUND	16,149,696
53	ALLOCATION TO STORMWATER FUND	1,982,071
75	ALLOCATION TO CAPITAL PROJECTS	4,396,380
	TOTAL ALLOCATIONS TO OTHER FUNDS	69,133,320
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(69,133,320)
	ZERO PROOF IF ALLOCATIONS BALANCE	

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

GENERAL FUND

	ASSETS			
10-100000	CASH - COMBINED FUND		19,408,487	
10-105000	TAXES RECEIVABLE		88	
10-105300	CASH W/ WELD COUNTY TREASURER		5,344	
10-105400	PREPAID EXPENSES		50,372	
10-115000	ACCOUNTS RECEIVABLE		30,416	
10-115010	FUEL INVENTORY		6,180	
10-115011	DIESEL INVENTORY		3,988	
10-120000	DEVELOPER RECEIVABLES		12,831	
10-131000	DUE FROM OTHER GOVERNMENTS		241,963	
10-158000	SUSPENSE		1,823	
	TOTAL ASSETS			19,761,492
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-202000	ACCOUNTS PAYABLE		8,106	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS		65,036	
10-203500	CUSTOMER DEPOSITS-RENTALS		1,900	
10-204000	OTHER ACCRUED EXPENSES		10,121	
10-211400	COLORADO UNEMPLOYMENT PAYABLE			
10-211650	AFLAC PAYABLE		1,456	
10-211710	DISABILITY INSURANCE PAYABLE		(4,493)	
10-211750	LIFE INSURANCE PAYABLE		452	
10-211800	DEFERRED PROPERTY TAXES		88	
10-211900	CHILD SUPPORT		(191)	
	TOTAL LIABILITIES			82,475
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
10-290000	FUND BALANCE	24,024,491		
	REVENUE OVER EXPENDITURES - YTD	(4,345,473)		
	BALANCE - CURRENT DATE		19,679,017	
	TOTAL FUND EQUITY			19,679,017
	TOTAL LIABILITIES AND EQUITY			19,761,492

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	TAXES					
10-31-1000	PROPERTY TAX		2,077,860	2,076,298	(1,562)	100.1
10-31-3000	SALES TAX	241,963	2,232,623	2,050,000	(182,623)	108.9
10-31-4000	USE TAX	28,734	2,446,890	2,600,000	153,110	94.1
10-31-8100	SEVERANCE TAX (OIL & GAS)		14,415	100,000	85,585	14.4
10-31-8200	FRANCHISE	24,165	229,573	200,000	(29,573)	114.8
10-31-9000	INTEREST / DELINQUENT TAX		1,832	623	(1,209)	294.1
	TOTAL TAXES	294,862	7,003,194	7,026,921	23,727	99.7
	LICENSES & PERMITS					
10-32-1000	BUSINESS LICENSE	825	3,775		(3,775)	.0
10-32-1100	LIQUOR LICENSE	175	2,048	500	(1,548)	409.5
10-32-2000	HOME BASED BUSINESS FEES		1,875	250	(1,625)	750.0
10-32-2100	BUILDING PERMIT & LICENSE	20,643	331,823	657,500	325,677	50.5
10-32-2600	ANIMAL LICENSES	75	976	540	(436)	180.8
10-32-3100	PLANNING ADMINISTRATION FEE	1,336	28,840	30,000	1,160	96.1
10-32-3400	OFFICE ADMINISTRATION FEE	5,103	92,875	200,000	107,125	46.4
10-32-4100	ROW/HUNT/SIGN/DEVELOP. PERMITS	2,550	61,600	18,000	(43,600)	342.2
10-32-4150	SOLICITOR LICENSES		2,975	2,000	(975)	148.8
	TOTAL LICENSES & PERMITS	30,707	526,787	908,790	382,003	58.0
	INTERGOVERNMENTAL					
10-33-4000	STATE GRANTS	671	4,647		(4,647)	.0
10-33-4500	OTHER GRANT REVENUE		50,000		(50,000)	.0
10-33-5000	HIGHWAY USERS	33,185	376,677	216,634	(160,043)	173.9
10-33-5050	MINERAL LEASE		78,082	50,000	(28,082)	156.2
10-33-5100	MOTOR VEHICLE FEES		87,620	60,213	(27,407)	145.5
10-33-5200	COUNTY ROAD & BRIDGE	5,344	64,128	91,357	27,229	70.2
10-33-5300	SPECIFIC OWNERSHIP TAX		84,167	91,357	7,190	92.1
10-33-5600	CIGARETTE TAX	345	4,243	3,000	(1,243)	141.4
10-33-6000	SHARED REVENUE WINDSOR		243,123	200,000	(43,123)	121.6
	TOTAL INTERGOVERNMENTAL	39,545	992,688	712,561	(280,127)	139.3
	CHARGES FOR SERVICES					
10-34-1100	COURT COSTS	120	3,240	2,880	(360)	112.5
10-34-1200	POLICE REVENUE		55,494	62,431	6,937	88.9
10-34-1400	COPIES & REPORTS	333	2,208	2,000	(208)	110.4
	TOTAL CHARGES FOR SERVICES	453	60,943	67,311	6,368	90.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES & FORFEITS					
10-35-1000	MUNICIPAL COURT FINES	7,180	94,546	45,000	(49,546)	210.1
10-35-1100	SURCHARGE	440	5,873	1,920	(3,953)	305.9
10-35-1300	RESTITUTION - TOWN		3,204		(3,204)	.0
	TOTAL FINES & FORFEITS	7,620	103,622	46,920	(56,702)	220.9
	MISCELLANEOUS					
10-36-1000	RETURN CHECK CHARGES	330	3,710	2,500	(1,210)	148.4
10-36-1500	INSURANCE CLAIM PAYMENTS		1,164		(1,164)	.0
10-36-2000	OTHER MISCELLANEOUS REVENUE	85	8,359	3,000	(5,359)	278.6
10-36-2500	SCHOLARSHIP CONTRIBUTION		5,000		(5,000)	.0
10-36-3000	RENT	7,264	97,207	75,270	(21,937)	129.1
10-36-3500	INTEREST AND DIVIDENDS	71,989	865,188	517,170	(348,018)	167.3
10-36-3550	CHANGE IN MARKET VALUE	(5,885)	665,254		(665,254)	.0
10-36-4500	MATERIALS AND LABOR	1,404	13,609	2,000	(11,609)	680.4
10-36-5000	SPECIAL EVENT REVENUE	275	57,871	70,000	12,130	82.7
10-36-8050	OIL AND GAS ROYALTIES	2,233	18,892		(18,892)	.0
10-36-9900	OTHER REVENUES		917,044		(917,044)	.0
	TOTAL MISCELLANEOUS	77,695	2,653,297	669,940	(1,983,357)	396.1
	TOTAL FUND REVENUE	450,883	11,340,531	9,432,443	(1,908,088)	120.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	LEGISLATIVE					
10-41-1100	REGULAR STAFF WAGES	9,065	97,608	109,605	11,997	89.1
10-41-1102	OVERTIME			100	100	.0
10-41-1104	RETIREMENT 457	266	2,861	3,420	559	83.6
10-41-1105	BOARD OF TRUSTEE FEES	1,300	19,800	36,000	16,200	55.0
10-41-1130	FICA/MEDICARE	793	8,982	11,139	2,157	80.6
10-41-1140	WORKERS COMPENSATION		1,881	1,930	49	97.5
10-41-1150	UNEMPLOYMENT	18	191	272	81	70.2
10-41-1160	HEALTH INSURANCE	874	10,486	10,488	2	100.0
10-41-1161	DISABILITY INSURANCE	142	1,523	2,184	661	69.7
10-41-2100	LEGAL FEES	5,432	163,447	83,000	(80,447)	196.9
10-41-2990	OTHER PROFESSIONAL FEES		242		(242)	.0
10-41-3150	TELEPHONE	132	659	1,219	560	54.0
10-41-3180	MILEAGE			50	50	.0
10-41-3210	INSURANCE AND BONDS		5,366	4,753	(613)	112.9
10-41-3320	PRINTING		15,316	25,200	9,884	60.8
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	685	10,441	11,500	1,059	90.8
10-41-3820	CONTINUING EDUCATION	3,992	19,420	24,000	4,580	80.9
10-41-3825	MEETING/MEALS	1,241	12,745	12,100	(645)	105.3
10-41-3990	MISCELLANEOUS	41	487	525	38	92.7
10-41-3992	COUNCIL SPECIAL EVENTS		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		3,740	7,400	3,660	50.5
10-41-4330	COMPUTER SUPPORT AND MAINT	7,921	54,726	53,178	(1,548)	102.9
10-41-4350	SAFETY			10,000	10,000	.0
10-41-4530	VEHICLE & EQUIP AMORTIZATION	165	1,980	1,980		100.0
10-41-4810	UNIFORMS	594	671	4,000	3,329	16.8
10-41-4990	SUPPLIES	214	681	1,680	999	40.5
10-41-5500	TOWN COUNCIL DISCRETIONARY		46,244	200,000	153,756	23.1
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	32,875	485,174	640,983	155,809	75.7
	ELECTIONS					
10-42-3310	WELD CO COORDINATED ELECTION		21,753	15,200	(6,553)	143.1
10-42-3320	PRINTING		201		(201)	.0
	TOTAL ELECTIONS		21,953	15,200	(6,753)	144.4

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	JUDICIAL					
10-43-1100	REGULAR STAFF WAGES		11,298	40,560	29,262	27.9
10-43-1102	OVERTIME			100	100	.0
10-43-1104	RETIREMENT 457		332	1,265	933	26.2
10-43-1130	FICA/MEDICARE		864	3,103	2,239	27.9
10-43-1140	WORKERS COMPENSATION		940	965	25	97.5
10-43-1150	UNEMPLOYMENT		23	81	58	28.0
10-43-1160	HEALTH INSURANCE		1,748	5,244	3,496	33.3
10-43-1161	DISABILITY INSURANCE		128	608	480	21.0
10-43-2100	LEGAL FEES	850	11,050	13,663	2,613	80.9
10-43-2110	MUNICIPAL JUDGE	800	8,800	9,600	800	91.7
10-43-3150	TELEPHONE	58	261	407	146	64.1
10-43-3210	INSURANCE AND BONDS		2,683	2,377	(306)	112.9
10-43-3820	EDUCATION		693	1,000	307	69.3
10-43-3830	TRANSLATOR/JUROR FEES	75	529	630	101	84.0
10-43-4310	COURT SUPPLIES		63	525	462	12.0
10-43-4810	UNIFORMS			200	200	.0
	TOTAL JUDICIAL	1,783	39,411	80,328	40,917	49.1

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	ADMINISTRATION					
10-44-1100	REGULAR STAFF WAGES	27,316	345,576	367,701	22,125	94.0
10-44-1102	OVERTIME			400	400	.0
10-44-1104	RETIREMENT	1,401	15,571	13,794	(1,777)	112.9
10-44-1130	FICA/MEDICARE	1,680	25,611	26,178	567	97.8
10-44-1140	WORKERS COMPENSATION		6,207	6,369	162	97.5
10-44-1150	UNEMPLOYMENT	55	708	684	(24)	103.5
10-44-1160	HEALTH & LIFE INSURANCE	2,680	28,388	26,390	(1,998)	107.6
10-44-1161	DISABILITY INSURANCE	377	3,834	5,133	1,299	74.7
10-44-2150	HR SERVICES	6,581	24,999	75,000	50,001	33.3
10-44-2990	OTHER PROFESSIONAL FEES		2,249	15,000	12,751	15.0
10-44-3110	UTILITIES	1,277	17,757	15,289	(2,468)	116.1
10-44-3150	TELEPHONE	887	8,306	5,755	(2,551)	144.3
10-44-3175	BUILDING REPAIRS & MAINTENANCE	1,185	16,239	15,000	(1,239)	108.3
10-44-3177	VEHICLE REPAIRS & MAINTENANCE	177	234	3,163	2,929	7.4
10-44-3210	INSURANCE AND BONDS	1,000	19,417	15,683	(3,734)	123.8
10-44-3220	CIRSA DEDUCTIBLES			1,575	1,575	.0
10-44-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	399	2,559	3,400	841	75.3
10-44-3820	CONTINUING EDUCATION	(2,849)	12,696	11,000	(1,696)	115.4
10-44-3825	MEALS/MISCELLANEOUS	2,766	7,939	10,000	2,061	79.4
10-44-3990	MISCELLANEOUS SERVICES/COPIER	1,007	6,958	6,615	(343)	105.2
10-44-3992	SPECIAL EVENT EXPENDITURE	25,373	146,286	200,000	53,714	73.1
10-44-4000	ADVERTISING		2,029	10,000	7,971	20.3
10-44-4310	OFFICE SUPPLIES	202	6,006	7,770	1,764	77.3
10-44-4320	COMPUTER REPLACE./AUDIO VISUAL	1,762	15,450	16,300	850	94.8
10-44-4330	COMPUTER SUPPORT AND MAINT	935	29,798	34,647	4,849	86.0
10-44-4340	POSTAGE	664	3,217	3,465	248	92.9
10-44-4350	SAFETY	55	308	10,000	9,692	3.1
10-44-4360	WELLNESS	3,345	9,781	25,000	15,219	39.1
10-44-4390	OTHER OFFICE EXPENSE	41	2,905	3,000	95	96.8
10-44-4520	VEHICLE FUEL	64	679	1,110	431	61.2
10-44-4530	VEHICLE & EQUIP AMORTIZATION	295	3,540	3,540		100.0
10-44-4810	UNIFORMS		1,515	2,000	485	75.7
10-44-4850	UNANTICIPATED EXP/CONTINGENCY	(6,275)	46,827	50,000	3,173	93.7
10-44-4990	MISCELLANEOUS SUPPLIES		41	1,470	1,429	2.8
10-44-8000	LEASE PAYMENT	256	988		(988)	.0
	TOTAL ADMINISTRATION	72,658	814,619	992,430	177,812	82.1

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FINANCE					
10-45-1100	REGULAR STAFF WAGES	18,917	214,009	278,601	64,592	76.8
10-45-1102	OVERTIME			100	100	.0
10-45-1104	RETIREMENT 457	568	6,416	7,791	1,375	82.4
10-45-1130	FICA/MEDICARE	1,377	15,546	18,315	2,769	84.9
10-45-1140	WORKERS COMPENSATION		6,583	6,755	172	97.5
10-45-1150	UNEMPLOYMENT	38	428	557	129	76.9
10-45-1160	HEALTH & LIFE INSURANCE	3,172	37,249	44,596	7,347	83.5
10-45-1161	DISABILITY INSURANCE	358	3,474	3,591	117	96.7
10-45-2200	AUDIT & ACCOUNTING FEES		26,795	35,500	8,705	75.5
10-45-3150	TELEPHONE	231	2,583	1,753	(830)	147.3
10-45-3210	INSURANCE AND BONDS		19,091	16,633	(2,458)	114.8
10-45-3315	WELD COUNTY TREASURER FEE		20,836	20,800	(36)	100.2
10-45-3340	BANK CHARGES	20	1,345	1,050	(295)	128.1
10-45-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1	135	210	75	64.2
10-45-3820	CONTINUING EDUCATION		4,336	13,000	8,664	33.4
10-45-3825	MEALS/MISCELLANEOUS		882	1,000	118	88.2
10-45-4310	OFFICE SUPPLIES	61	1,391	1,575	184	88.3
10-45-4320	COMPUTER REPLACE./AUDIO VISUAL	1,762	4,065	13,300	9,235	30.6
10-45-4330	COMPUTER SUPPORT AND MAINT		7,724	7,259	(465)	106.4
10-45-4350	SAFETY			10,000	10,000	.0
10-45-4810	UNIFORMS		1,371	2,300	929	59.6
	TOTAL FINANCE	26,505	374,259	484,686	110,427	77.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC SAFETY					
10-51-1100	REGULAR STAFF WAGES	117,464	1,322,335	1,424,493	102,158	92.8
10-51-1102	OVERTIME	3,533	104,773	60,000	(44,773)	174.6
10-51-1104	RETIREMENT	421	5,225	8,976	3,751	58.2
10-51-1107	CONTRACTED SECURITY SERVICES	319	12,420	15,000	2,580	82.8
10-51-1130	FICA/MEDICARE	2,566	30,868	31,969	1,101	96.6
10-51-1140	WORKERS COMPENSATION		30,069	30,879	810	97.4
10-51-1150	UNEMPLOYMENT	243	2,881	2,849	(32)	101.1
10-51-1155	POLICE PENSION	9,479	108,651	177,607	68,956	61.2
10-51-1160	HEALTH INSURANCE	16,224	182,700	212,046	29,346	86.2
10-51-1161	DISABILITY INSURANCE	5,152	54,828	21,367	(33,461)	256.6
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	6,162	46,265	52,500	6,235	88.1
10-51-2990	OTHER PROFESSIONAL FEES		9,188	28,350	19,162	32.4
10-51-3110	UTILITIES	2,237	19,949	5,796	(14,153)	344.2
10-51-3150	TELEPHONE/PAGERS	1,738	21,122	21,081	(41)	100.2
10-51-3173	REPAIRS & MAINTENANCE - EQUIPM		285		(285)	.0
10-51-3175	BUILDING REPAIRS & MAINTENANCE	1,443	1,487	5,000	3,513	29.7
10-51-3177	VEHICLE REPAIRS & MAINTENANCE	4,110	90,080	34,686	(55,394)	259.7
10-51-3180	MILEAGE			50	50	.0
10-51-3210	INSURANCE AND BONDS		85,852	76,037	(9,815)	112.9
10-51-3320	PRINTING/FORMS	247	3,606	3,000	(606)	120.2
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		2,030	1,155	(875)	175.8
10-51-3740	RADIO MAINTENANCE		104	1,000	896	10.4
10-51-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	(900)	1,323	1,000	(323)	132.3
10-51-3820	CONTINUING EDUCATION & TRAIN	150	11,424	22,000	10,576	51.9
10-51-3825	MEALS/MISCELLANEOUS	74	1,762	2,000	238	88.1
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		183	1,365	1,182	13.4
10-51-3992	PD SPECIAL EVENTS		1,065	1,000	(65)	106.5
10-51-4300	OFFICE FURNITURE			1,140	1,140	.0
10-51-4310	OFFICE SUPPLIES	160	2,803	2,625	(178)	106.8
10-51-4320	COMPUTER REPLACE./AUDIO VISUAL		8,666	7,500	(1,166)	115.6
10-51-4330	COMPUTER SUPPORT AND MAINT	905	54,507	65,634	11,127	83.1
10-51-4340	POSTAGE		11		(11)	.0
10-51-4350	SAFETY			10,000	10,000	.0
10-51-4520	VEHICLE FUEL	2,786	29,580	29,350	(230)	100.8
10-51-4530	VEHICLE & EQUIP AMORTIZATION	4,221	50,650	27,900	(22,750)	181.5
10-51-4720	EQUIPMENT FOR PATROL		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	30	20,783	25,000	4,217	83.1
10-51-4990	MISCELLANEOUS SUPPLIES		387	3,465	3,078	11.2
	TOTAL PUBLIC SAFETY	178,763	2,424,478	2,515,580	91,102	96.4

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREETS / MAINTENANCE					
10-61-1100	REGULAR STAFF WAGES	26,446	214,987	260,980	45,993	82.4
10-61-1102	OVERTIME	866	7,956	2,700	(5,256)	294.7
10-61-1104	RETIREMENT	793	6,233	9,270	3,037	67.2
10-61-1130	FICA/MEDICARE	2,002	16,181	19,492	3,311	83.0
10-61-1140	WORKERS COMPENSATION		8,088	8,299	211	97.5
10-61-1150	UNEMPLOYMENT	55	447	522	75	85.6
10-61-1160	HEALTH & LIFE INSURANCE	4,832	43,733	74,224	30,491	58.9
10-61-1161	DISABILITY INSURANCE	233	2,872	2,248	(624)	127.8
10-61-2990	OTHER PROFESSIONAL FEES	119	4,217	1,155	(3,062)	365.1
10-61-3110	UTILITIES	711	1,078	744	(334)	144.8
10-61-3150	TELEPHONE	386	1,707	1,794	87	95.2
10-61-3161	STREET LIGHTING	7,462	85,388	78,750	(6,638)	108.4
10-61-3162	TRAFFIC LIGHTS		585	2,000	1,415	29.3
10-61-3172	REPAIRS & MAINTENANCE - STREET	(310)	181,762	179,000	(2,762)	101.5
10-61-3173	REPAIRS & MAINTENANCE - EQUIPM	1,223	13,363	12,500	(863)	106.9
10-61-3175	BUILDING REPAIRS & MAINTENANCE	296	3,125	1,800	(1,325)	173.6
10-61-3177	VEHICLE REPAIRS & MAINTENANCE	494	10,260	11,712	1,452	87.6
10-61-3210	INSURANCE AND BONDS		23,073	20,435	(2,638)	112.9
10-61-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS			500	500	.0
10-61-3820	CONTINUING EDUCATION	84	1,351	3,800	2,449	35.5
10-61-3825	MEAL, MEETING, TRAVEL EXPENSE	221	386	1,000	614	38.6
10-61-3990	MISCELLANEOUS SERVICES	599	1,796		(1,796)	.0
10-61-4310	OFFICE SUPPLIES		59	500	441	11.8
10-61-4311	STREET SUPPLIES	960	4,568	3,885	(683)	117.6
10-61-4330	COMPUTER SUPPORT & MAINTENANCE	566	27,680	29,791	2,111	92.9
10-61-4350	SAFETY	433	8,957	10,000	1,043	89.6
10-61-4520	VEHICLE FUEL	1,273	11,781	11,160	(621)	105.6
10-61-4530	VEHICLE & EQUIP AMORTIZATION	1,285	15,419	15,419		100.0
10-61-4810	UNIFORMS	768	2,403	2,200	(203)	109.3
10-61-4990	MISCELLANEOUS SUPPLIES		1,244	2,310	1,067	53.8
10-61-5000	STREET SIGNS		13,010	14,910	1,900	87.3
	TOTAL STREETS / MAINTENANCE	51,797	713,709	783,100	69,391	91.1
	SNOW					
10-63-1100	REGULAR STAFF WAGES	2,638	14,208		(14,208)	.0
10-63-1102	OVERTIME	27	9,233	12,000	2,767	76.9
10-63-1104	RETIREMENT	79	456		(456)	.0
10-63-1130	FICA/MEDICARE	191	1,737		(1,737)	.0
10-63-1150	UNEMPLOYMENT	5	47		(47)	.0
10-63-3173	REPAIRS & MAINTENANCE - EQUIPM	370	5,541	6,700	1,159	82.7
10-63-4110	SUPPLIES	8,746	58,675	60,000	1,325	97.8
10-63-4350	SAFETY		221		(221)	.0
10-63-4520	VEHICLE FUEL	300	990	1,100	110	90.0
10-63-4530	VEHICLE & EQUIP AMORTIZATION	2,083	25,000	25,000		100.0
	TOTAL SNOW	14,440	116,106	104,800	(11,306)	110.8

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	1,840	22,084	26,049	3,965	84.8
10-64-3175	BUILDING REPAIRS & MAINTENANCE	383	17,307	20,000	2,693	86.5
10-64-3690	MOSQUITO CONTROL		38,041	40,000	1,959	95.1
10-64-3825	MEALS, MEETINGS AND TRAVEL		444	1,500	1,056	29.6
10-64-3990	MISCELLANEOUS SERVICES	136	1,785	1,890	105	94.5
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		2,414	3,360	946	71.8
10-64-5001	TORNADO SIRENS			945	945	.0
	TOTAL PUBLIC WORKS OVERHEAD	2,360	89,421	108,434	19,013	82.5

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PARKS / GREEN SPACE					
10-65-1100	REGULAR STAFF WAGES	17,253	153,278	150,121	(3,157)	102.1
10-65-1101	PART-TIME STAFF WAGES		44,673	49,521	4,848	90.2
10-65-1102	OVERTIME		2,448	2,800	352	87.4
10-65-1104	RETIREMENT	500	5,484	4,322	(1,162)	126.9
10-65-1130	FICA/MEDICARE	1,234	16,829	14,385	(2,444)	117.0
10-65-1140	WORKERS COMPENSATION		4,590	6,176	1,586	74.3
10-65-1150	UNEMPLOYMENT	35	465	416	(49)	111.7
10-65-1160	HEALTH & LIFE INSURANCE	3,661	41,787	34,393	(7,394)	121.5
10-65-1161	DISABILITY INSURANCE	312	3,311	2,821	(490)	117.4
10-65-2990	OTHER PROFESSIONAL FEES		164		(164)	.0
10-65-3110	UTILITIES	4,211	31,332	20,370	(10,962)	153.8
10-65-3150	TELEPHONE/PAGERS	103	2,146	2,284	138	94.0
10-65-3171	VANDALISM		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	1,302	24,711	25,900	1,189	95.4
10-65-3175	BUILDING REPAIRS & MAINTENANCE	546	9,374	10,100	726	92.8
10-65-3176	GROUNDS MAINTENANCE		17,862	21,025	3,163	85.0
10-65-3177	VEHICLE REPAIRS & MAINTENANCE	75	6,631	10,283	3,652	64.5
10-65-3210	INSURANCE AND BONDS		16,648	15,208	(1,440)	109.5
10-65-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS		294	350	56	84.0
10-65-3820	CONTINUING EDUCATION	84	754	2,900	2,146	26.0
10-65-3825	MEETING/MEALS/TRAVEL	162	914	1,000	86	91.4
10-65-3990	SERVICES	1,276	8,440	2,000	(6,440)	422.0
10-65-4310	OFFICE SUPPLIES		59		(59)	.0
10-65-4330	COMPUTER SUPPORT & MAINTENANCE	566	28,840	30,951	2,111	93.2
10-65-4350	SAFETY	90	5,729	10,000	4,271	57.3
10-65-4520	VEHICLE FUEL	558	7,540	10,960	3,420	68.8
10-65-4530	VEHICLE & EQUIP AMORTIZATION	243	2,919	2,919		100.0
10-65-4810	UNIFORMS	768	1,701	1,600	(101)	106.3
10-65-4990	SUPPLIES	36	5,419	9,870	4,451	54.9
10-65-6000	TREE CITY USA	328	28,549	37,300	8,751	76.5
10-65-7990	OTHER SMALL EQUIPMENT			3,045	3,045	.0
	TOTAL PARKS / GREEN SPACE	33,341	477,103	490,540	13,437	97.3

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING					
10-70-1100	REGULAR STAFF WAGES	12,996	156,946	170,202	13,256	92.2
10-70-1102	OVERTIME			100	100	.0
10-70-1104	RETIREMENT	390	4,708	2,028	(2,680)	232.2
10-70-1105	PLANNER FEES		5,722		(5,722)	.0
10-70-1130	FICA/MEDICARE	987	12,052	13,020	968	92.6
10-70-1140	WORKERS COMPENSATION		3,762	3,860	98	97.5
10-70-1150	UNEMPLOYMENT	26	317	340	23	93.3
10-70-1160	HEALTH & LIFE INSURANCE	1,775	21,301	21,144	(157)	100.7
10-70-1161	DISABILITY INSURANCE	247	2,630	2,553	(77)	103.0
10-70-2100	LEGAL FEES		630		(630)	.0
10-70-2400	ENGINEERING		70,090	60,000	(10,090)	116.8
10-70-2600	PLANNING SERVICES	8,105	46,612	45,000	(1,612)	103.6
10-70-2980	BUILDING INSPECTIONS & LICENSE	13,533	218,308	657,500	439,192	33.2
10-70-2990	OTHER PROFESSIONAL FEES			1,000	1,000	.0
10-70-3110	UTILITIES	78	832	787	(45)	105.7
10-70-3150	TELEPHONE	93	1,126	1,157	31	97.3
10-70-3210	INSURANCE AND BONDS		10,732	9,505	(1,227)	112.9
10-70-3330	PUBLISHING/COMMUNICATIONS		153		(153)	.0
10-70-3810	DUES & MEMBERSHIPS			2,835	2,835	.0
10-70-3820	CONTINUING EDUCATION		2,777	3,000	223	92.6
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	4,249	18,854		(18,854)	.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	23	182	2,190	2,008	8.3
10-70-4530	VEHICLE & EQUIP AMORTIZATION	165	1,980	1,980		100.0
10-70-4810	UNIFORMS			1,200	1,200	.0
10-70-4987	ECONOMIC DEVELOPMENT		763,311	2,015,000	1,251,689	37.9
10-70-4989	TRAIL DEVELOPMENT		15,000	15,000		100.0
10-70-7530	PROFESSIONAL SERVICES		20		(20)	.0
	TOTAL PLANNING	42,666	1,362,823	3,043,431	1,680,608	44.8
	TRANSFERS TO OTHER FUNDS					
10-90-9010	TRANSFERS TO OTHER FUNDS	8,761,947	8,766,947		(8,766,947)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	8,761,947	8,766,947		(8,766,947)	.0
	TOTAL FUND EXPENDITURES	9,219,134	15,686,004	9,259,512	(6,426,492)	169.4
	NET REVENUE OVER EXPENDITURES	(8,768,252)	(4,345,473)	172,931	4,518,404	(2512.

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

CONSERVATION TRUST FUND

	ASSETS			
11-100000	CASH - COMBINED FUND		474,804	
	TOTAL ASSETS			474,804
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	324,784		
	REVENUE OVER EXPENDITURES - YTD	150,020		
	BALANCE - CURRENT DATE		474,804	
	TOTAL FUND EQUITY			474,804
	TOTAL LIABILITIES AND EQUITY			474,804

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	INTERGOVERNMENTAL					
11-33-5900	COLORADO LOTTERY	38,805	133,642		(133,642)	.0
	TOTAL INTERGOVERNMENTAL	38,805	133,642		(133,642)	.0
	MISCELLANEOUS					
11-36-3500	INTEREST AND DIVIDENDS	2,145	12,793	4,810	(7,983)	266.0
11-36-3550	CHANGE IN MARKET VALUE	(12)	3,585		(3,585)	.0
	TOTAL MISCELLANEOUS	2,132	16,378	4,810	(11,568)	340.5
	TOTAL FUND REVENUE	40,937	150,020	4,810	(145,210)	3118.9
	NET REVENUE OVER EXPENDITURES	40,937	150,020	4,810	(145,210)	3118.9

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

TRANSPORTATION FUND

	ASSETS			
12-100000	CASH - COMBINED FUND		4,083,512	
12-115000	ACCOUNTS RECEIVABLE		67,612	
12-115300	CONTRACT RECEIVABLE		20	
	TOTAL ASSETS			4,151,144
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
12-290000	FUND BALANCE	3,961,330		
	REVENUE OVER EXPENDITURES - YTD	189,814		
	BALANCE - CURRENT DATE		4,151,144	
	TOTAL FUND EQUITY			4,151,144
	TOTAL LIABILITIES AND EQUITY			4,151,144

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
12-34-1000	TRANSPORTATION UTILITY FEE	64,240	760,714	800,000	39,286	95.1
12-34-3000	TRANSPORTATION IMPACT FEE	18,225	463,491		(463,491)	.0
	TOTAL IMPACT FEES	82,465	1,224,205	800,000	(424,205)	153.0
	MISCELLANEOUS					
12-36-2000	MISCELLANEOUS REVENUE		156		(156)	.0
12-36-3500	INTEREST AND DIVIDENDS	21,679	139,829	87,990	(51,839)	158.9
12-36-3550	CHANGE IN MARKET VALUE	(1,118)	37,944		(37,944)	.0
	TOTAL MISCELLANEOUS	20,561	177,928	87,990	(89,938)	202.2
	TOTAL FUND REVENUE	103,026	1,402,134	887,990	(514,144)	157.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	STREETS CAPITAL OUTLAY					
12-61-7500	STREET IMPROVEMENTS		798,930	800,000	1,070	99.9
	TOTAL STREETS CAPITAL OUTLAY		798,930	800,000	1,070	99.9
	ADMINISTRATION					
12-81-5000	UTILITY BILL ADJUSTMENTS	982	1,069		(1,069)	.0
	TOTAL ADMINISTRATION	982	1,069		(1,069)	.0
	CR 74 IMPROVEMENTS PROJECT					
12-83-7500	CONSTRUCTION		7,701		(7,701)	.0
	TOTAL CR 74 IMPROVEMENTS PROJECT		7,701		(7,701)	.0
	TRANSFERS TO OTHER FUNDS					
12-90-9010	TRANSFERS TO OTHER FUNDS	404,620	404,620		(404,620)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	404,620	404,620		(404,620)	.0
	TOTAL FUND EXPENDITURES	405,602	1,212,320	800,000	(412,320)	151.5
	NET REVENUE OVER EXPENDITURES	(302,575)	189,814	87,990	(101,824)	215.7

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

PARKS FUND

	ASSETS			
13-100000	CASH - COMBINED FUND		595,786	
	TOTAL ASSETS			595,786
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	498,998		
	REVENUE OVER EXPENDITURES - YTD	96,788		
	BALANCE - CURRENT DATE		595,786	
	TOTAL FUND EQUITY			595,786
	TOTAL LIABILITIES AND EQUITY			595,786

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PARKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
13-34-7400	PARK IMPACT FEE	3,948	73,854		(73,854)	.0
	TOTAL IMPACT FEES	3,948	73,854		(73,854)	.0
	MISCELLANEOUS					
13-36-3500	INTEREST AND DIVIDENDS	2,839	18,037	8,490	(9,547)	212.5
13-36-3550	CHANGE IN MARKET VALUE	(121)	4,897		(4,897)	.0
	TOTAL MISCELLANEOUS	2,718	22,934	8,490	(14,444)	270.1
	TOTAL FUND REVENUE	6,666	96,788	8,490	(88,298)	1140.0
	NET REVENUE OVER EXPENDITURES	6,666	96,788	8,490	(88,298)	1140.0

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

PUBLIC FACILITIES FUND

	ASSETS			
14-100000	CASH – COMBINED FUND		609,206	
	TOTAL ASSETS			609,206
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
14-290000	FUND BALANCE	397,808		
	REVENUE OVER EXPENDITURES - YTD	211,398		
	BALANCE - CURRENT DATE		609,206	
	TOTAL FUND EQUITY			609,206
	TOTAL LIABILITIES AND EQUITY			609,206

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
14-32-3000	GENERAL GOVERNMENT IMPACT FEE	7,833	252,873		(252,873)	.0
	TOTAL IMPACT FEES	7,833	252,873		(252,873)	.0
	MISCELLANEOUS					
14-36-3500	INTEREST AND DIVIDENDS	3,153	19,564	30,640	11,076	63.9
14-36-3550	CHANGE IN MARKET VALUE	(90)	5,388		(5,388)	.0
	TOTAL MISCELLANEOUS	3,063	24,952	30,640	5,688	81.4
	TOTAL FUND REVENUE	10,896	277,825	30,640	(247,185)	906.7

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	TRANSFERS TO OTHER FUNDS					
14-90-9010	TRANSFERS TO OTHER FUNDS	66,427	66,427		(66,427)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	66,427	66,427		(66,427)	.0
	TOTAL FUND EXPENDITURES	66,427	66,427		(66,427)	.0
	NET REVENUE OVER EXPENDITURES	(55,531)	211,398	30,640	(180,758)	689.9

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

PUBLIC SAFETY FUND

	ASSETS			
15-100000	CASH – COMBINED FUND		400,756	
	TOTAL ASSETS			400,756
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
15-290000	FUND BALANCE	260,622		
	REVENUE OVER EXPENDITURES - YTD	140,134		
	BALANCE - CURRENT DATE		400,756	
	TOTAL FUND EQUITY			400,756
	TOTAL LIABILITIES AND EQUITY			400,756

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
15-32-3000	POLICE IMPACT FEE	2,247	138,816		(138,816)	.0
	TOTAL IMPACT FEES	2,247	138,816		(138,816)	.0
	MISCELLANEOUS					
15-36-3500	INTEREST AND DIVIDENDS	1,898	11,526	7,660	(3,866)	150.5
15-36-3550	CHANGE IN MARKET VALUE	(30)	3,298		(3,298)	.0
	TOTAL MISCELLANEOUS	1,868	14,825	7,660	(7,165)	193.5
	TOTAL FUND REVENUE	4,115	153,641	7,660	(145,981)	2005.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	TRANSFERS TO OTHER FUNDS					
15-90-9010	TRANSFERS TO OTHER FUNDS	13,507	13,507		(13,507)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	13,507	13,507		(13,507)	.0
	TOTAL FUND EXPENDITURES	13,507	13,507		(13,507)	.0
	NET REVENUE OVER EXPENDITURES	(9,392)	140,134	7,660	(132,474)	1829.4

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

GRANTS FUND

	ASSETS			
20-100000	CASH - COMBINED FUND		980,238	
	TOTAL ASSETS			980,238
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
	REVENUE OVER EXPENDITURES - YTD	980,238		
	BALANCE - CURRENT DATE		980,238	
	TOTAL FUND EQUITY			980,238
	TOTAL LIABILITIES AND EQUITY			980,238

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

GRANTS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	AWARDS					
20-33-4500	FEDERAL AWARDS		987,955	1,621,348	633,393	60.9
20-33-4600	STATE AWARDS			280,000	280,000	.0
	TOTAL AWARDS		987,955	1,901,348	913,393	52.0
	TOTAL FUND REVENUE		987,955	1,901,348	913,393	52.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 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		980,238	1,621,360	641,122	60.5

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

FLEET FUND

	ASSETS			
41-100000	CASH - COMBINED FUND		673,173	
	TOTAL ASSETS			673,173
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
41-290000	FUND BALANCE	542,728		
	REVENUE OVER EXPENDITURES - YTD	130,445		
	BALANCE - CURRENT DATE		673,173	
	TOTAL FUND EQUITY			673,173
	TOTAL LIABILITIES AND EQUITY			673,173

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

FLEET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
41-34-2000	FLEET REPLACEMENT REVENUE	8,752	105,025	82,275	(22,750)	127.7
	TOTAL CHARGES FOR SERVICES	8,752	105,025	82,275	(22,750)	127.7
	MISCELLANEOUS					
41-36-3500	INTEREST AND DIVIDENDS	3,177	19,971	10,510	(9,461)	190.0
41-36-3550	CHANGE IN MARKET VALUE	(115)	5,449		(5,449)	.0
	TOTAL MISCELLANEOUS	3,062	25,420	10,510	(14,910)	241.9
	TOTAL FUND REVENUE	11,815	130,445	92,785	(37,660)	140.6
	NET REVENUE OVER EXPENDITURES	11,815	130,445	92,785	(37,660)	140.6

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

WATER FUND

	ASSETS			
51-100000	CASH - COMBINED FUND		19,379,211	
51-115000	ACCOUNTS RECEIVABLE		217,456	
51-115005	PARTS INVENTORY		50,508	
51-115300	CONTRACT RECEIVABLE		150	
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			77,470,050
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-202000	ACCOUNTS PAYABLE		7,285	
51-205000	RETAINAGE PAYABLE		259,668	
51-212000	ACCRUED COMPENSATED ABSENCES		16,089	
51-222000	HYDRANT METER DEPOSITS		7,000	
	TOTAL LIABILITIES			290,042
	FUND EQUITY			
51-273000	CONTRIBUTED CAPITAL - DEVELOPM		6,848,000	
	UNAPPROPRIATED FUND BALANCE:			
51-290000	RETAINED EARNINGS	68,212,663		
	REVENUE OVER EXPENDITURES - YTD	2,119,345		
	BALANCE - CURRENT DATE		70,332,008	
	TOTAL FUND EQUITY			77,180,008
	TOTAL LIABILITIES AND EQUITY			77,470,050

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
51-34-1000	WATER UTILITY	204,595	2,995,116	2,783,921	(211,195)	107.6
	TOTAL CHARGES FOR SERVICES	204,595	2,995,116	2,783,921	(211,195)	107.6
	RESTRICTED					
51-35-6500	RAW WATER ACQUISITION FEE	20,400	468,062		(468,062)	.0
51-35-7150	WATER UTILITY IMPACT FEE	33,950	746,900	1,800,000	1,053,100	41.5
	TOTAL RESTRICTED	54,350	1,214,962	1,800,000	585,038	67.5
	MISCELLANEOUS					
51-36-2000	WATER PIT/METER SET FEE	1,320	17,655	10,000	(7,655)	176.6
51-36-3000	WATER RENTAL		11,550		(11,550)	.0
51-36-3500	INTEREST AND DIVIDENDS	93,525	596,470	336,860	(259,610)	177.1
51-36-3550	CHANGE IN MARKET VALUE	(4,184)	161,149		(161,149)	.0
51-36-9900	OTHER REVENUES		1,789		(1,789)	.0
	TOTAL MISCELLANEOUS	90,661	788,613	346,860	(441,753)	227.4
	TOTAL FUND REVENUE	349,607	4,998,691	4,930,781	(67,910)	101.4

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	ADMINISTRATION					
51-81-1100	REGULAR STAFF WAGES	4,347	32,300	47,570	15,270	67.9
51-81-1102	OVERTIME			100	100	.0
51-81-1104	RETIREMENT	130	968	2,154	1,186	45.0
51-81-1130	FICA/MEDICARE	333	2,471	3,706	1,235	66.7
51-81-1140	WORKERS COMPENSATION		752	772	20	97.5
51-81-1150	UNEMPLOYMENT	9	64	158	94	40.8
51-81-1160	HEALTH & LIFE INSURANCE	350	6,125	12,392	6,267	49.4
51-81-1161	DISABILITY INSURANCE	35	515	1,159	644	44.5
51-81-3162	CC FEES	2,802	37,282	21,000	(16,282)	177.5
51-81-3320	PRINTING		44	1,500	1,456	2.9
51-81-4345	MAILING SERVICE	1,858	16,846	11,600	(5,246)	145.2
51-81-5000	UTILITY BILL ADJUSTMENTS	603	1,109	10	(1,099)	11085.
	TOTAL ADMINISTRATION	10,466	98,477	102,121	3,644	96.4

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER OPERATIONS					
51-82-1100	REGULAR STAFF WAGES	22,244	305,604	332,943	27,339	91.8
51-82-1102	OVERTIME	77	3,931	5,000	1,069	78.6
51-82-1104	RETIREMENT	1,103	12,321	15,376	3,054	80.1
51-82-1130	FICA/MEDICARE	1,348	20,712	26,583	5,871	77.9
51-82-1140	WORKERS COMPENSATION		7,053	7,238	185	97.5
51-82-1150	UNEMPLOYMENT	45	583	541	(42)	107.7
51-82-1160	HEALTH & LIFE INSURANCE	3,308	41,933	56,827	14,894	73.8
51-82-1161	DISABILITY INSURANCE	373	4,310	5,212	902	82.7
51-82-2100	LEGAL FEES		3,090	20,000	16,910	15.5
51-82-2400	ENGINEERING		26,118	10,000	(16,118)	261.2
51-82-2410	WATER SYSTEM IMPROVE. PERMIT		977	600	(377)	162.8
51-82-2900	OTHER PROFESSIONAL FEES	4,463	28,489	10,000	(18,489)	284.9
51-82-2990	OTHER PROFESSIONAL FEES	18	18		(18)	.0
51-82-3110	UTILITIES	1,764	21,924	15,897	(6,027)	137.9
51-82-3150	TELEPHONE	193	2,381	2,721	340	87.5
51-82-3173	REPAIRS & MAINTENANCE - EQUIPM	1,223	7,017	5,800	(1,217)	121.0
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	734	9,668	30,000	20,332	32.2
51-82-3200	SAMPLING/TESTING	1,853	7,229	1,100	(6,129)	657.2
51-82-3210	INSURANCE AND BONDS		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	85	1,167	3,300	2,133	35.4
51-82-3825	MEETING/MEALS/TRAVEL			250	250	.0
51-82-3990	OTHER SERVICES	237	5,364	5,900	536	90.9
51-82-4120	WATER SYSTEM SUPPLIES		1,953	2,100	147	93.0
51-82-4130	METER SET SUPPLIES	25,895	40,110	55,000	14,890	72.9
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		32,018	31,621	(397)	101.3
51-82-4350	SAFETY		77		(77)	.0
51-82-4520	VEHICLE FUEL	367	6,857	11,020	4,163	62.2
51-82-4530	VEHICLE & EQUIP AMORTIZATION	147	1,769	1,769		100.0
51-82-4810	UNIFORMS	512	1,145	1,850	705	61.9
51-82-4850	UNANTICIPATED EXP/CONTINGENCY		23,071	20,000	(3,071)	115.4
51-82-4990	MISCELLANEOUS SUPPLIES	25	2,556	4,300	1,744	59.5
51-82-4995	WATER TREATMENT & DISTRIBUTION	41,162	804,239	1,155,000	350,761	69.6
51-82-4997	WATER SHARE ASSESSMENTS		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	107,177	1,544,017	2,028,653	484,636	76.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WATER CAPITAL					
51-83-2400	ENGINEERING			5,000	5,000	.0
51-83-7000	CAPITAL OUTLAY		77,341	290,170	212,829	26.7
51-83-7500	CONSTRUCTION	17,160	453,084	884,000	430,916	51.3
	TOTAL WATER CAPITAL	17,160	530,424	1,179,170	648,746	45.0
	LOCAL PLANT INVESTMENT EXPENSE					
51-84-7530	PROFESSIONAL SERVICES		104,765	125,000	20,235	83.8
51-84-7540	NORTHERN INTEGRATED SUPPLY		419,028	500,000	80,972	83.8
51-84-7550	SYSTEM IMPROVEMENTS			1,300,000	1,300,000	.0
	TOTAL LOCAL PLANT INVESTMENT EXPENS		523,792	1,925,000	1,401,208	27.2
	TRANSFERS TO OTHER FUNDS					
51-90-9010	TRANSFERS TO OTHER FUNDS	182,636	182,636		(182,636)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	182,636	182,636		(182,636)	.0
	TOTAL FUND EXPENDITURES	317,439	2,879,346	5,234,944	2,355,598	55.0
	NET REVENUE OVER EXPENDITURES	32,167	2,119,345	(304,163)	(2,423,508)	696.8

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

WASTEWATER FUND

	ASSETS			
52-100000	CASH - COMBINED FUND		16,149,696	
52-115000	ACCOUNTS RECEIVABLE		142,723	
52-115002	MISCELLANEOUS RECEIVABLE		111,517	
52-115300	CONTRACT RECEIVABLE		68	
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			32,667,287
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-202000	ACCOUNTS PAYABLE		26,198	
52-212000	ACCRUED COMPENSATED ABSENCES		13,904	
	TOTAL LIABILITIES			40,102
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-290000	RETAINED EARNINGS	30,650,248		
	REVENUE OVER EXPENDITURES - YTD	1,976,936		
	BALANCE - CURRENT DATE		32,627,185	
	TOTAL FUND EQUITY			32,627,185
	TOTAL LIABILITIES AND EQUITY			32,667,287

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
52-34-1000	WASTEWATER UTILITY	141,159	1,667,700	1,535,341	(132,359)	108.6
	TOTAL CHARGES FOR SERVICES	141,159	1,667,700	1,535,341	(132,359)	108.6
	RESTRICTED					
52-35-7100	WASTEWATER UTILITY IMPACT FEE	30,410	842,918	1,750,000	907,082	48.2
	TOTAL RESTRICTED	30,410	842,918	1,750,000	907,082	48.2
	MISCELLANEOUS					
52-36-3500	INTEREST AND DIVIDENDS	77,578	496,290	303,560	(192,730)	163.5
52-36-3550	CHANGE IN MARKET VALUE	(3,615)	133,772		(133,772)	.0
52-36-9900	OTHER REVENUES		1,192		(1,192)	.0
	TOTAL MISCELLANEOUS	73,963	631,254	303,560	(327,694)	208.0
	TOTAL FUND REVENUE	245,532	3,141,872	3,588,901	447,029	87.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	WASTEWATER ADMINISTRATION					
52-81-1100	REGULAR STAFF WAGES	3,675	21,145	13,946	(7,199)	151.6
52-81-1102	OVERTIME			100	100	.0
52-81-1104	RETIREMENT	110	634	1,346	712	47.1
52-81-1130	FICA/MEDICARE	281	1,618	2,316	698	69.9
52-81-1140	WORKERS COMPENSATION		470	483	13	97.4
52-81-1150	UNEMPLOYMENT	7	42	28	(14)	151.0
52-81-1160	HEALTH & LIFE INSURANCE	218	3,805	7,206	3,401	52.8
52-81-1161	DISABILITY INSURANCE	22	335	454	119	73.8
52-81-3162	CC FEES	2,802	37,282	21,000	(16,282)	177.5
52-81-3320	PRINTING		44	1,500	1,456	2.9
52-81-4345	MAILING SERVICE	1,858	13,990	8,400	(5,590)	166.5
52-81-5000	UTILITY BILL ADJUSTMENTS	1,257	1,453	10	(1,443)	14531.
	TOTAL WASTEWATER ADMINISTRATION	10,230	80,818	56,789	(24,029)	142.3

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER OPERATIONS					
52-82-1100	REGULAR STAFF WAGES	20,031	277,487	329,180	51,693	84.3
52-82-1102	OVERTIME	77	3,462	4,700	1,238	73.7
52-82-1104	RETIREMENT	1,037	11,480	14,470	2,990	79.3
52-82-1130	FICA/MEDICARE	1,189	18,642	24,363	5,721	76.5
52-82-1140	WORKERS COMPENSATION		6,489	6,659	170	97.5
52-82-1150	UNEMPLOYMENT	40	525	596	71	88.1
52-82-1160	HEALTH & LIFE INSURANCE	2,977	38,045	51,899	13,854	73.3
52-82-1161	DISABILITY INSURANCE	331	3,868	4,345	477	89.0
52-82-2100	LEGAL FEES			10,000	10,000	.0
52-82-2400	ENGINEERING		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	24,387	12,000	(12,387)	203.2
52-82-3110	UTILITIES	5,319	54,184	41,365	(12,819)	131.0
52-82-3150	TELEPHONE	183	2,257	2,455	198	91.9
52-82-3173	REPAIRS & MAINTENANCE - EQUIPM		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	95	8,544	8,000	(544)	106.8
52-82-3200	SAMPLING/TESTING		5,943	4,800	(1,143)	123.8
52-82-3210	INSURANCE AND BONDS		19,914	17,584	(2,330)	113.3
52-82-3290	OTHER TREATMENT COSTS	36,521	251,124	225,400	(25,724)	111.4
52-82-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	59	879	1,600	721	54.9
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	996	4,035	8,000	3,965	50.4
52-82-4120	SYSTEM SUPPLIES	3,299	26,017	20,000	(6,017)	130.1
52-82-4320	COMPUTER REPLACE./AUDIO VISUAL		2,174	4,300	2,126	50.6
52-82-4330	COMPUTER SUPPORT & MAINTENANCE		32,395	31,621	(774)	102.5
52-82-4350	SAFETY		70		(70)	.0
52-82-4520	VEHICLE FUEL	367	6,857	10,770	3,913	63.7
52-82-4530	VEHICLE & EQUIP AMORTIZATION	147	1,769	1,769		100.0
52-82-4810	UNIFORMS	64	377	1,700	1,323	22.2
52-82-4850	UNANTICIPATED EXP/CONTINGENCY	191	8,541	20,000	11,459	42.7
52-82-4990	MISCELLANEOUS SUPPLIES	25	3,672	3,000	(672)	122.4
52-82-7000	CAPITAL OUTLAY			20,625	20,625	.0
	TOTAL WASTEWATER OPERATIONS	77,413	826,351	905,463	79,111	91.3
	WASTEWATER CAPITAL					
52-83-7000	CAPITAL OUTLAY	1,706	8,255	36,000	27,745	22.9
52-83-7500	CONSTRUCTION		53,775	200,000	146,225	26.9
	TOTAL WASTEWATER CAPITAL	1,706	62,030	236,000	173,970	26.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	WASTEWATER INVESTMENT EXPENSE					
52-84-7500	CONSTRUCTION		163,725	374,000	210,275	43.8
52-84-7550	SYSTEM IMPROVEMENTS			1,750,000	1,750,000	.0
	TOTAL WASTEWATER INVESTMENT EXPEN		163,725	2,124,000	1,960,275	7.7
	TRANSFERS TO OTHER FUNDS					
52-90-9010	TRANSFERS TO OTHER FUNDS	32,011	32,011		(32,011)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	32,011	32,011		(32,011)	.0
	TOTAL FUND EXPENDITURES	121,360	1,164,936	3,322,252	2,157,316	35.1
	NET REVENUE OVER EXPENDITURES	124,172	1,976,936	266,649	(1,710,287)	741.4

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

STORMWATER FUND

	ASSETS			
53-100000	CASH - COMBINED FUND		1,982,071	
53-115000	ACCOUNTS RECEIVABLE		27,000	
53-115300	CONTRACT RECEIVABLE		14	
53-162100	ACCUMULATED DEPRECIATION		(1,372,348)	
53-163000	STORM DRAINAGE SYSTEM		10,100,442	
53-164000	VEHICLES & EQUIPMENT		86,490	
	TOTAL ASSETS			10,823,668
	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	316,883		
	BALANCE - CURRENT DATE		6,706,986	
	TOTAL FUND EQUITY			10,820,666
	TOTAL LIABILITIES AND EQUITY			10,823,668

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
53-34-1000	STORMWATER UTILITY FEE	25,994	306,879	254,575	(52,304)	120.6
	TOTAL CHARGES FOR SERVICES	25,994	306,879	254,575	(52,304)	120.6
	MISCELLANEOUS					
53-36-3500	INTEREST AND DIVIDENDS	9,479	60,083	37,670	(22,413)	159.5
53-36-3550	CHANGE IN MARKET VALUE	(389)	16,277		(16,277)	.0
53-36-9900	OTHER REVENUES		134		(134)	.0
	TOTAL MISCELLANEOUS	9,090	76,493	37,670	(38,823)	203.1
	TOTAL FUND REVENUE	35,085	383,372	292,245	(91,127)	131.2

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	ADMINISTRATION					
53-81-1100	REGULAR STAFF WAGES	673	11,155	8,368	(2,787)	133.3
53-81-1102	OVERTIME			100	100	.0
53-81-1104	RETIREMENT	20	334	808	474	41.4
53-81-1130	FICA/MEDICARE	51	853	1,390	537	61.4
53-81-1140	WORKERS COMPENSATION		282	290	8	97.3
53-81-1150	UNEMPLOYMENT	1	22	17	(5)	131.1
53-81-1160	HEALTH & LIFE INSURANCE	131	2,228	4,324	2,096	51.5
53-81-1161	DISABILITY INSURANCE	13	180	272	92	66.3
53-81-5000	UTILITY BILL ADJUSTMENTS	391	425	10	(415)	4250.4
	TOTAL ADMINISTRATION	1,281	15,480	15,579	99	99.4
	STORMWATER OPERATIONS					
53-82-1100	REGULAR STAFF WAGES	2,497	23,868	24,362	494	98.0
53-82-1102	OVERTIME			1,000	1,000	.0
53-82-1104	RETIREMENT	75	716	1,575	859	45.4
53-82-1130	FICA/MEDICARE	185	1,757	3,863	2,106	45.5
53-82-1140	WORKERS COMPENSATION		376	386	10	97.5
53-82-1150	UNEMPLOYMENT	5	48	49	1	97.2
53-82-1160	HEALTH & LIFE INSURANCE	240	3,647	9,511	5,864	38.3
53-82-1161	DISABILITY INSURANCE	35	369	757	388	48.7
53-82-2410	STORMWATER PERMITS			500	500	.0
53-82-3150	TELEPHONE	22	782	1,101	319	71.0
53-82-3173	REPAIRS & MAINTENANCE - EQUIPM	960	4,414	3,600	(814)	122.6
53-82-3210	INSURANCE AND BONDS		2,507	1,664	(843)	150.7
53-82-3820	CONTINUING EDUCATION		2	100	98	1.7
53-82-4520	VEHICLE FUEL	13	773	870	97	88.9
53-82-4810	UNIFORMS		39	100	61	39.5
	TOTAL STORMWATER OPERATIONS	4,032	39,298	49,438	10,140	79.5
	TRANSFERS TO OTHER FUNDS					
53-90-9010	TRANSFERS TO OTHER FUNDS	11,711	11,711		(11,711)	.0
	TOTAL TRANSFERS TO OTHER FUNDS	11,711	11,711		(11,711)	.0
	TOTAL FUND EXPENDITURES	17,024	66,490	65,017	(1,473)	102.3
	NET REVENUE OVER EXPENDITURES	18,061	316,883	227,228	(89,655)	139.5

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 31, 2025

CAPITAL PROJECTS

	ASSETS			
75-100000	CASH – COMBINED FUND		4,396,380	
	TOTAL ASSETS			4,396,380
	LIABILITIES AND EQUITY			
	LIABILITIES			
75-202000	ACCOUNTS PAYABLE		80,302	
75-205000	RETAINAGE PAYABLE		53,927	
	TOTAL LIABILITIES			134,228
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
75-290000	FUND BALANCE	(1,015,206)		
	REVENUE OVER EXPENDITURES - YTD	5,277,358		
	BALANCE - CURRENT DATE		4,262,151	
	TOTAL FUND EQUITY			4,262,151
	TOTAL LIABILITIES AND EQUITY			4,396,380

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	MISCELLANEOUS					
75-36-5100	IN-KIND REVENUE		4,200		(4,200)	.0
	TOTAL MISCELLANEOUS		4,200		(4,200)	.0
	TRANSFERS FROM OTHER FUNDS					
75-39-1000	TRANSFERS FROM OTHER FUNDS	9,472,859	9,477,859		(9,477,859)	.0
	TOTAL TRANSFERS FROM OTHER FUNDS	9,472,859	9,477,859		(9,477,859)	.0
	TOTAL FUND REVENUE	9,472,859	9,482,059		(9,482,059)	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 12 MONTHS ENDING DECEMBER 31, 2025

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	GENERAL FUND					
75-75-2400	ENGINEERING		365,853	255,000	(110,853)	143.5
75-75-3993	IN-KIND COST		4,200		(4,200)	.0
75-75-5570	CONSERVATION			128,156	128,156	.0
75-75-7000	CAPITAL OUTLAY	167,567	1,975,980	3,633,774	1,657,794	54.4
75-75-7500	CONSTRUCTION	19,733	436,012	5,066,638	4,630,626	8.6
75-75-7750	ROW			50,000	50,000	.0
	TOTAL GENERAL FUND	187,300	2,782,045	9,133,568	6,351,523	30.5
	TRANSPORTATION FUND					
75-77-7500	CONSTRUCTION	10,187	1,422,657	1,663,605	240,948	85.5
	TOTAL TRANSPORTATION FUND	10,187	1,422,657	1,663,605	240,948	85.5
	TOTAL FUND EXPENDITURES	197,487	4,204,701	10,797,173	6,592,471	38.9
	NET REVENUE OVER EXPENDITURES	9,275,372	5,277,358	(10,797,173)	(16,074,530)	48.9

TOWN OF SEVERANCE
BALANCE SHEET
DECEMBER 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
DECEMBER 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
12/01/2025-12/31/2025

Vendor Name	Invoice Number	Description	Amount Paid
A Squared Instruments and Controls	S025-097	commisson the new/ Pump house VFD PROG-FAC #66 Parks	$ 6,498.69
Adam B Stephens	12052025	Dec 2025 Compensation	$ 800.00
Aims Community College	251026	CPR	$ 84.00
Aims Community College	251026	CPR	$ 84.00
Alicia Foster	12132025	The Grinch	$ 150.00
Amazon Capital Services	1CL9-3JQV-VHLF	Tape, hand soap, rubber stamps	$ 61.29
Amazon Capital Services	1CL9-3JQV-VHLF	Flags	$ 43.98
Amazon Capital Services	1CL9-3JQV-VHLF	Laptop Battery	$ 199.99
Amazon Capital Services	1CL9-3JQV-VHLF	Shipping	$ 18.97
Amazon Capital Services	1DYY-TKD4-XCF9	Calendar	$ 18.98
Amazon Capital Services	1DYY-TKD4-XCF9	Twine	$ 4.49
Amazon Capital Services	1DYY-TKD4-XCF9	Ink Cartridges	$ 199.77
Amazon Capital Services	1DYY-TKD4-XCF9	Printer	$ 59.99
Amazon Capital Services	1DYY-TKD4-XCF9	Pens	$ 36.52
Amazon Capital Services	1DYY-TKD4-XCF9	Chair	$ 1,028.96
Amazon Capital Services	1DYY-TKD4-XCF9	Bookshelf	$ 812.97
Amazon Capital Services	1DYY-TKD4-XCF9	Desk	$ 4,131.66
Amazon Capital Services	1DYY-TKD4-XCF9	File Folders & Organizers	$ 213.59
Amazon Capital Services	1DYY-TKD4-XCF9	Garage Door Remotes PROG-FAC #66	$ 316.62
Amazon Capital Services	1DYY-TKD4-XCF9	Monitors for Attorney	$ 299.97
Amazon Capital Services	1DYY-TKD4-XCF9	Shipping	$ 19.01
Amazon Capital Services	1HVN-M61V-YY17	Anniversary Frames & Paper	$ 108.99
Amazon Capital Services	1HVN-M61V-YY17	Silly String	$ 130.55
Amazon Capital Services	1HVN-M61V-YY17	Screen Protector & Tablet Holder	$ 45.98
Anticimex Inc	2897804	Monthly PC Service	$ 92.00
Anticimex Inc	2907718	Monthly PC Service	$ 92.00
Ascent Broadband, LLC	FF37CBD2-0017	PW Internet Service - SCADA	$ 75.00
Ascent Broadband, LLC	FF37CBD2-0017	PW Internet Service - SCADA	$ 75.00
Ausmus Law Firm PC	9795	Contract prosecution	$ 850.00
Axon Enterprise, Inc.	INUS404415	Axon Fleet - License, Location, Alerts, & Livestr	$ 5,949.08
Ayres Associates Inc.	226851	FP-2025-01 Northgate Lake	$ 156.00
Ayres Associates Inc.	226851	PP-2025-01 Saddler Southern	$ 156.00
Ayres Associates Inc.	226851	General Planning Services	$ 767.50
Ayres Associates Inc.	227245	Traffic Signals Harmony/Ponderosa (G-25-HPTL)	$ 1,747.00
Ayres Associates Inc.	227246	Severance CR80/23 Bridge Rehab CDOT SA#26220 (TR-2402)	$ 10,517.50
Ayres Associates Inc.	227247	Town of Severance - Andrijeski Sanitary	$ 292.50
Ayres Associates Inc.	227268	General Planning Services	$ 313.00
Ayres Associates Inc.	227268	307 Bower North	$ 380.00
Ayres Associates Inc.	227268	FP-2025-02 Saddler Ridge 9&10	$ 128.00
Ayres Associates Inc.	227268	PP-2025-03 Saddler Ridge - South	$ 96.00
Ayres Associates Inc.	227268	MS-2025-02 - Berrado Holdings	$ 880.00
Ayres Associates Inc.	227270	Town of Severance - Park (G-25-CP)	$ 62,457.75
BearCom	5987182	Repairs Beacon Wires-PLOW TRUCK STROBES	$ 145.00
Becker Safety & Supply	SOO73553	Safety vests & climbing harness	$ 775.86
Carson Repair LLC	INV-1227	Unit#333 Service - Trans Leak	$ 1,223.33
Carson Repair LLC	INV-1227	Unit#333 Service - Trans Leak	$ 1,223.33
Carson Repair LLC	INV-1227	Unit#333 Service - Trans Leak	$ 1,223.34
Caselle, Inc.	INV-13449	Caselle Software Support	$ 2,829.00
CEBT	INV0079473	Monthly Health Insurance	$ 46,796.66
CIRSA	INV1002850	PC6027148-1	$ 1,000.00
CivicPlus	355457	2026 Subcription	$ 12,365.70
CivicPlus	358600	2026 Subcription	$ 4,817.40
CivicPlus	359209	MO Platform- Economy New	$ 4,868.26
Colorado Civil Group Inc.	0042.0000.00-105	General Services	$ 485.63
Colorado Civil Group Inc.	0042.0000.01-09	General Engineering GIS	$ 552.50
Colorado Civil Group Inc.	0042.0000.09-43	General Engineering Water Fund	$ 446.27
Colorado Civil Group Inc.	0042.0000.11-44	Pending Projects	$ 778.76
Colorado Civil Group Inc.	0042.0000.13-11	GeneralEngingUtility Project	$ 435.00
Colorado Civil Group Inc.	0042.0001.08-57	276Tailholt 4F Medody Homes	$ 3,391.89
Colorado Civil Group Inc.	0042.0009.03-59	193 - Severance South	$ 2,959.84
Colorado Civil Group Inc.	0042.0009.05-07	PP-2025-01 WinDance	$ 1,416.89
Colorado Civil Group Inc.	0042.0014.04-06	FP-2025-01 Northgate Lake FP	$ 1,136.05
Colorado Civil Group Inc.	0042.0024.01-15	#307 Bower North Annexation	$ 525.43
Colorado Civil Group Inc.	0042.0027.00-05	SP-2025-01 Platt Valley Vet. SP	$ 72.50
Colorado Civil Group Inc.	0042.0500.05-06	GW Trail - EHR to WCR 23 (CED-2401)	$ 1,271.88
Colorado Civil Group Inc.	0042.0502.03-01	E Harmony Road Widening	$ 1,096.89
Colorado Civil Group Inc.	0042.0506.12-15	NWCWD Coordination	$ 1,213.76
Colorado Civil Group Inc.	0042.0506.13 - 04	NISP	$ 80.00
Colorado Civil Group Inc.	0042.0507.00-72	Sanitary Sewer System Master Plan (WW-2004)	$ 1,805.02
Colorado Civil Group Inc.	0042.0510.00-42	TR2201-TrafficSig 19&E.Harmony (TR-2201)	$ 3,348.79
Colorado Civil Group Inc.	0042.0000.10-42	Capital Improvement Projects (TR-2402)	$ 145.00
Colorado Civil Group Inc.	0042.0001.08-58	276Tailholt 4F Medody Homes	$ 217.50
Colorado Civil Group Inc.	0042.0003.01-04	PP-2025-02 Buffalo Creek PP	$ 1,466.76
Colorado Civil Group Inc.	0042.0006.03-04	CP-2025-01 The Reserve Concept	$ 121.88
Colorado Civil Group Inc.	0042.0009.03-60	193 - Severance South	$ 4,088.78
Colorado Civil Group Inc.	0042.0009.05-08	PP-2025-01 WinDance F1-F3-PP	$ 2,513.76
Colorado Civil Group Inc.	0042.0014.04-07	FP-2025-01 Northgate Lake FP	$ 915.64
Colorado Civil Group Inc.	0042.0024.01-16	#307 Bower North Annexation	$ 760.01
Colorado Civil Group Inc.	0042.0026.00-03	CR-24-01 Cactus Hill	$ 774.38
Colorado Civil Group Inc.	0042.0027.00-06	SP-2025-01 Platt Valley Vet. SP	$ 4,608.14
Colorado Civil Group Inc.	0042.0500.05-07	GW Trail - EHR to WCR 23 (CED-2401)	$ 3,795.00
Colorado Civil Group Inc.	0042.0507.00-73	WW-2004 Wastewater Master Plan Sanitary Sewer System Master	$ 1,413.13
Colorado Civil Group Inc.	0042.0510.00-43	TR2201-TrafficSig 19&E.Harmony (TR-2201)	$ 2,738.77
Colorado Equipment Systems Integration	104768	ABB DRIVES DOOR MOUNT FOR HMI/ Booster electric panel	$ 1,590.08
COLORADO SUPREME COURT	12222025	Town Attorney	$ 395.00
Comcast	258085473	100 Waterfowl Way	$ 256.48
Comcast	258085473	11538 County RD	$ 256.32
Comcast	258085473	PW Internet	$ 299.36
Comcast	258085473	PD Internet	$ 449.21
Comcast	258085473	Town Hall Internet	$ 449.21
Comcast	12042025	10000 E Harmony Rd	$ 264.90
Connecting Point Greeley	CW146919	Monthly Billing	$ 10,894.70
Dean Contracting, Inc.	3367	Severance Ball Field electric panel fence & gate-PROG-FAC 66	$ 6,806.00
Diamond SR Carriage	12132025	Final Payment for 2025 Town Christmas	$ 1,400.00
Direct Landscape Supply LLC	CM500180	Mulch	$ 4,390.25
DNAV Inc	2873	Microphones (66 PROG-FAC)	$ 1,319.00
DNAV Inc	2885	Severance Town Council Chamber Systems Update (PROG-FAC 142)	$ 37,190.00
DOBBS EXCAVATING INC	12152025	Deposit Refund	$ 3,500.00
E-470 Public Highway Authority	2107742930	Toll Transaction	$ 9.20
E-470 Public Highway Authority	2108598379	Toll Transaction Unit #020 & 004	$ 46.55
EAS Tire & Auto LLC	37293	Unit#008 Service	$ 1,215.92
EAS Tire & Auto LLC	37494	Unit#219 Service	$ 150.00
EAS Tire & Auto LLC	35712	Unit #005 Services	$ 2,628.18
EAS Tire & Auto LLC	37375	Unit #005 Services	$ 75.00
EAS Tire & Auto LLC	37401	Unit#103 Service	$ 60.00
EAS Tire & Auto LLC	37450	Unit#105 Service	$ 60.00

TOWN OF SEVERANCE
PAYABLES
12/01/2025-12/31/2025

Vendor Name	Invoice Number	Description	Amount Paid
EAS Tire & Auto LLC	37565	Unit#007	$ 1,360.64
EAS Tire & Auto LLC	37808	Unit#415 - New Engine (PER NICK)	$ 10,526.07
Eggers Electric	I1133	Issue with the parking lot lights	$ 341.25
Eggers Electric	I1168	Wiring for Stove	$ 1,124.24
ELAN Corporate Payment Systems	8100 12.25	MOTOR VEHICLE SERVICEE	$ 57.36
ELAN Corporate Payment Systems	8100 12.25	CBT*WELD COUNTY PH&E Health dept for town Christmas	$ 150.00
ELAN Corporate Payment Systems	8100 12.25	CBT*SVC FEE WELD CO Health dept for town Christmas	$ 5.24
ELAN Corporate Payment Systems	8100 12.25	THE HOME DEPOT #1544 G-25-DPR-148 Connections and concrete for Water Ftn. at Dog Park.	$ 113.69
ELAN Corporate Payment Systems	8100 12.25	OPENAI *CHATGPT SUBSCR	$ 20.00
ELAN Corporate Payment Systems	8100 12.25	FSP*TOPSHELF PRINTERS T-Shirts and Hats	$ 448.01
ELAN Corporate Payment Systems	8100 12.25	FSP*TOPSHELF PRINTERS T-Shirts and Hats	$ 448.01
ELAN Corporate Payment Systems	8100 12.25	FSP*TOPSHELF PRINTERS T-Shirts and Hats	$ 448.13
ELAN Corporate Payment Systems	8100 12.25	CAFE MEXICALI - WINDSOR Town hall thanksgiving breakfast	$ 103.76
ELAN Corporate Payment Systems	8100 12.25	THE HOME DEPOT #1529 PROG-FAC #66 PW-Parks facility needs	$ 2,033.96
ELAN Corporate Payment Systems	8100 12.25	HOMEDEPOT.COM PROG-FAC #66 PW needs	$ 139.94
ELAN Corporate Payment Systems	8100 12.25	OPENAI *CHATGPT SUBSCR chatGPT	$ 20.00
ELAN Corporate Payment Systems	8100 12.25	PY *ROMA RESTAURANT PW Luncheon	$ 161.75
ELAN Corporate Payment Systems	8100 12.25	HOMEDEPOT.COM PROG-FAC #66 TOWN HALL APPLIANCES	$ 1,298.99
ELAN Corporate Payment Systems	8100 12.25	DROPBOX*LYW8RHCVQJLB Photos subscription	$ 119.88
ELAN Corporate Payment Systems	8100 12.25	4IMPRINT, INC Swag	$ 3,435.65
ELAN Corporate Payment Systems	8100 12.25	EZCATER*TERIYAKI MADNE Dinner for CAB meeting 12/3/2025	$ 250.80
ELAN Corporate Payment Systems	8100 12.25	FSP*TOPSHELF PRINTERS Polos for supervisors and Seasonal shirts	$ 255.78
ELAN Corporate Payment Systems	8100 12.25	FSP*TOPSHELF PRINTERS Polos for Supervisors and Seasonal shirts	$ 255.78
ELAN Corporate Payment Systems	8100 12.25	FSP*TOPSHELF PRINTERS Polos for Supervisors and seasonal shirts	$ 255.79
ELAN Corporate Payment Systems	8100 12.25	TECATE GRILL SEVERANCE Town Attorney/Management Lunch	$ 75.46
ELAN Corporate Payment Systems	8100 12.25	CAFE MEXICALI - WINDSOR Burritos for PW on first snow day	$ 138.77
ELAN Corporate Payment Systems	8100 12.25	TST*BRUCES BAR Lunch meeting	$ 73.96
ELAN Corporate Payment Systems	8100 12.25	TLO TRANSUNION TLO	$ 315.85
ELAN Corporate Payment Systems	8100 12.25	COLORADO CWP Rod T's RE-CERT Distro 1	$ 85.00
ELAN Corporate Payment Systems	8100 12.25	SQ *WILLIAM OLIVER'S Windsor/Severance Manager Meeting	$ 44.46
ELAN Corporate Payment Systems	8100 12.25	COLORADO MUNICIPAL LEAGU Mayors' Summit 1/15/26	$ 149.00
ELAN Corporate Payment Systems	8100 12.25	VISTAPRINT Christmas cards for PD	$ 101.98
ELAN Corporate Payment Systems	8100 12.25	DAVIDSON-GEBHARDT CHEVROL Rear wiper blades	$ 51.61
ELAN Corporate Payment Systems	8100 12.25	EB *GOVCO 2026 Colorado local government communicators	$ 398.00
ELAN Corporate Payment Systems	8100 12.25	SOCIETYFORHUMANRESOURCE Dues for Annual Membership	$ 384.00
ELAN Corporate Payment Systems	8100 12.25	TST* MAIDA TRATTORIA - 10 Directors Meeting meal 12/05/25	$ 227.40
ELAN Corporate Payment Systems	8100 12.25	EZCATER*CHICKEN SALAD Council Meeting Meal 12/9/25	$ 310.98
ELAN Corporate Payment Systems	8100 12.25	SOUTHERN TIRE MART #530 Rear tire repair	$ 225.30
ELAN Corporate Payment Systems	8100 12.25	COSTCO WHSE #1178 Council and Youth snacks	$ 103.33
ELAN Corporate Payment Systems	8100 12.25	CBI ONLINE CBI background check	$ 6.00
ELAN Corporate Payment Systems	8100 12.25	COSTCO WHSE #1178 snacks and drinks for staff	$ 572.88
ELAN Corporate Payment Systems	8100 12.25	AT HOME STORE 232 They couldnâ€™t figure out sales tax so they did a 30% discount to take money off that would have	$ 132.73
ELAN Corporate Payment Systems	8100 12.25	HP *HP.COM STORE Computer Replacements (x)	$ 1,762.09
ELAN Corporate Payment Systems	8100 12.25	HP *HP.COM STORE Computer Replacements (x)	$ 1,762.09
ELAN Corporate Payment Systems	8100 12.25	DYEKMAN TROPHIES INC OF Council meeting name plates	$ 75.00
ELAN Corporate Payment Systems	8100 12.25	DYEKMAN TROPHIES INC OF New council member nametag	$ 35.00
ELAN Corporate Payment Systems	8100 12.25	DYEKMAN TROPHIES INC OF Of the year winners trophies	$ 105.00
ELAN Corporate Payment Systems	8100 12.25	TST*BRUCES BAR Lunch for Ready Dig for the excavator use for the concrete tear out at Comm Park.	$ 45.97
ELAN Corporate Payment Systems	8100 12.25	LLRMI Online-Documenting the Suicide Scene	$ 150.00
ELAN Corporate Payment Systems	8100 12.25	GREELEY RIO 302.5	$ 307.00
ELAN Corporate Payment Systems	8100 12.25	APPLE.COM/BILL	$ 0.99
ELAN Corporate Payment Systems	8100 12.25	OPENAI *CHATGPT SUBSCR	$ 20.00
ELAN Corporate Payment Systems	8100 12.25	COLORADO MUNICIPAL LEAGU CML receipts for staff attendance	$ 596.00
ELAN Corporate Payment Systems	8100 12.25	WALGREENS #7417 Photo contest photos	$ 9.48
ELAN Corporate Payment Systems	8100 12.25	SQ *SOUTHERN TWIST FOODS Food for staff at town Christmas	$ 63.95
ELAN Corporate Payment Systems	8100 12.25	SQ *WILD BRATS, LLC Food for staff at town Christmas	$ 130.38
ELAN Corporate Payment Systems	8100 12.25	DROPBOX FAX MONTHLY Monthly Subscription	$ 29.97
ELAN Corporate Payment Systems	8100 12.25	SQ *GET PLATTERED FORT	$ 350.00
ELAN Corporate Payment Systems	8100 12.25	SP MODLITE SYSTEMS	$ 318.40
ELAN Corporate Payment Systems	8100 12.25	WAL-MART #4599 Employee drinks and snacks	$ 71.19
ELAN Corporate Payment Systems	8100 12.25	CHICK-FIL-A #03676 Mayor and rangeview elementary lunch	$ 171.35
ELAN Corporate Payment Systems	8100 12.25	DAWSON PRECISION	$ 288.77
ELAN Corporate Payment Systems	8100 12.25	VISTAPRINT Business cards	$ 105.72
ELAN Corporate Payment Systems	8100 12.25	COSTCO WHSE #1178 Snacks and drinks for staff	$ 403.96
ELAN Corporate Payment Systems	8100 12.25	MR. YO'S LLC Donuts with police at range view elementary	$ 57.50
ELAN Corporate Payment Systems	8100 12.25	FREDDY'S 16-0008 PW Lunch 12-25	$ 126.90
ELAN Corporate Payment Systems	8100 12.25	FREDDY'S 16-0008 PW Desert 12-25	$ 48.13
ELAN Corporate Payment Systems	8100 12.25	GREELEY TRIBUNE CIRC Newspaper Subscription	$ 14.99
ELAN Corporate Payment Systems	8100 12.25	JOHN M ELLSWORTH CO INC PROG-FAC #66 PW FUEL STATION	$ 88.38
Employers Council	572347	Training Pass	$ 5,118.75
Employers Council	572372	Training Pass	$ 731.25
Employers Council	574597	Training Pass	$ 731.25
ESS Inc.	0209210-IN	Inspection Repairs Diesel fuel tank rehab Prog-Fac #66	$ 3,515.79
ESS Inc.	0209770-IN	Pump #2 Prog-Fac #66	$ 593.00
ESS Inc.	0210315-IN	Pump #2 PROG-FAC #66 PW	$ 514.90
Ferguson Waterworks #1116	1652887	Water meters / inventory	$ (19,450.00)
Ferguson Waterworks #1116	1652887	Water meters / inventory	$ 19,450.00
Ferguson Waterworks #1116	1658632	Water meters - Meter gateways project #150	$ 39,722.00
Freedom Mailing Services Inc	51760	Postcard Billing Processing	$ 930.91
Freedom Mailing Services Inc	51760	Postcard Bill Processing	$ 930.91
Front Range Compliance Services, LLC	12737	Consulting Services	$ 75.00
Front Range Compliance Services, LLC	12839	Drug and Alcohol Testing Program	$ 840.00
Frontier Business Products	1006505	PW - Color Copies 94240	$ 19.82
Frontier Business Products	1006505	PW - Copy Machine 94240	$ 136.12
Frontier Business Products	1006505	TH - Color Copies 94244	$ 79.35
Frontier Business Products	1006505	TH - Copy Machine 94244	$ 136.11
Frontier Business Products	1009951	PD - Copy Machine 96081	$ 56.42
Frontier Business Products	1009951	PD - 96081 Color Copies	$ 144.70
GLH Construction, LLC	201124602	Fire Hydrant Repair - 516 Aspen Grove Wy	$ 645.00
Greeley Electric Repair, Inc.	281521	Baldridge Lift Station Pump Rebuild/ WW-2401 #140 Baldridge lift	$ 4,267.00
Hahn Reindeer Farm	INV0054	Reindeer Display	$ 2,000.00
Hardline Equipment, LLC	42215440	Steel Side Brush	$ 960.00
Hardline Equipment, LLC	42215440	Steel Side Brush	$ 960.00
JR Engineering, LLC	88003	Engineering Services (TR-2201)	$ 3,187.50
JR Engineering, LLC	88004	PP-2025-01 - WinDance	$ 700.00
JR Engineering, LLC	88005	FP-2025-02 - Saddler Ridge Tracts 9 & 10 - Final Plat	$ 50.00
JR Engineering, LLC	88006	PP-2025-01 - Saddler Southern	$ 50.00
J-U-B ENGINEERS, Inc.	190157	EHR & WCR 19 (TR-2201)	$ 29,281.20
Kinsco	00112906-0	Uniforms	$ 30.00
Kringle and Kompany LLC	12132025	Santa and Mrs. Claus	$ 300.00
La Salle Oil Co.	203670	Fuel	$ 1,707.39
La Salle Oil Co.	203937	Fuel	$ 1,539.42
La Salle Oil Co.	204174	Fuel	$ 1,404.69
Lands End Business Outfitters	SIN13710119	Uniforms	$ 282.85
Lands End Business Outfitters	SIN13719466	Uniforms	$ 311.01
Language Line Services, Inc.	11780663	Over-the-phone interpretation	$ 119.84

TOWN OF SEVERANCE
PAYABLES
12/01/2025-12/31/2025

Vendor Name	Invoice Number	Description	Amount Paid
Language Line Services, Inc.	11790604	Translation Services	$ 75.00
Lexipol, LLC	INVLEX11261189	Annual Law Enforcement Policy Manual & Training Bulletins	$ 4,961.20
LightGig Communications, LLC	E9C3EE84-0013	Internet/Backup Service	$ 120.00
M&M Pipe line Services	121025	Hydrant Meter - Deposit Refund	$ 3,346.33
MAC Equipment, Inc.	534754	Toggle Switch/ mower lift switch	$ 78.68
MAC Equipment, Inc.	535980	Parts for chain saws	$ 328.13
MHL Acquisition Corp	AR/2025/00316	Plow Blade	$ 1,995.75
MHL Acquisition Corp	AR/2025/00317	Plow Blades	$ 1,446.87
MHL Acquisition Corp	AR/2025/00408	Plow Blades - 4 sets	$ 8,445.93
Mountain High Disposal	144570	Recycling Services	$ 15.00
Mountain High Disposal	144570	Trash Services	$ 30.00
National League of Cities	195948	Member Dues	$ 1,353.00
Next Step Communications, LLC	16801	Starlink Monthly Rental for Lakeview City Park	$ 250.00
Next Step Communications, LLC	16957	100 Waterfowl Way - Troubleshoot cameras and network	$ 250.00
North Weld County Water District	3386000 1125	Water Utility	$ 34,221.00
North Weld County Water District	3654000 1125	Water Utility	$ 29.94
North Weld County Water District	6546000 1125	Water Utility	$ 12,442.98
North Weld County Water District	3386000 1225	Water Utility	$ 30,181.80
North Weld County Water District	3654000 1225	Water Utility	$ 29.94
North Weld County Water District	6546000 1225	Water Utility	$ 10,950.72
ODP Business Solutions	4.48742E+11	PAPER,X-9,8.5X11"	$ 81.34
ODP Business Solutions	4.49191E+11	PAPER,X-9,8.5X11"	$ 40.67
Pagefreezer Software, Inc.	INV-20640	Annual social media archiving	$ 5,176.20
PIRTEK NOCO	311-T0000011	PE228-12 ASSY KIT/ Plow truck hose	$ 224.10
Poudre Valley Coop Assoc., Inc	12152025	2026 Propane Tank Rental- BaldRidge lift station	$ 59.00
Poudre Valley REA	135 1225	36252 Evans St - Power Source	$ 44.77
Poudre Valley REA	135 1225	CO RD 23 and Belmon Dr	$ 34.25
Poudre Valley REA	135 1225	CO RD 80 and Rangeview Drive	$ 28.81
Poudre Valley REA	135 1225	Streetlights, Casa Loma	$ 139.84
Poudre Valley REA	135 1225	Streeltights, Belmont Farms	$ 238.36
Poudre Valley REA	135 1225	Streetlights, Soaring Eagle	$ 198.64
Poudre Valley REA	135 1225	Steetlights, Summit View	$ 429.36
Poudre Valley REA	135 1225	Streetlights, Foxridge	$ 108.63
Poudre Valley REA	135 1225	CO RD 21 and 76 1/2-water tank	$ 1,392.60
Poudre Valley REA	135 1225	Streetlights, Sunset Ridge	$ 258.97
Poudre Valley REA	135 1225	629 Shoreview Pkwy-Lift Station	$ 357.32
Poudre Valley REA	135 1225	Streetlights, Severance Shores	$ 230.72
Poudre Valley REA	135 1225	75 Flat Iron Ln Power Source	$ 73.69
Poudre Valley REA	135 1225	Streetlights, Hidden Valley Farms	$ 1,484.10
Poudre Valley REA	135 1225	2880 Branding Iron Power	$ 77.76
Poudre Valley REA	135 1225	Streelights, CO RD 74 & 19	$ 59.77
Poudre Valley REA	135 1225	Bridle Ridge Cir - PS	$ 30.20
Poudre Valley REA	135 1225	Streetlights, Saddler Arena	$ 184.82
Quench USA, Inc.	INV09863179	Town Hall Water Service	$ 164.88
Ramey Environmental Compliance, Inc,.	30482	ORC Services	$ 4,464.50
Ramey Environmental Compliance, Inc,.	30482	ORC Services	$ 4,464.50
Ramey Environmental Compliance, Inc,.	30533	Val-Matic Valve Replacement/ PROG-FAC #66 WATE	$ 2,732.70
Ramey Environmental Compliance, Inc,.	30533	Val-Matic Valve Replacement/PROG-FAC #66 WATER	$ 2,732.71
Ramey Environmental Compliance, Inc,.	30558	Troubleshoot Flow Meters	$ 379.29
Ramey Environmental Compliance, Inc,.	30558	Troubleshoot Flow Meters	$ 379.28
Ramey Environmental Compliance, Inc,.	30624	ORC Services	$ 4,462.60
Ramey Environmental Compliance, Inc,.	30624	ORC Services	$ 4,462.60
Republic Services, Inc	0642-001570650	Trash Services - Wastewater Plant Acct	$ 47.68
Rocky Mountain Playground Services td.	1651	Safety Surfacing Impact Testing/PROG-PARK1 #26	$ 1,000.00
SAFEbuilt Colorado, Inc.	2894044	Building Inspections	$ 11,391.80
SBS Services Group LLC	8176474	TH - routine janitorial	$ 520.00
SBS Services Group LLC	8178236	PD - routine janitorial	$ 640.00
Security Central, Inc.	1016394	Alarm monitoring - Security & Fire	$ 363.12
Senergy Petroleum, LLC	415329800	PRO X PURE DEF (2 2.5-GAL CASE)	$ 75.80
Senergy Petroleum, LLC	415330087	Diesel	$ 1,887.11
Severance Chamber of Commerce	1233	Annual membership	$ 150.00
Streamline Software, Inc.	2WJNVZJU-0001	DocAccess Pro	$ 12,096.00
Sun Construction & Design Services, Inc.	38800	ADDED CASEWORK - cabinets in police building	$ 9,295.00
Timber Line Electric & Control Corp	30548	SCADA Systeme Repair W/WW	$ 188.75
Timber Line Electric & Control Corp	30548	SCADA Systeme Repair W/WW	$ 188.75
Tischler Bise, Inc.	2025012029	Impact Fee Study (G-25-MPS)	$ 4,926.00
TK Excavating & Dirtwork	DEPOSIT REFUND	hydrant refund	$ 2,724.18
Top Shelf Printing	73318	Stickers FOR EQUIP & VEHICLES	$ 89.61
Top Shelf Printing	73439	Stickers FOR EQUIPMENT & VEHICLES	$ 432.60
Town of Windsor	015265-000 1125	Wastewater Treatment	$ 18,300.16
Treatment Technology, LLC	196222	Sodium Hypochlorite	$ 1,387.25
Treatment Technology, LLC	196332	Sodium Hypochlorite	$ 524.90
Treatment Technology, LLC	196348	Sodium Hypochlorite	$ 1,124.80
Treatment Technology, LLC	196482	Sodium Hypochlorite	$ 1,649.70
Triple S Party Rental	50260	Town Christmas canopy	$ 4,320.92
Tri-Tech Security, Inc.	37213	Quarterly Fire Alarm Monitoring Fee	$ 87.00
Tri-Tech Security, Inc.	37207	Quarterl Fire Alarm Monitoring Fee	$ 177.00
Tri-Tech Security, Inc.	37284	Fire Alarm Inspection	$ 198.99
U.S. Postal Service	12032025	P.O. Box Fee	$ 162.00
University Auto Parts, Inc.	465402	Anitfreeze, Wiper blades, Hyd Oil	$ 367.86
UNUM Life Insurance Co America	11.25	Monthly Disability Insurance	$ 4,493.49
Upper Case Printing Ink	3861	Utility Postcards	$ 25.48
Upper Case Printing Ink	3861	Utility Postcards	$ 25.47
Utility Notification Center	225111404	RTL Transmissions	$ 237.39
Utility Notification Center	225111404	RTL Transmissions	$ 237.39
Verizon Wireless	6128838564	Phones	$ 590.43
Verizon Wireless	6128838564	Phones	$ 49.12
Verizon Wireless	6128838564	Phones	$ 30.18
Verizon Wireless	6128838564	Phones	$ 243.40
Verizon Wireless	6128838564	Phones	$ 121.24
Verizon Wireless	6128838564	Phones	$ 1,737.40
Verizon Wireless	6128838564	Phones	$ 102.47
Verizon Wireless	6128838564	Phones	$ 93.30
Verizon Wireless	6128838564	Phones	$ 172.19
Verizon Wireless	6128838564	Phones	$ 161.87
Verizon Wireless	6128838564	Phones	$ 22.35
Waste Management of Colorado, Inc	5468904-2534-3	PW/Roll Off Trash Service	$ 40.43
Waste Management of Colorado, Inc	5468904-2534-3	PW/Roll Off Trash Service	$ 40.43
Waste Management of Colorado, Inc	5468904-2534-3	PW/Roll Off Trash Service	$ 40.43
Waste Management of Colorado, Inc	5468904-2534-3	PW/Roll Off Trash Service	$ 40.43
Waste Management of Colorado, Inc	5468904-2534-3	PW/Roll Off Trash Service	$ 40.42
Waste Management of Colorado, Inc	5480707-2534-4	PW/Roll Off Trash Service	$ 68.73
Waste Management of Colorado, Inc	5480707-2534-4	PW/Roll Off Trash Service	$ 68.73
Waste Management of Colorado, Inc	5480707-2534-4	PW/Roll Off Trash Service	$ 68.73
Waste Management of Colorado, Inc	5480707-2534-4	PW/Roll Off Trash Service	$ 68.73
Waste Management of Colorado, Inc	5480707-2534-4	PW/Roll Off Trash Service	$ 68.73

TOWN OF SEVERANCE
PAYABLES
12/01/2025-12/31/2025

Vendor Name	Invoice Number	Description	Amount Paid
Waste Management of Colorado, Inc	5480707-2534-4	PD Roll Off Trash Service	$ 114.52
Weld County 4H	12032025	Holiday wreaths	$ 335.00
Weld County Clerk and Recorder	11242025	General Election	$ 21,677.50
Weld County Health Department	E250514	Water testing	$ 225.00
Weld County Health Department	E250515	Water testing	$ 681.00
Weld County Information Technology	SEVERANCEPD-2025-CS	2026 CS RMS maintenance, ongoing agency support, field ops	$ 5,133.33
Weld RE 4 School District	12012025	Online Payments	$ 11,664.00
Williams Equipment, LLC	22509	Piranha Sewer Hose, HD Spray-Down Gun, Plastic Reel	$ 2,797.00
Wilson Williams Fellman Dittman	2159	193 Severance South	$ 467.50
Wilson Williams Fellman Dittman	2161	General Counsel	$ 7,558.75
Windsor Ace Hardware	185706/4	Supplies	$ 60.72
Windsor Ace Hardware	185995/4	Supplies PROG-FAC 66 FOR PW ice maker	$ 33.78
Windsor Ace Hardware	186214/4	Supplies Heater for pump house shed.	$ 35.99
Windsor-Severance Fire Dist.	12012025	Fire plan review	$ 2,772.00
Xcel Energy	954866642	100 Waterfowl Way	$ 2,502.92
Xcel Energy	954792869	Natural Gas	$ 58.70
Xcel Energy	954903213	Street Lights	$ 4,131.80
Xcel Energy	955136122	300942323 - 10822 County Road 74 Bldg Stoc	$ 12.94
Xcel Energy	955136122	300954583 - 20/15 2-6-67 Sewage Plant	$ 3,106.56
Xcel Energy	955136122	301274394 - 209 1st St Bldg Fire	$ 744.90
Xcel Energy	955136122	301443761 - 1020 Mahogany Dr Unit Pump	$ 321.46
Xcel Energy	955136122	301456912 - 336 1st St	$ 165.48
Xcel Energy	955136122	301597386 - 400 Timber Ridge Pkwy Unit Spkl	$ 12.39
Xcel Energy	955136122	301709610 - 57/16 2-6-67 Pump	$ 12.39
Xcel Energy	955136122	301748145 - 410 Timber Ridge Pkwy Unit Spkl	$ 13.32
Xcel Energy	955136122	301872364 - 513 1/2 Broadview Dr	$ 100.86
Xcel Energy	955136122	301894204 - 50 Timber Ridge Pkwy	$ 149.57
Xcel Energy	955136122	302039930 - 1236 1/2 Baldridge Dr Unit Lift	$ 246.61
Xcel Energy	955136122	303987355 - 3 S Timber Ridge Pkwy	$ 691.53
Xcel Energy	955136122	304182684 - 231 W 4th Ave Unit Pump	$ 90.98
Xcel Energy	955136122	304683265 - 410 Immigrant Trail - Settlers Landing HOA	$ 14.61
Xcel Energy	955136122	304881524 - 145 3rd St	$ 831.42
Xcel Energy	955136122	304920983 - 100 Waterfall Way	$ 20.42
Xcel Energy	955136122	304920986 - 101 Waterfall Way	$ 137.72
Xcel Energy	955136122	301396786 - 11538 County Road 74 Bldg Seve	$ 381.25
Xcel Energy	955136122	301757929 - 312 1st St	$ 296.13
Yeh and Associates, Inc.	225-192-4	CS Town of Severance East Harmony Rd. & WCR 19 MT (TR-2201)	$ 4,190.00
			Total: $ 732,669.45

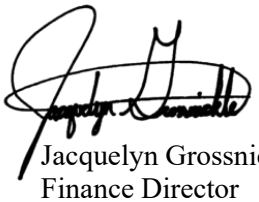
Mon Feb 16th, 2026

Attn: Town Council and Stakeholders

Re: Financial Statement Review

The Interim Financial Statements for **January 2026** for the Town of Severance have been reviewed and can be published as part of the **February 24th, 2026**, Town Council Consent Agenda.

All the best,



Jacquelyn Grossnickle
Finance Director

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

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
JANUARY 31, 2026

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	608
01-101000	BANK OF CO- CHECKING ***1469	376,905
01-101500	BANK OF CO CREDIT CARD ***1481	272,324
01-101600	BANK OF CO CASH OUTLAY ***8205	(316,791)
01-102100	COLOTRUST - 8001	21,328,734
01-102110	COLOTRUST - 4001	1,084
01-102180	UMB SAFEKEEPING	47,419,745
01-106000	XPRESS DEPOSIT ACCOUNT	13,162
01-107700	CASH CLEARING - WSFR	(3,465)
01-107800	CASH CLEARING - SD RE-4	(14,580)
	TOTAL COMBINED CASH	69,077,726
01-100000	CASH ALLOCATED TO OTHER FUNDS	(69,077,726)
	TOTAL UNALLOCATED CASH	

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	19,113,844
11	ALLOCATION TO CONSERVATION TRUST FUND	475,730
12	ALLOCATION TO TRANSPORTATION FUND	4,187,276
13	ALLOCATION TO PARKS FUND	602,717
14	ALLOCATION TO PUBLIC FACILITIES FUND	623,475
15	ALLOCATION TO PUBLIC SAFETY FUND	405,290
20	ALLOCATION TO GRANTS FUND	987,031
41	ALLOCATION TO FLEET FUND	683,255
51	ALLOCATION TO WATER FUND	19,654,677
52	ALLOCATION TO WASTEWATER FUND	16,292,417
53	ALLOCATION TO STORMWATER FUND	2,010,889
75	ALLOCATION TO CAPITAL PROJECTS	4,041,127
	TOTAL ALLOCATIONS TO OTHER FUNDS	69,077,726
	ALLOCATION FROM COMBINED CASH FUND - 01-100000	(69,077,726)
	ZERO PROOF IF ALLOCATIONS BALANCE	

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

GENERAL FUND

	ASSETS			
10-100000	CASH - COMBINED FUND		19,113,844	
10-105000	TAXES RECEIVABLE		2,126,011	
10-105300	CASH W/ WELD COUNTY TREASURER		25,116	
10-115000	ACCOUNTS RECEIVABLE		34,590	
10-115010	FUEL INVENTORY		6,238	
10-115011	DIESEL INVENTORY		2,629	
10-115100	OTHER ACCOUNTS RECEIVABLE		5,561	
10-120000	DEVELOPER RECEIVABLES		(4,755)	
10-131000	DUE FROM OTHER GOVERNMENTS		283,023	
	TOTAL ASSETS			21,592,257
	LIABILITIES AND EQUITY			
	LIABILITIES			
10-202000	ACCOUNTS PAYABLE		101,763	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS		71,219	
10-203500	CUSTOMER DEPOSITS-RENTALS		1,900	
10-204000	OTHER ACCRUED EXPENSES		16,916	
10-205000	RETAINAGE PAYABLE		129	
10-211400	COLORADO UNEMPLOYMENT PAYABLE		940	
10-211650	AFLAC PAYABLE		1,456	
10-211700	HEALTH INSURANCE PAYABLE		45	
10-211710	DISABILITY INSURANCE PAYABLE		(5,029)	
10-211750	LIFE INSURANCE PAYABLE		452	
10-211755	FSA PAYABLE		(75)	
10-211800	DEFERRED PROPERTY TAXES		2,126,011	
10-223000	DEFERRED INFLOWS OF RESOURCES		5,561	
	TOTAL LIABILITIES			2,321,287
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
10-290000	FUND BALANCE	19,469,253		
	REVENUE OVER EXPENDITURES - YTD	(198,283)		
	BALANCE - CURRENT DATE		19,270,971	
	TOTAL FUND EQUITY			19,270,971
	TOTAL LIABILITIES AND EQUITY			21,592,257

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	TAXES					
10-31-1000	PROPERTY TAX	10,531	10,531	2,140,000	2,129,469	.5
10-31-3000	SALES TAX	283,023	283,023	2,152,500	1,869,477	13.2
10-31-4000	USE TAX	35,074	35,074		(35,074)	.0
10-31-8100	SEVERANCE TAX (OIL & GAS)			10,000	10,000	.0
10-31-8200	FRANCHISE	23,327	23,327	200,000	176,673	11.7
10-31-9000	INTEREST / DELINQUENT TAX			1,100	1,100	.0
	TOTAL TAXES	351,955	351,955	4,503,600	4,151,645	7.8
	LICENSES & PERMITS					
10-32-1000	BUSINESS LICENSE	525	525	2,500	1,975	21.0
10-32-1100	LIQUOR LICENSE			500	500	.0
10-32-2000	HOME BASED BUSINESS FEES	50	50	300	250	16.7
10-32-2100	BUILDING PERMIT & LICENSE	26,604	26,604	200,000	173,396	13.3
10-32-2600	ANIMAL LICENSES	15	15	100	85	15.0
10-32-3100	PLANNING ADMINISTRATION FEE	1,592	1,592	29,000	27,408	5.5
10-32-3400	OFFICE ADMINISTRATION FEE	7,399	7,399	100,000	92,601	7.4
10-32-4100	ROW/HUNT/SIGN/DEVELOP. PERMITS	5,300	5,300	25,000	19,700	21.2
10-32-4150	SOLICITOR LICENSES			3,000	3,000	.0
	TOTAL LICENSES & PERMITS	41,485	41,485	360,400	318,915	11.5
	INTERGOVERNMENTAL					
10-33-4000	STATE GRANTS	671	671		(671)	.0
10-33-5000	HIGHWAY USERS			419,000	419,000	.0
10-33-5050	MINERAL LEASE			50,000	50,000	.0
10-33-5100	MOTOR VEHICLE FEES	2,984	2,984	53,500	50,516	5.6
10-33-5200	COUNTY ROAD & BRIDGE	5,362	5,362	32,100	26,738	16.7
10-33-5300	SPECIFIC OWNERSHIP TAX	7,413	7,413	42,800	35,387	17.3
10-33-5600	CIGARETTE TAX			3,000	3,000	.0
10-33-6000	SHARED REVENUE WINDSOR			286,000	286,000	.0
	TOTAL INTERGOVERNMENTAL	16,430	16,430	886,400	869,970	1.9
	CHARGES FOR SERVICES					
10-34-1100	COURT COSTS	1,080	1,080	3,000	1,920	36.0
10-34-1200	POLICE REVENUE	18,884	18,884	66,000	47,116	28.6
10-34-1400	COPIES & REPORTS	450	450	2,000	1,550	22.5
	TOTAL CHARGES FOR SERVICES	20,414	20,414	71,000	50,586	28.8

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
	FINES & FORFEITS					
10-35-1000	MUNICIPAL COURT FINES	19,490	19,490	64,000	44,510	30.5
10-35-1100	SURCHARGE	1,160	1,160	4,000	2,840	29.0
	TOTAL FINES & FORFEITS	20,650	20,650	68,000	47,350	30.4
	MISCELLANEOUS					
10-36-1000	RETURN CHECK CHARGES	390	390	3,000	2,610	13.0
10-36-2000	OTHER MISCELLANEOUS REVENUE	886	886	12,000	11,114	7.4
10-36-3000	RENT	7,264	7,264	52,800	45,536	13.8
10-36-3500	INTEREST AND DIVIDENDS	25,349	25,349	802,000	776,651	3.2
10-36-3550	CHANGE IN MARKET VALUE	(67,965)	(67,965)		67,965	.0
10-36-4500	MATERIALS AND LABOR			2,000	2,000	.0
10-36-5000	SPECIAL EVENT REVENUE	38	38	50,000	49,963	.1
	TOTAL MISCELLANEOUS	(34,039)	(34,039)	921,800	955,839	(3.7)
	TOTAL FUND REVENUE	416,895	416,895	6,811,200	6,394,305	6.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	LEGISLATIVE					
10-41-1100	REGULAR STAFF WAGES	2,154	2,154	37,829	35,675	5.7
10-41-1102	OVERTIME			100	100	.0
10-41-1104	RETIREMENT 457	61	61	1,135	1,074	5.4
10-41-1105	BOARD OF TRUSTEE FEES	743	743	36,000	35,257	2.1
10-41-1130	FICA/MEDICARE	221	221	5,647	5,426	3.9
10-41-1150	UNEMPLOYMENT	4	4	76	72	5.4
10-41-1160	HEALTH INSURANCE	1,075	1,075	2,661	1,586	40.4
10-41-1161	DISABILITY INSURANCE			567	567	.0
10-41-2100	LEGAL FEES	184	184	15,000	14,816	1.2
10-41-3180	MILEAGE			300	300	.0
10-41-3320	PRINTING	8,221	8,221	25,200	16,979	32.6
10-41-3330	PUBLISHING/RECORDING			1,000	1,000	.0
10-41-3350	ORDINANCE CODIFICATION			12,000	12,000	.0
10-41-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	5,153	5,153	11,000	5,847	46.9
10-41-3820	CONTINUING EDUCATION	386	386	24,000	23,614	1.6
10-41-3825	MEETING/MEALS	1,232	1,232	12,100	10,868	10.2
10-41-3990	MISCELLANEOUS			600	600	.0
10-41-3992	COUNCIL SPECIAL EVENTS			5,000	5,000	.0
10-41-4530	VEHICLE & EQUIP AMORTIZATION	165	165	2,000	1,835	8.3
10-41-4810	UNIFORMS	246	246	6,000	5,754	4.1
10-41-4990	SUPPLIES	25	25	1,300	1,275	1.9
10-41-5560	TREE BOARD			2,000	2,000	.0
10-41-5570	PLANNING COMMISSION			2,000	2,000	.0
10-41-5580	YOUTH COUNCIL			2,000	2,000	.0
	TOTAL LEGISLATIVE	19,870	19,870	205,515	185,646	9.7
	ELECTIONS					
10-42-3310	WELD CO COORDINATED ELECTION			15,200	15,200	.0
	TOTAL ELECTIONS			15,200	15,200	.0

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	JUDICIAL					
10-43-1100	REGULAR STAFF WAGES	1,710	1,710	29,287	27,577	5.8
10-43-1102	OVERTIME			100	100	.0
10-43-1104	RETIREMENT 457	51	51	879	828	5.8
10-43-1130	FICA/MEDICARE	127	127	2,240	2,113	5.7
10-43-1150	UNEMPLOYMENT	3	3	59	56	5.8
10-43-1160	HEALTH INSURANCE	448	448	5,375	4,927	8.3
10-43-1161	DISABILITY INSURANCE			439	439	.0
10-43-2100	LEGAL FEES	850	850	15,000	14,150	5.7
10-43-2110	MUNICIPAL JUDGE	800	800	10,500	9,700	7.6
10-43-3820	EDUCATION			1,500	1,500	.0
10-43-3830	TRANSLATOR/JUROR FEES	103	103	400	297	25.7
10-43-4310	COURT SUPPLIES			200	200	.0
10-43-4810	UNIFORMS			1,400	1,400	.0
	TOTAL JUDICIAL	4,093	4,093	67,379	63,286	6.1

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	MANAGEMENT					
10-44-1100	REGULAR STAFF WAGES	12,271	12,271	194,199	181,928	6.3
10-44-1101	PART-TIME STAFF WAGES	265	265	28,776	28,511	.9
10-44-1102	OVERTIME			400	400	.0
10-44-1104	RETIREMENT	605	605	9,719	9,114	6.2
10-44-1130	FICA/MEDICARE	978	978	17,057	16,079	5.7
10-44-1140	WORKERS COMPENSATION	17,608	17,608	75,600	57,992	23.3
10-44-1150	UNEMPLOYMENT	26	26	445	419	5.8
10-44-1160	HEALTH & LIFE INSURANCE	3,611	3,611	25,332	21,721	14.3
10-44-1161	DISABILITY INSURANCE			3,252	3,252	.0
10-44-1164	FSA FUNDING	1,780	1,780		(1,780)	.0
10-44-2150	HR SERVICES	4,175	4,175	50,000	45,825	8.4
10-44-2990	OTHER PROFESSIONAL FEES			7,000	7,000	.0
10-44-3110	UTILITIES	16,063	16,063	262,200	246,137	6.1
10-44-3150	TELEPHONE	3,617	3,617	40,000	36,383	9.0
10-44-3175	BUILDING REPAIRS & MAINTENANCE	897	897	17,000	16,103	5.3
10-44-3177	VEHICLE REPAIRS & MAINTENANCE			2,500	2,500	.0
10-44-3210	INSURANCE AND BONDS	78,083	78,083	274,200	196,117	28.5
10-44-3220	CIRSA DEDUCTIBLES			15,000	15,000	.0
10-44-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,690	1,690	3,500	1,810	48.3
10-44-3820	CONTINUING EDUCATION	20	20	12,000	11,980	.2
10-44-3825	MEALS/MISCELLANEOUS	263	263	5,000	4,737	5.3
10-44-3992	SPECIAL EVENT EXPENDITURE	219	219	175,000	174,781	.1
10-44-4000	ADVERTISING			2,000	2,000	.0
10-44-4320	COMPUTER REPLACE./AUDIO VISUAL	1,414	1,414	40,000	38,586	3.5
10-44-4330	COMPUTER SUPPORT AND MAINT	108,317	108,317	356,630	248,313	30.4
10-44-4350	SAFETY	1,258	1,258	10,000	8,742	12.6
10-44-4360	WELLNESS	480	480	15,000	14,520	3.2
10-44-4520	VEHICLE FUEL	156	156	1,000	844	15.6
10-44-4530	VEHICLE & EQUIP AMORTIZATION	295	295	3,600	3,305	8.2
10-44-4810	UNIFORMS			1,500	1,500	.0
10-44-4850	UNANTICIPATED EXP/CONTINGENCY			25,000	25,000	.0
10-44-4990	MISCELLANEOUS SUPPLIES	126	126	3,000	2,874	4.2
10-44-8000	LEASE PAYMENT			1,100	1,100	.0
	TOTAL MANAGEMENT	254,216	254,216	1,677,010	1,422,794	15.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	FINANCE					
10-45-1100	REGULAR STAFF WAGES	5,560	5,560	95,475	89,915	5.8
10-45-1102	OVERTIME			100	100	.0
10-45-1104	RETIREMENT 457	146	146	2,865	2,719	5.1
10-45-1130	FICA/MEDICARE	417	417	7,304	6,887	5.7
10-45-1150	UNEMPLOYMENT	11	11	192	181	5.8
10-45-1160	HEALTH & LIFE INSURANCE	2,479	2,479	11,205	8,726	22.1
10-45-1161	DISABILITY INSURANCE			1,432	1,432	.0
10-45-2200	AUDIT & ACCOUNTING FEES			35,000	35,000	.0
10-45-3315	WELD COUNTY TREASURER FEE	105	105	21,900	21,795	.5
10-45-3340	BANK CHARGES	20	20	1,500	1,480	1.3
10-45-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS			1,000	1,000	.0
10-45-3820	CONTINUING EDUCATION	299	299	7,000	6,701	4.3
10-45-3825	MEALS/MISCELLANEOUS			1,000	1,000	.0
10-45-4810	UNIFORMS			2,100	2,100	.0
	TOTAL FINANCE	9,038	9,038	188,073	179,035	4.8
	ADMINISTRATIVE SERVICES					
10-46-1100	REGULAR STAFF WAGES	10,540	10,540	169,314	158,775	6.2
10-46-1102	OVERTIME			100	100	.0
10-46-1104	RETIREMENT 457	316	316	5,176	4,860	6.1
10-46-1130	FICA/MEDICARE	793	793	12,952	12,159	6.1
10-46-1150	UNEMPLOYMENT	21	21	339	318	6.2
10-46-1160	HEALTH INSURANCE	448	448	23,651	23,203	1.9
10-46-1161	DISABILITY INSURANCE			2,540	2,540	.0
10-46-1170	RETENTION			10,000	10,000	.0
10-46-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS			500	500	.0
10-46-3820	CONTINUING EDUCATION	69	69	4,500	4,431	1.5
10-46-3825	MEETING/MEALS			1,000	1,000	.0
10-46-3990	MISCELLANEOUS	493	493	7,200	6,708	6.8
10-46-4310	OFFICE SUPPLIES	484	484	8,000	7,516	6.1
10-46-4340	POSTAGE			6,000	6,000	.0
10-46-4810	UNIFORMS			1,800	1,800	.0
	TOTAL ADMINSTRATIVE SERVICES	13,163	13,163	253,072	239,909	5.2

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC SAFETY					
10-51-1100	REGULAR STAFF WAGES	102,696	102,696	1,510,195	1,407,499	6.8
10-51-1102	OVERTIME	837	837	30,000	29,163	2.8
10-51-1104	RETIREMENT	352	352	5,750	5,398	6.1
10-51-1107	CONTRACTED SECURITY SERVICES	247	247	10,000	9,753	2.5
10-51-1130	FICA/MEDICARE	2,194	2,194	33,781	31,587	6.5
10-51-1150	UNEMPLOYMENT	208	208	3,020	2,812	6.9
10-51-1155	POLICE PENSION	8,828	8,828	197,783	188,955	4.5
10-51-1160	HEALTH INSURANCE	14,184	14,184	166,548	152,364	8.5
10-51-1161	DISABILITY INSURANCE	2,959	2,959	22,652	19,693	13.1
10-51-2300	MEDICAL			1,000	1,000	.0
10-51-2310	PSYCHOLOGICAL			2,500	2,500	.0
10-51-2900	CONTRACT POLICE SERVICES	33,686	33,686	40,215	6,529	83.8
10-51-2990	OTHER PROFESSIONAL FEES			15,000	15,000	.0
10-51-3173	REPAIRS & MAINTENANCE - EQUIPM			500	500	.0
10-51-3175	BUILDING REPAIRS & MAINTENANCE	640	640	15,000	14,360	4.3
10-51-3177	VEHICLE REPAIRS & MAINTENANCE	74	74	70,000	69,926	.1
10-51-3320	PRINTING/FORMS	80	80	2,500	2,420	3.2
10-51-3610	DISPATCH COMMUNICATIONS			94,000	94,000	.0
10-51-3630	MENTAL HEALTH CO-RESP. PROGRAM			12,000	12,000	.0
10-51-3640	DRUG TASK FORCE			1,000	1,000	.0
10-51-3650	DOG TAGS/IMPOUND FEES			1,000	1,000	.0
10-51-3740	RADIO MAINTENANCE			1,000	1,000	.0
10-51-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,050	1,050	2,300	1,250	45.7
10-51-3820	CONTINUING EDUCATION & TRAIN	2,032	2,032	15,000	12,968	13.5
10-51-3825	MEALS/MISCELLANEOUS	195	195	4,000	3,805	4.9
10-51-3850	LAB TESTING FEES			1,200	1,200	.0
10-51-3950	TOWING			2,000	2,000	.0
10-51-3990	MISCELLANEOUS SERVICES			500	500	.0
10-51-3992	PD SPECIAL EVENTS			2,000	2,000	.0
10-51-4300	OFFICE FURNITURE			500	500	.0
10-51-4310	OFFICE SUPPLIES	266	266	2,000	1,734	13.3
10-51-4520	VEHICLE FUEL	2,647	2,647	29,000	26,353	9.1
10-51-4530	VEHICLE & EQUIP AMORTIZATION	4,221	4,221	105,300	101,079	4.0
10-51-4720	EQUIPMENT FOR PATROL	744	744	4,000	3,256	18.6
10-51-4730	EQUIPMENT FOR TRAINING			4,000	4,000	.0
10-51-4740	EQUIPMENT FOR INVEST./EVIDENCE	1,086	1,086	1,500	414	72.4
10-51-4750	AMMUNITION			7,000	7,000	.0
10-51-4810	UNIFORMS			16,000	16,000	.0
10-51-4990	MISCELLANEOUS SUPPLIES	73	73	1,000	927	7.3
	TOTAL PUBLIC SAFETY	179,297	179,297	2,432,744	2,253,447	7.4

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	STREETS / MAINTENANCE					
10-61-1100	REGULAR STAFF WAGES	15,729	15,729	300,930	285,201	5.2
10-61-1101	PART-TIME STAFF WAGES			9,674	9,674	.0
10-61-1102	OVERTIME	404	404	2,700	2,296	15.0
10-61-1104	RETIREMENT	472	472	9,029	8,557	5.2
10-61-1130	FICA/MEDICARE	1,180	1,180	23,021	21,841	5.1
10-61-1150	UNEMPLOYMENT	32	32	603	571	5.4
10-61-1160	HEALTH & LIFE INSURANCE	5,891	5,891	49,971	44,080	11.8
10-61-1161	DISABILITY INSURANCE			4,515	4,515	.0
10-61-3162	TRAFFIC LIGHTS			20,000	20,000	.0
10-61-3172	REPAIRS & MAINTENANCE - STREET	220	220	163,000	162,780	.1
10-61-3820	CONTINUING EDUCATION			2,800	2,800	.0
10-61-4311	STREET SUPPLIES			4,500	4,500	.0
10-61-4530	VEHICLE & EQUIP AMORTIZATION	1,285	1,285	22,500	21,215	5.7
10-61-4810	UNIFORMS			1,500	1,500	.0
10-61-4990	MISCELLANEOUS SUPPLIES	141	141	2,500	2,359	5.6
10-61-5000	STREET SIGNS	78	78	15,000	14,922	.5
	TOTAL STREETS / MAINTENANCE	25,432	25,432	632,243	606,811	4.0
	SNOW					
10-63-1100	REGULAR STAFF WAGES	2,468	2,468	12,000	9,532	20.6
10-63-1102	OVERTIME	3,347	3,347	12,000	8,653	27.9
10-63-1104	RETIREMENT	74	74		(74)	.0
10-63-1130	FICA/MEDICARE	442	442		(442)	.0
10-63-1150	UNEMPLOYMENT	12	12		(12)	.0
10-63-4110	SUPPLIES	21,512	21,512	68,000	46,488	31.6
10-63-4520	VEHICLE FUEL	444	444	1,500	1,056	29.6
10-63-4530	VEHICLE & EQUIP AMORTIZATION	2,083	2,083	25,000	22,917	8.3
	TOTAL SNOW	30,382	30,382	118,500	88,118	25.6

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PUBLIC WORKS OVERHEAD					
10-64-1102	OVERTIME			3,500	3,500	.0
10-64-2990	OTHER PROFESSIONAL FEES	258	258	2,500	2,243	10.3
10-64-3173	REPAIRS & MAINTENANCE - EQUIPM	7,442	7,442	53,000	45,558	14.0
10-64-3175	BUILDING REPAIRS & MAINTENANCE			21,000	21,000	.0
10-64-3177	VEHICLE REPAIRS & MAINTENANCE	831	831	25,000	24,169	3.3
10-64-3690	MOSQUITO CONTROL			40,000	40,000	.0
10-64-3825	MEALS, MEETINGS AND TRAVEL	171	171	3,000	2,829	5.7
10-64-3990	MISCELLANEOUS SERVICES	266	266	2,000	1,734	13.3
10-64-4320	COMPUTER REPLACE./AUDIO VISUAL			2,500	2,500	.0
10-64-4520	VEHICLE FUEL	1,591	1,591	22,000	20,409	7.2
10-64-4810	UNIFORMS			500	500	.0
10-64-4990	MISC SUPPLIES	394	394	5,000	4,606	7.9
10-64-5001	SMALL TOOLS	43	43	2,000	1,957	2.2
	TOTAL PUBLIC WORKS OVERHEAD	10,995	10,995	182,000	171,006	6.0
	PARKS / GREEN SPACE					
10-65-1100	REGULAR STAFF WAGES	12,913	12,913	223,454	210,541	5.8
10-65-1101	PART-TIME STAFF WAGES			58,044	58,044	.0
10-65-1102	OVERTIME			2,800	2,800	.0
10-65-1104	RETIREMENT	387	387	6,703	6,316	5.8
10-65-1130	FICA/MEDICARE	959	959	21,534	20,575	4.5
10-65-1150	UNEMPLOYMENT	26	26	561	535	4.6
10-65-1160	HEALTH & LIFE INSURANCE	2,893	2,893	35,228	32,335	8.2
10-65-1161	DISABILITY INSURANCE			4,222	4,222	.0
10-65-3171	VANDALISM	220	220	3,500	3,280	6.3
10-65-3176	GROUNDS MAINTENANCE	394	394	21,000	20,606	1.9
10-65-3185	RECREATION			10,000	10,000	.0
10-65-3186	COMMUNITY GARDEN			3,000	3,000	.0
10-65-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS			1,000	1,000	.0
10-65-3820	CONTINUING EDUCATION			3,000	3,000	.0
10-65-3990	SERVICES			5,000	5,000	.0
10-65-4530	VEHICLE & EQUIP AMORTIZATION	243	243	10,000	9,757	2.4
10-65-4810	UNIFORMS	155	155	1,100	945	14.1
10-65-4990	SUPPLIES	68	68	10,000	9,932	.7
10-65-6000	TREE CITY USA	68	68	23,000	22,932	.3
10-65-7990	OTHER SMALL EQUIPMENT			2,000	2,000	.0
	TOTAL PARKS / GREEN SPACE	18,325	18,325	445,146	426,821	4.1

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	PLANNING					
10-70-1100	REGULAR STAFF WAGES	10,877	10,877	177,402	166,525	6.1
10-70-1101	INTERN STAFF WAGES			6,147	6,147	.0
10-70-1102	OVERTIME			100	100	.0
10-70-1104	RETIREMENT	326	326	5,322	4,996	6.1
10-70-1130	FICA/MEDICARE	826	826	14,041	13,215	5.9
10-70-1150	UNEMPLOYMENT	22	22	367	345	5.9
10-70-1160	HEALTH & LIFE INSURANCE	1,794	1,794	21,524	19,730	8.3
10-70-1161	DISABILITY INSURANCE			2,661	2,661	.0
10-70-2400	ENGINEERING	386	386	75,000	74,614	.5
10-70-2600	PLANNING SERVICES	2,750	2,750	50,000	47,250	5.5
10-70-2980	BUILDING INSPECTIONS & LICENSE	17,358	17,358	200,000	182,642	8.7
10-70-3810	DUES & MEMBERSHIPS			3,000	3,000	.0
10-70-3820	CONTINUING EDUCATION			5,500	5,500	.0
10-70-3825	MEALS/MISCELLANEOUS/TRAVEL			1,000	1,000	.0
10-70-4099	DEVELOPER EXP.TO BE REIMBURSED	864	864		(864)	.0
10-70-4530	VEHICLE & EQUIP AMORTIZATION	165	165	2,000	1,835	8.3
10-70-4810	UNIFORMS			500	500	.0
10-70-4989	TRAIL DEVELOPMENT	15,000	15,000	15,000		100.0
	TOTAL PLANNING	50,367	50,367	579,564	529,197	8.7
	TOTAL FUND EXPENDITURES	615,178	615,178	6,796,446	6,181,268	9.1
	NET REVENUE OVER EXPENDITURES	(198,283)	(198,283)	14,754	213,037	(1343.

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

CONSERVATION TRUST FUND

	ASSETS			
11-100000	CASH - COMBINED FUND		475,730	
	TOTAL ASSETS			475,730
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	474,804		
	REVENUE OVER EXPENDITURES - YTD	926		
	BALANCE - CURRENT DATE		475,730	
	TOTAL FUND EQUITY			475,730
	TOTAL LIABILITIES AND EQUITY			475,730

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	MISCELLANEOUS					
11-36-3500	INTEREST AND DIVIDENDS	627	627	12,000	11,373	5.2
11-36-3550	CHANGE IN MARKET VALUE	299	299		(299)	.0
	TOTAL MISCELLANEOUS	926	926	12,000	11,074	7.7
	TOTAL FUND REVENUE	926	926	12,000	11,074	7.7
	NET REVENUE OVER EXPENDITURES	926	926	12,000	11,074	7.7

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

TRANSPORTATION FUND

	ASSETS			
12-100000	CASH - COMBINED FUND		4,187,276	
12-115000	ACCOUNTS RECEIVABLE		66,390	
12-115300	CONTRACT RECEIVABLE		52	
	TOTAL ASSETS			4,253,718
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
12-290000	FUND BALANCE	4,151,144		
	REVENUE OVER EXPENDITURES - YTD	102,573		
	BALANCE - CURRENT DATE		4,253,718	
	TOTAL FUND EQUITY			4,253,718
	TOTAL LIABILITIES AND EQUITY			4,253,718

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
12-34-1000	TRANSPORTATION UTILITY FEE	64,176	64,176	766,300	702,124	8.4
12-34-3000	TRANSPORTATION IMPACT FEE	30,375	30,375		(30,375)	.0
	TOTAL IMPACT FEES	94,551	94,551	766,300	671,749	12.3
	MISCELLANEOUS					
12-36-3500	INTEREST AND DIVIDENDS	5,434	5,434	137,000	131,566	4.0
12-36-3550	CHANGE IN MARKET VALUE	2,589	2,589		(2,589)	.0
	TOTAL MISCELLANEOUS	8,023	8,023	137,000	128,977	5.9
	TOTAL FUND REVENUE	102,573	102,573	903,300	800,727	11.4
	NET REVENUE OVER EXPENDITURES	102,573	102,573	903,300	800,727	11.4

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

PARKS FUND

	ASSETS			
13-100000	CASH - COMBINED FUND		602,717	
	TOTAL ASSETS			602,717
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	595,786		
	REVENUE OVER EXPENDITURES - YTD	6,931		
	BALANCE - CURRENT DATE		602,717	
	TOTAL FUND EQUITY			602,717
	TOTAL LIABILITIES AND EQUITY			602,717

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

PARKS FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
13-34-7400	PARK IMPACT FEE	5,758	5,758		(5,758)	.0
	TOTAL IMPACT FEES	5,758	5,758		(5,758)	.0
	MISCELLANEOUS					
13-36-3500	INTEREST AND DIVIDENDS	795	795	17,000	16,205	4.7
13-36-3550	CHANGE IN MARKET VALUE	379	379		(379)	.0
	TOTAL MISCELLANEOUS	1,173	1,173	17,000	15,827	6.9
	TOTAL FUND REVENUE	6,931	6,931	17,000	10,069	40.8
	NET REVENUE OVER EXPENDITURES	6,931	6,931	17,000	10,069	40.8

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

PUBLIC FACILITIES FUND

	ASSETS			
14-100000	CASH – COMBINED FUND		623,475	
	TOTAL ASSETS			623,475
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
14-290000	FUND BALANCE	609,206		
	REVENUE OVER EXPENDITURES - YTD	14,268		
	BALANCE - CURRENT DATE		623,475	
	TOTAL FUND EQUITY			623,475
	TOTAL LIABILITIES AND EQUITY			623,475

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
14-32-3000	GENERAL GOVERNMENT IMPACT FEE	13,055	13,055		(13,055)	.0
	TOTAL IMPACT FEES	13,055	13,055		(13,055)	.0
	MISCELLANEOUS					
14-36-3500	INTEREST AND DIVIDENDS	822	822	18,000	17,178	4.6
14-36-3550	CHANGE IN MARKET VALUE	392	392		(392)	.0
	TOTAL MISCELLANEOUS	1,213	1,213	18,000	16,787	6.7
	TOTAL FUND REVENUE	14,268	14,268	18,000	3,732	79.3
	NET REVENUE OVER EXPENDITURES	14,268	14,268	18,000	3,732	79.3

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

PUBLIC SAFETY FUND

	ASSETS			
15-100000	CASH – COMBINED FUND		405,290	
	TOTAL ASSETS			405,290
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
15-290000	FUND BALANCE	400,756		
	REVENUE OVER EXPENDITURES - YTD	4,534		
	BALANCE - CURRENT DATE		405,290	
	TOTAL FUND EQUITY			405,290
	TOTAL LIABILITIES AND EQUITY			405,290

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

PUBLIC SAFETY FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	IMPACT FEES					
15-32-3000	POLICE IMPACT FEE	3,745	3,745		(3,745)	.0
	TOTAL IMPACT FEES	3,745	3,745		(3,745)	.0
	MISCELLANEOUS					
15-36-3500	INTEREST AND DIVIDENDS	534	534	12,000	11,466	4.5
15-36-3550	CHANGE IN MARKET VALUE	255	255		(255)	.0
	TOTAL MISCELLANEOUS	789	789	12,000	11,211	6.6
	TOTAL FUND REVENUE	4,534	4,534	12,000	7,466	37.8
	NET REVENUE OVER EXPENDITURES	4,534	4,534	12,000	7,466	37.8

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

GRANTS FUND

	ASSETS			
20-100000	CASH - COMBINED FUND		987,031	
	TOTAL ASSETS			987,031
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
20-290000	FUND BALANCE	987,031		
	BALANCE - CURRENT DATE		987,031	
	TOTAL FUND EQUITY			987,031
	TOTAL LIABILITIES AND EQUITY			987,031

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

FLEET FUND

	ASSETS			
41-100000	CASH - COMBINED FUND		683,255	
	TOTAL ASSETS			683,255
	LIABILITIES AND EQUITY			
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
41-290000	FUND BALANCE	673,173		
	REVENUE OVER EXPENDITURES - YTD	10,082		
	BALANCE - CURRENT DATE		683,255	
	TOTAL FUND EQUITY			683,255
	TOTAL LIABILITIES AND EQUITY			683,255

FLEET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
41-34-2000	FLEET REPLACEMENT REVENUE	8,752	8,752	188,000	179,248	4.7
	TOTAL CHARGES FOR SERVICES	8,752	8,752	188,000	179,248	4.7
	MISCELLANEOUS					
41-36-3500	INTEREST AND DIVIDENDS	901	901	18,000	17,099	5.0
41-36-3550	CHANGE IN MARKET VALUE	429	429		(429)	.0
	TOTAL MISCELLANEOUS	1,330	1,330	18,000	16,670	7.4
	TOTAL FUND REVENUE	10,082	10,082	206,000	195,918	4.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

FLEET FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	OPERATIONS					
41-60-7550	VEHICLES			683,000	683,000	.0
41-60-7580	EQUIPMENT			86,500	86,500	.0
	TOTAL OPERATIONS			769,500	769,500	.0
	TOTAL FUND EXPENDITURES			769,500	769,500	.0
	NET REVENUE OVER EXPENDITURES	10,082	10,082	(563,500)	(573,582)	1.8

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

WATER FUND

	ASSETS			
51-100000	CASH - COMBINED FUND		19,654,677	
51-115000	ACCOUNTS RECEIVABLE		216,199	
51-115005	PARTS INVENTORY		49,661	
51-115300	CONTRACT RECEIVABLE		268	
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			77,743,530
	LIABILITIES AND EQUITY			
	LIABILITIES			
51-202000	ACCOUNTS PAYABLE		113,365	
51-205000	RETAINAGE PAYABLE		259,668	
51-212000	ACCRUED COMPENSATED ABSENCES		16,089	
51-222000	HYDRANT METER DEPOSITS		7,000	
	TOTAL LIABILITIES			396,122
	FUND EQUITY			
51-273000	CONTRIBUTED CAPITAL - DEVELOPM		6,848,000	
	UNAPPROPRIATED FUND BALANCE:			
51-290000	RETAINED EARNINGS	70,275,526		
	REVENUE OVER EXPENDITURES - YTD	223,881		
	BALANCE - CURRENT DATE		70,499,407	
	TOTAL FUND EQUITY			77,347,407
	TOTAL LIABILITIES AND EQUITY			77,743,530

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
51-34-1000	WATER UTILITY	208,579	208,579	2,895,200	2,686,621	7.2
	TOTAL CHARGES FOR SERVICES	208,579	208,579	2,895,200	2,686,621	7.2
	RESTRICTED					
51-35-6500	RAW WATER ACQUISITION FEE	51,000	51,000		(51,000)	.0
51-35-7150	WATER UTILITY IMPACT FEE	84,875	84,875		(84,875)	.0
	TOTAL RESTRICTED	135,875	135,875		(135,875)	.0
	MISCELLANEOUS					
51-36-2000	WATER PIT/METER SET FEE	1,945	1,945	10,000	8,055	19.5
51-36-3500	INTEREST AND DIVIDENDS	25,638	25,638	549,000	523,362	4.7
51-36-3550	CHANGE IN MARKET VALUE	12,213	12,213		(12,213)	.0
	TOTAL MISCELLANEOUS	39,796	39,796	559,000	519,204	7.1
	TOTAL FUND REVENUE	384,250	384,250	3,454,200	3,069,950	11.1

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	ADMINISTRATION					
51-81-1100	REGULAR STAFF WAGES	37,595	37,595	598,805	561,210	6.3
51-81-1102	OVERTIME	200	200	5,100	4,900	3.9
51-81-1104	RETIREMENT	1,455	1,455	25,752	24,297	5.7
51-81-1130	FICA/MEDICARE	2,844	2,844	45,808	42,964	6.2
51-81-1150	UNEMPLOYMENT	76	76	902	826	8.4
51-81-1160	HEALTH & LIFE INSURANCE	3,691	3,691	73,110	69,419	5.1
51-81-1161	DISABILITY INSURANCE			9,278	9,278	.0
51-81-2100	LEGAL FEES			15,000	15,000	.0
51-81-2990	OTHER PROFESSIONAL FEES	4,744	4,744	100,000	95,256	4.7
51-81-3110	UTILITIES	572	572	40,800	40,228	1.4
51-81-3162	CC FEES	3,097	3,097	27,000	23,904	11.5
51-81-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS	1,103	1,103	2,500	1,398	44.1
51-81-3820	CONTINUING EDUCATION			7,500	7,500	.0
51-81-3990	MISCELLANEOUS SERVICES	150	150	6,000	5,850	2.5
51-81-4345	MAILING SERVICE	2,088	2,088	15,000	12,912	13.9
51-81-4810	UNIFORMS			1,500	1,500	.0
51-81-4990	MISCELLANEOUS SUPPLIES	147	147	8,500	8,353	1.7
	TOTAL ADMINISTRATION	57,762	57,762	982,555	924,793	5.9
	WATER OPERATIONS					
51-82-2400	ENGINEERING			35,000	35,000	.0
51-82-2410	WATER SYSTEM IMPROVE. PERMIT			1,000	1,000	.0
51-82-3177	VEHICLE REPAIRS & MAINTENANCE	77	77		(77)	.0
51-82-3178	SYSTEM REPAIR & MAINTENANCE			40,000	40,000	.0
51-82-3200	SAMPLING/TESTING			500	500	.0
51-82-4120	WATER SYSTEM SUPPLIES			3,000	3,000	.0
51-82-4130	METER SET SUPPLIES	847	847	35,000	34,153	2.4
51-82-4520	VEHICLE FUEL	746	746		(746)	.0
51-82-4530	VEHICLE & EQUIP AMORTIZATION	147	147	8,800	8,653	1.7
51-82-4850	UNANTICIPATED EXP/CONTINGENCY			20,000	20,000	.0
51-82-4995	WATER TREATMENT & DISTRIBUTION	50,789	50,789	1,212,800	1,162,011	4.2
51-82-4997	WATER SHARE ASSESSMENTS			125,000	125,000	.0
	TOTAL WATER OPERATIONS	52,607	52,607	1,481,100	1,428,493	3.6
	WATER CAPITAL					
51-83-2400	ENGINEERING			205,000	205,000	.0
51-83-7000	CAPITAL OUTLAY			300,000	300,000	.0
51-83-7500	CONSTRUCTION	50,000	50,000	6,108,314	6,058,314	.8
51-83-7565	SYSTEM IMPROVEMENTS			2,225,000	2,225,000	.0
	TOTAL WATER CAPITAL	50,000	50,000	8,838,314	8,788,314	.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
TOTAL FUND EXPENDITURES	160,369	160,369	11,301,969	11,141,600	1.4
NET REVENUE OVER EXPENDITURES	223,881	223,881	(7,847,769)	(8,071,650)	2.9

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

WASTEWATER FUND

	ASSETS			
52-100000	CASH - COMBINED FUND		16,292,417	
52-115000	ACCOUNTS RECEIVABLE		140,677	
52-115002	MISCELLANEOUS RECEIVABLE		111,517	
52-115300	CONTRACT RECEIVABLE		137	
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			32,808,031
	LIABILITIES AND EQUITY			
	LIABILITIES			
52-202000	ACCOUNTS PAYABLE		15,659	
52-212000	ACCRUED COMPENSATED ABSENCES		13,904	
	TOTAL LIABILITIES			29,564
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
52-290000	RETAINED EARNINGS	32,593,351		
	REVENUE OVER EXPENDITURES - YTD	185,116		
	BALANCE - CURRENT DATE		32,778,467	
	TOTAL FUND EQUITY			32,778,467
	TOTAL LIABILITIES AND EQUITY			32,808,031

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
52-34-1000	WASTEWATER UTILITY	141,229	141,229	1,596,700	1,455,471	8.9
	TOTAL CHARGES FOR SERVICES	141,229	141,229	1,596,700	1,455,471	8.9
	RESTRICTED					
52-35-7100	WASTEWATER UTILITY IMPACT FEE	73,980	73,980		(73,980)	.0
	TOTAL RESTRICTED	73,980	73,980		(73,980)	.0
	MISCELLANEOUS					
52-36-3500	INTEREST AND DIVIDENDS	21,298	21,298	455,000	433,702	4.7
52-36-3550	CHANGE IN MARKET VALUE	10,145	10,145		(10,145)	.0
	TOTAL MISCELLANEOUS	31,443	31,443	455,000	423,557	6.9
	TOTAL FUND REVENUE	246,652	246,652	2,051,700	1,805,048	12.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	WASTEWATER ADMINISTRATION					
52-81-1100	REGULAR STAFF WAGES	37,241	37,241	593,599	556,358	6.3
52-81-1102	OVERTIME	200	200	4,800	4,600	4.2
52-81-1104	RETIREMENT	1,445	1,445	25,596	24,152	5.6
52-81-1130	FICA/MEDICARE	2,818	2,818	45,409	42,591	6.2
52-81-1150	UNEMPLOYMENT	75	75	2,026	1,951	3.7
52-81-1160	HEALTH & LIFE INSURANCE	3,289	3,289	72,033	68,744	4.6
52-81-1161	DISABILITY INSURANCE			8,065	8,065	.0
52-81-2100	LEGAL FEES			15,000	15,000	.0
52-81-2990	OTHER PROFESSIONAL FEES	4,744	4,744	100,000	95,256	4.7
52-81-3110	UTILITIES	5,427	5,427	35,300	29,873	15.4
52-81-3162	CC FEES	3,097	3,097	27,000	23,903	11.5
52-81-3820	CONTINUING EDUCATION			5,000	5,000	.0
52-81-3990	MISCELLANEOUS SERVICES	150	150	6,000	5,850	2.5
52-81-4345	MAILING SERVICE	2,088	2,088	15,000	12,912	13.9
	TOTAL WASTEWATER ADMINISTRATION	60,573	60,573	954,828	894,255	6.3
	WASTEWATER OPERATIONS					
52-82-2400	ENGINEERING			25,000	25,000	.0
52-82-2410	DISCHARGE PERMIT FEES			1,000	1,000	.0
52-82-3178	SYSTEM REPAIR & MAINTENANCE			24,000	24,000	.0
52-82-3200	SAMPLING/TESTING			500	500	.0
52-82-3290	OTHER TREATMENT COSTS			269,000	269,000	.0
52-82-4120	SYSTEM SUPPLIES			30,000	30,000	.0
52-82-4520	VEHICLE FUEL	422	422	7,000	6,578	6.0
52-82-4530	VEHICLE & EQUIP AMORTIZATION	147	147	8,800	8,653	1.7
52-82-4850	UNANTICIPATED EXP/CONTINGENCY			10,000	10,000	.0
52-82-4990	MISCELLANEOUS SUPPLIES	394	394	2,000	1,606	19.7
	TOTAL WASTEWATER OPERATIONS	963	963	377,300	376,337	.3
	WASTEWATER CAPITAL					
52-83-7500	CONSTRUCTION			63,000	63,000	.0
	TOTAL WASTEWATER CAPITAL			63,000	63,000	.0
	TOTAL FUND EXPENDITURES	61,536	61,536	1,395,128	1,333,592	4.4
	NET REVENUE OVER EXPENDITURES	185,116	185,116	656,572	471,456	28.2

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

STORMWATER FUND

	ASSETS			
53-100000	CASH - COMBINED FUND		2,010,889	
53-115000	ACCOUNTS RECEIVABLE		26,498	
53-115300	CONTRACT RECEIVABLE		25	
53-162100	ACCUMULATED DEPRECIATION		(1,372,348)	
53-163000	STORM DRAINAGE SYSTEM		10,100,442	
53-164000	VEHICLES & EQUIPMENT		86,490	
	TOTAL ASSETS			10,851,996
	LIABILITIES AND EQUITY			
	LIABILITIES			
53-212000	ACCRUED COMPENSATED ABSENCES		2,979	
	TOTAL LIABILITIES			2,979
	FUND EQUITY			
53-273000	CONTRIBUTED CAPITAL		4,113,680	
	UNAPPROPRIATED FUND BALANCE:			
53-290000	RETAINED EARNINGS	6,705,531		
	REVENUE OVER EXPENDITURES - YTD	29,805		
	BALANCE - CURRENT DATE		6,735,336	
	TOTAL FUND EQUITY			10,849,016
	TOTAL LIABILITIES AND EQUITY			10,851,996

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	CHARGES FOR SERVICES					
53-34-1000	STORMWATER UTILITY FEE	25,964	25,964	267,400	241,436	9.7
	TOTAL CHARGES FOR SERVICES	25,964	25,964	267,400	241,436	9.7
	MISCELLANEOUS					
53-36-3500	INTEREST AND DIVIDENDS	2,616	2,616	55,000	52,384	4.8
53-36-3550	CHANGE IN MARKET VALUE	1,246	1,246		(1,246)	.0
	TOTAL MISCELLANEOUS	3,862	3,862	55,000	51,138	7.0
	TOTAL FUND REVENUE	29,826	29,826	322,400	292,574	9.3

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

STORMWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	STORMWATER OPERATIONS					
53-82-3110	UTILITIES			4,600	4,600	.0
53-82-3150	TELEPHONE			1,000	1,000	.0
53-82-4520	VEHICLE FUEL	21	21	1,000	979	2.1
	TOTAL STORMWATER OPERATIONS	21	21	6,600	6,579	.3
	TOTAL FUND EXPENDITURES	21	21	6,600	6,579	.3
	NET REVENUE OVER EXPENDITURES	29,805	29,805	315,800	285,995	9.4

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

CAPITAL PROJECTS

	ASSETS			
75-100000	CASH – COMBINED FUND		4,041,127	
	TOTAL ASSETS			4,041,127
	LIABILITIES AND EQUITY			
	LIABILITIES			
75-202000	ACCOUNTS PAYABLE		104,318	
	TOTAL LIABILITIES			104,318
	FUND EQUITY			
	UNAPPROPRIATED FUND BALANCE:			
75-290000	FUND BALANCE	3,975,309		
	REVENUE OVER EXPENDITURES - YTD	(38,501)		
	BALANCE - CURRENT DATE		3,936,808	
	TOTAL FUND EQUITY			3,936,808
	TOTAL LIABILITIES AND EQUITY			4,041,127

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 1 MONTHS ENDING JANUARY 31, 2026

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	GENERAL FUND					
75-75-2400	ENGINEERING			260,000	260,000	.0
75-75-5570	CONSERVATION			200,000	200,000	.0
75-75-7000	CAPITAL OUTLAY	9,828	9,828	1,375,000	1,365,172	.7
75-75-7500	CONSTRUCTION	28,673	28,673	8,292,810	8,264,137	.4
	TOTAL GENERAL FUND	38,501	38,501	10,127,810	10,089,309	.4
	TRANSPORTATION FUND					
75-77-7500	CONSTRUCTION			750,000	750,000	.0
	TOTAL TRANSPORTATION FUND			750,000	750,000	.0
	PUBLIC FACILITIES FUND					
75-79-5570	CONSERVATION			750	750	.0
75-79-7000	CAPITAL OUTLAY			15,000	15,000	.0
	TOTAL PUBLIC FACILITIES FUND			15,750	15,750	.0
	TOTAL FUND EXPENDITURES	38,501	38,501	10,893,560	10,855,059	.4
	NET REVENUE OVER EXPENDITURES	(38,501)	(38,501)	(10,893,560)	(10,855,059)	(.4)

TOWN OF SEVERANCE
BALANCE SHEET
JANUARY 31, 2026

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
JANUARY 31, 2026

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

Check Issue Date	Check Number	Payee	Amount
01/07/2026	11647	Amazon Capital Services	4,505.94
01/07/2026	11648	Ascent Broadband, LLC	150.00
01/07/2026	11649	Ausmus Law Firm PC	850.00
01/07/2026	11650	Colorado Analytical Laboratory	18.00
01/07/2026	11651	Division of Oil and Public Safety	70.00
01/07/2026	11652	EAS Tire & Auto LLC	76.74
01/07/2026	11653	ESS Inc.	2,499.24
01/07/2026	11654	Frontier Business Products	272.23
01/07/2026	11655	Grainger	242.50
01/07/2026	11656	LightGig Communications, LLC	120.00
01/07/2026	11657	Next Step Communications, LLC	250.00
01/07/2026	11658	Scott's Electric & Bucket Truck, Inc	1,800.00
01/07/2026	11659	Upper Case Printing Ink	59.21
01/07/2026	11660	Utility Notification Center	474.78
01/07/2026	11661	Weld County Health Department	1,853.00
01/14/2026	11662	Amazon Capital Services	160.49
01/14/2026	11663	Caselle, Inc.	2,829.00
01/14/2026	11664	ClearGov, Inc.	26,265.00
01/14/2026	11665	Colorado Association of Chiefs of Police	430.00
01/14/2026	11666	Eco Counter	18,160.00
01/14/2026	11667	Eggers Electric	2,539.64
01/14/2026	11668	Employers Council	3,995.00
01/14/2026	11669	Freedom Mailing Services Inc	1,854.22
01/14/2026	11670	Front Range Compliance Services, LLC	112.50
01/14/2026	11671	La Salle Oil Co.	1,322.88
01/14/2026	11672	Lands End Business Outfitters	273.05
01/14/2026	11673	Language Line Services, Inc.	36.34
01/14/2026	11674	Lexipol, LLC	12,360.00
01/14/2026	11675	Maxey Trailer Sales & Truck Fitting	156.77
01/14/2026	11676	Mile High Shooting Accessories, LLC	735.30
01/14/2026	11677	NOCO Humane	200.00
01/14/2026	11678	Prairie Mountain Media	70.40
01/14/2026	11679	Republic Services, Inc	47.76
01/14/2026	11680	Rocky Mountain Data Tel, Inc	2,090.45
01/14/2026	11681	SAFEbuilt Colorado, Inc.	13,532.68
01/14/2026	11682	SBS Services Group LLC	1,160.00
01/14/2026	11683	Scott's Electric & Bucket Truck, Inc	350.00
01/14/2026	11684	Sign Solutions USA	440.59
01/14/2026	11685	Tischler Bise, Inc.	5,775.00
01/14/2026	11686	Weld County Chiefs of Police Association	350.00
01/14/2026	11687	Weld RE 4 School District	8,748.00
01/14/2026	11688	Windsor-Severance Fire Dist.	2,079.00
01/14/2026	11694	Coulson Excavating Company Inc	53,926.86
01/21/2026	11695	CIRSA	95,608.31
01/21/2026	11696	Colorado Rangers Law Enforcement	7,500.00
01/21/2026	11697	EAS Tire & Auto LLC	1,441.70
01/21/2026	11698	Metro City Attorney Association	30.00
01/21/2026	11699	Mountain High Disposal	45.00
01/21/2026	11700	North Front Range Wtr Quality	1,102.50
01/21/2026	11701	Ramey Environmental Compliance, Inc,.	768.80
01/21/2026	11702	Traffic and Parking Control Co., LLC	77.81
01/21/2026	11703	Treatment Technology, LLC	1,387.25
01/21/2026	11704	University Auto Parts, Inc.	208.57
01/21/2026	11705	Upper Case Printing Ink	1,453.37
01/21/2026	11706	VEGA Americas, Inc.	6,030.25
01/21/2026	11707	Windsor Ace Hardware	67.95
01/28/2026	11709	Anticimex Inc	92.00
01/28/2026	11710	Carson Repair LLC	923.13

Check Issue Date	Check Number	Payee	Amount
01/28/2026	11711	CDPHE	976.00
01/28/2026	11712	CIRSA	82.30
01/28/2026	11713	Core & Main LP	497.28
01/28/2026	11714	FBI-LEEDA	795.00
01/28/2026	11715	Freedom Mailing Services Inc	2,663.47
01/28/2026	11716	Frontier Business Products	136.46
01/28/2026	11717	Game Time	166,335.00
01/28/2026	11718	Great Western Trail Authority	15,000.00
01/28/2026	11719	Greeley Lock and Key	124.95
01/28/2026	11720	JR Engineering, LLC	1,245.00
01/28/2026	11721	La Salle Oil Co.	1,611.09
01/28/2026	11722	Lands End Business Outfitters	245.55
01/28/2026	11723	North Front Range MPO	1,180.00
01/28/2026	11724	North Weld County Water District	14,963.69
01/28/2026	11725	OpenGov Inc.	25,168.50
01/28/2026	11726	Ottem Electronics	240.00
01/28/2026	11727	Raftelis Financial Consultants, Inc.	19,962.50
01/28/2026	11728	Sign Solutions USA	3,784.18
01/28/2026	11729	Van Scoyoc Associates	1,000.00
01/28/2026	11730	Wickham Tractor Co.	2,565.96
01/08/2026	1082601	CEBT	52,377.44
01/09/2026	1092601	UNUM Life Insurance Co America	4,493.49
01/09/2026	1092602	Verizon Wireless	3,760.66
01/09/2026	1092603	Pitney Bowes Global Financial	255.78
01/09/2026	1092604	Connecting Point Greeley	2,298.96
01/14/2026	1142610	Adam B Stephens	800.00
01/14/2026	1142611	Ayres Associates Inc.	18,437.20
01/14/2026	1142612	Wilson Williams Fellman Dittman	6,326.11
01/15/2026	1152601	Connecting Point Greeley	10,823.20
01/20/2026	1202601	PURCHASE POWER	502.25
01/20/2026	1202603	Town of Windsor	18,221.28
01/20/2026	1202604	Xcel Energy	43.38
01/21/2026	1212601	Xcel Energy	9,454.61
01/22/2026	1222601	Poudre Valley REA	6,327.03
01/22/2026	1222602	Waste Management of Colorado, Inc	200.91
01/23/2026	1232601	Xcel Energy	4,116.34
01/23/2026	1232602	Xcel Energy	2,335.99
01/25/2026	1252601	ELAN Corporate Payment Systems	8,461.17
01/26/2026	1262601	Comcast	1,710.58
01/26/2026	1262602	Comcast	264.97
01/26/2026	1262603	Waste Management of Colorado, Inc	1,249.63
01/26/2026	1262604	Top Shelf Printing	885.80
01/28/2026	1282610	Ayres Associates Inc.	66,332.44
01/28/2026	1282611	WestWater Research LLC	1,157.88
01/29/2026	1292601	Connecting Point Greeley	106.01
01/29/2026	1292603	Connecting Point Greeley	1,121.45
Grand Totals:			770,620.70

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 136 - Resolution 2026-02R: A Resolution of the Town Council of the Town of Severance, Colorado, finding the Final Plat for the Dalton's Run development, previously approved and filed with the Weld County Clerk and Recorder on or about December 27, 2019, invalid, vacating said Final Plat, and requiring the developer to restart the development review and approval process with the Town prior to engaging in construction on the property.	Shani Porter, Planning Director	Nicholas Wharton, Town Manager

ACTION REQUESTED

Town Staff asks that the Town Council take action on Resolution 2026-02R:

- Actions that may be taken:
  - Move to approve Resolution 2026-02R
  - Take No Action

Resolution
Attorney Approved
Action Requested

BRIEF SUMMARY

The Town of Severance approved the Final Plat for Dalton's Run in August of 2015. The Final Plat was recorded on September 19, 2019, after delays due to oil/gas/mineral disputes, and a water moratorium imposed by North Weld Water District. Town Ordinance in effect at the time required construction to commence within three years from the date of recording of the Final Plat. Development has not commenced. The Developer and Town both agree the plat is expired and is to be vacated.

PUBLIC SUPPORT/CONCERN

None at this time

ANALYSIS AND RECOMMENDATION

Town Staff recommends Town Council approve Resolution 2026-02R

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Res 2026-02R - Resolution finding Dalton's Run Final Plat invalid
2. Attachment A - DALTON'S RUN FINAL PLAT - 12-27-2019

TOWN OF SEVERANCE
RESOLUTION NO. 2026-02R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, FINDING THE FINAL PLAT FOR THE DALTON'S RUN DEVELOPMENT, PREVIOUSLY APPROVED AND FILED WITH THE WELD COUNTY CLERK AND RECORDER ON OR ABOUT DECEMBER 27, 2019, INVALID, VACATING SAID FINAL PLAT, AND REQUIRING THE DEVELOPER TO RESTART THE DEVELOPMENT REVIEW AND APPROVAL PROCESS WITH THE TOWN PRIOR TO ENGAGING IN CONSTRUCTION ON THE PROPERTY.

WHEREAS, the Town of Severance ("The Town") is a Colorado home rule municipality organized under the Town Home Rule Charter; and

WHEREAS, in June of 2014 2370, LLC, (the "Developer") purchased certain property near the Town generally located to the southeast of the intersection of WCR 70 and WCR 23 (the "Property"), with the intention to develop the Property into a neighborhood subdivision with approximately 245 dwellings called Dalton's Run ("Dalton's Run"); and

WHEREAS, the Developer worked with the Town for the review and approval of Dalton's Run, but several factors, including disputes over the oil/gas/mineral rights, delayed the development and approval; and

WHEREAS, the Town granted approval for the Dalton's Run Final Plat in August of 2015; and

WHEREAS, the Dalton's Run Project Final Plat was eventually reviewed and approved by the Town, including the signature by all necessary Town officials, on or about December 19, 2019; and

WHEREAS, the Town recorded the Dalton's Run Final Plat with Weld County Clerk and Recorder on or about December 27, 2019, with the recordation number 4553780, a copy of which is attached to this resolution as "Attachment A", and a copy of the recordation sticker is listed below; and

WHEREAS, in accordance with the applicable Town Code, the Developer was required to commence construction within three (3) years from the date of recordation of the Final Plat, though extensions were possible with good cause shown by the Developer; and

WHEREAS, as of the date of this resolution the Developer has failed to commence construction of the Dalton's Run Final Plat; and

WHEREAS, both the Town and the Developer agree that the Dalton's Run Project Final Plat has expired; and

WHEREAS, as the Developer intends to develop the Property into another project, but the Developer has yet to submit new plans to the Town for review; and

WHEREAS, as the Weld County Assessor charges the Developer yearly taxes for the Property based on the Dalton's Run Final Plat; and

WHEREAS, as the Weld County Assessor requests any decision or action by the Town be recorded with the Weld County Clerk and Recorder so the decision may officially attach to the Property and to clear any question regarding the Property's title and intended future use; and

WHEREAS, as the Severance Town Council (the "Council") finds and determines that the Dalton's Run Final Plat is now expired, the Council no longer recognizes the Dalton's Run Final Plat, the Council desires to vacate the Dalton's Run Final Plat to allow the Developer to explore alternate uses for the Property; and

WHEREAS, as the Council further finds it necessary and proper for this resolution to be filed with the Weld County Clerk and Recorder to avoid any confusion regarding the Property's title and intended development.

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

Section 1. The Council hereby finds and determines the following:

a. The Council previously reviewed and approved the Dalton's Run Final Plat, which includes the Property generally located in Weld County to the southeast of the intersection of WCR 70 and WCR 23; and

b. The Dalton's Run Final Plat, including the real property generally located in Weld County to the southeast of the intersection of WCR 70 and WCR 23, was previously recorded with the Weld County Clerk and Recorder on or about December 27, 2019, with recordation number 4553780, and a copy of which is attached hereto and made a part of this resolution as "Attachment A"; and

c. The Developer was required to commence or complete construction of the Dalton's Run Final Plat within three (3) years of the recordation of the approved Final Plat, per the Town Ordinance 2017-23 §2 (approved on December 4, 2017), and §16.4.60(d) of the Town's Land Use Code as adopted and in effect when the Dalton's Run Final Plat was recorded on or about December 27, 2019; and

d. The Developer has failed to commence or complete the construction of the

Dalton's Run Final Plat as required by the applicable Town Code; and

e. The Council finds the previously approved Dalton's Run Final Plat is now expired, and the Council no longer recognizes the previously approved Dalton's Run Final Plat as valid; and

f. The Council desires to vacate the previously recorded Dalton's Run Project Final Plat; and

g. The Developer must restart the development review and approval process with the Town if the Developer wishes to further develop the Property; and

h. The Council finds it necessary and proper for this resolution to be filed with the Weld County Clerk and Recorder to avoid any confusion regarding the Property's title and intended development.

Section 2. The Town Clerk shall file this resolution, including a copy of Attachment A, with the Weld County Clerk and Recorder.

Section 3. The Town Planning Director shall provide a copy of this resolution to the Developer.

RESOLVED AND APPROVED THIS 24TH DAY OF FEBRUARY 2026

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

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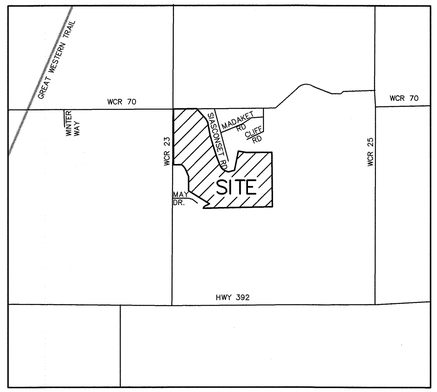
12/27/2019 03:49 PM R Fee:$73.00
Carly Koppes, Clerk and Recorder, Weld County, CO

Resolution 2026-02R - Attachment A

FINAL SUBDIVISION PLAT

DALTON'S RUN

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 13, T6N, R67W OF THE 6TH P.M.,
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
AREA = 83.816 ACRES, MORE OR LESS



VICINITY MAP
SCALE: N.T.S.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND OF SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF SEVERANCE AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING AND PORTION OF THE DEVELOPMENT SITE.

GENERAL NOTES

1. THE BASIS OF BEARINGS IS THE WEST LINE OF THE NW1/4 OF SECTION 13, BEING MONUMENTED AS SHOWN HEREON, WITH THE LINE ASSUMED TO BEAR N00°00'00"E.
2. FOUND 2" ALUMINUM CAPS STAMPED "DB & CO. LS 27275" AT ALL EXTERIOR BOUNDARY CORNERS OF THE SUBJECT PROPERTY UNLESS OTHERWISE NOTED.
3. DREXEL BARRELL & CO. RELIED UPON TITLE COMMITMENT NO. 459-H0397191-084-MG4, ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, WITH AN EFFECTIVE DATE OF MARCH 26, 2014 FOR ALL INFORMATION REGARDING THE LEGAL DESCRIPTION, EASEMENTS AND RIGHTS-OF-WAYS.
4. ALL REFERENCES TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS ON FILE WITH THE CLERK AND RECORDER OF WELD COUNTY, STATE OF COLORADO.
5. PREPARED BY: DREXEL, BARRELL & CO.
   1800 38TH STREET
   BOULDER, CO 80301
   303-442-4338
6. NOTICE: IN ACCORDANCE WITH CRS 13-80-105; NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
7. SUBSURFACE CONDITIONS, INCLUDING GROUNDWATER, CAN VARY ACROSS THE SITE AND MANY NOT BE FULLY KNOWN PRIOR TO MASS GRADING AND UTILITY INSTALLATION. GROUND WATER CAN ALSO VARY SEASONALLY, AND CAN BE INFLUENCED BY WEATHER CONDITIONS, SITE DEVELOPMENT, IRRIGATION PRACTICES AND OTHER HYDROLOGIC CONDITIONS.
8. THE LOCATION OF THE ABANDONED KADUB/MILLER #1 WELL IS SHOWN HEREON PER INFORMATION SUPPLIED BY OTHERS.

LEGAL DESCRIPTION

LOT B OF AMENDED RECORDED EXEMPTION NO. 0807-13-2-RE348 ACCORDING TO THE PLAT RECORDED DECEMBER 18, 1978 IN BOOK 854 AS RECEPTION NO. 1776152; LOCATED IN THE NW1/4 OF SECTION 13, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO.

OWNER'S APPROVAL AND DEDICATION

THE UNDERSIGNED, 2370, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE LANDOWNER OF THE LAND DESCRIBED HEREIN, HAVE LAID OUT, SUBDIVIDED, AND PLATTED THE SAME INTO LOTS, OUTLOTS, STREETS AND EASEMENTS, AS SHOWN HEREON UNDER THE NAME OF DALTON'S RUN. THE UNDERSIGNED HEREBY DEDICATE TO THE TOWN OF SEVERANCE ALL THE RIGHTS-OF-WAY, ALLEYS, DRAINAGE, UTILITY AND EASEMENTS AS INDICATED HEREIN. OWNERSHIP OF OUTLOTS A, THROUGH I WILL BE DEDICATED TO THE HOMEOWNERS ASSOCIATION. IN COMPLIANCE WITH SUBDIVISION RULES AND REGULATIONS OF THE TOWN OF SEVERANCE AND BY CONTRACTUAL AGREEMENT, THE UNDERSIGNED SHALL BEAR ALL EXPENSES INVOLVED IN IMPROVEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS THE 23 DAY OF July 2019

BY Todd Bean Manager 2370 LLC

ALYSSA BERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20174043469
MY COMMISSION EXPIRES 10-19-2021

NOTARIAL CERTIFICATE

STATE OF CO)
SS
COUNTY OF Weld)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY Todd Bean
THIS 23 DAY OF July 2019.

NOTARY PUBLIC

SURVEYORS STATEMENT

I CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION

MATHEW E. SELDERS
COLORADO LICENSED PROFESSIONAL
LAND SURVEYOR NO. 27275

MATHEW E. SELDERS 27275 9-10-18 COLORADO LICENSED PROFESSIONAL LAND SURVEYOR

POUDRE VALLEY RURAL ELECTRIC AUTHORITY
APPROVED THIS THE 27 DAY OF 9 2018

XCEL ENERGY
APPROVED THIS THE 12 DAY OF OCT 2018

CENTURY LINK
APPROVED THIS THE 2 DAY OF 10 2018

BAJA BROADBAND/TDS
APPROVED THIS THE 20 DAY OF Sept 2018

TOWN ENGINEER'S REVIEW
APPROVED THIS THE 2nd DAY OF December 2019

TOWN ENGINEER

PLANNING COMMISSION APPROVAL
APPROVED THIS THE 2ND DAY OF December 2019.

CHAIRMAN

TOWN PLANNERS REVIEW
APPROVED THIS THE 18TH DAY OF Dec. 2019.

TOWN PLANNER

NORTH WELD COUNTY WATER DISTRICT
APPROVED THIS THE 25 DAY OF July 2019

NORTH WELD COUNTY WATER DISTRICT MANAGER

WINDSOR SEVERANCE FIRE PROTECTION DISTRICT
APPROVED THIS THE 31 DAY OF Oct 2018

WINDSOR-SEVERANCE FIRE PROTECTION DISTRICT

MAYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS APPROVED BY RESOLUTION NO. _____ OF THE TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO ADOPTED ON THE 3 DAY OF August 2019 A.D. AND THAT THE TERRITORY THEREIN DESIGNATED MADE A PART OF THE SAID TOWN OF SEVERANCE AND INCLUDED WITH THE LIMITS AND JURISDICTION THEREOF SEVERANCE.

MAYOR

ATTEST: TOWN CLERK

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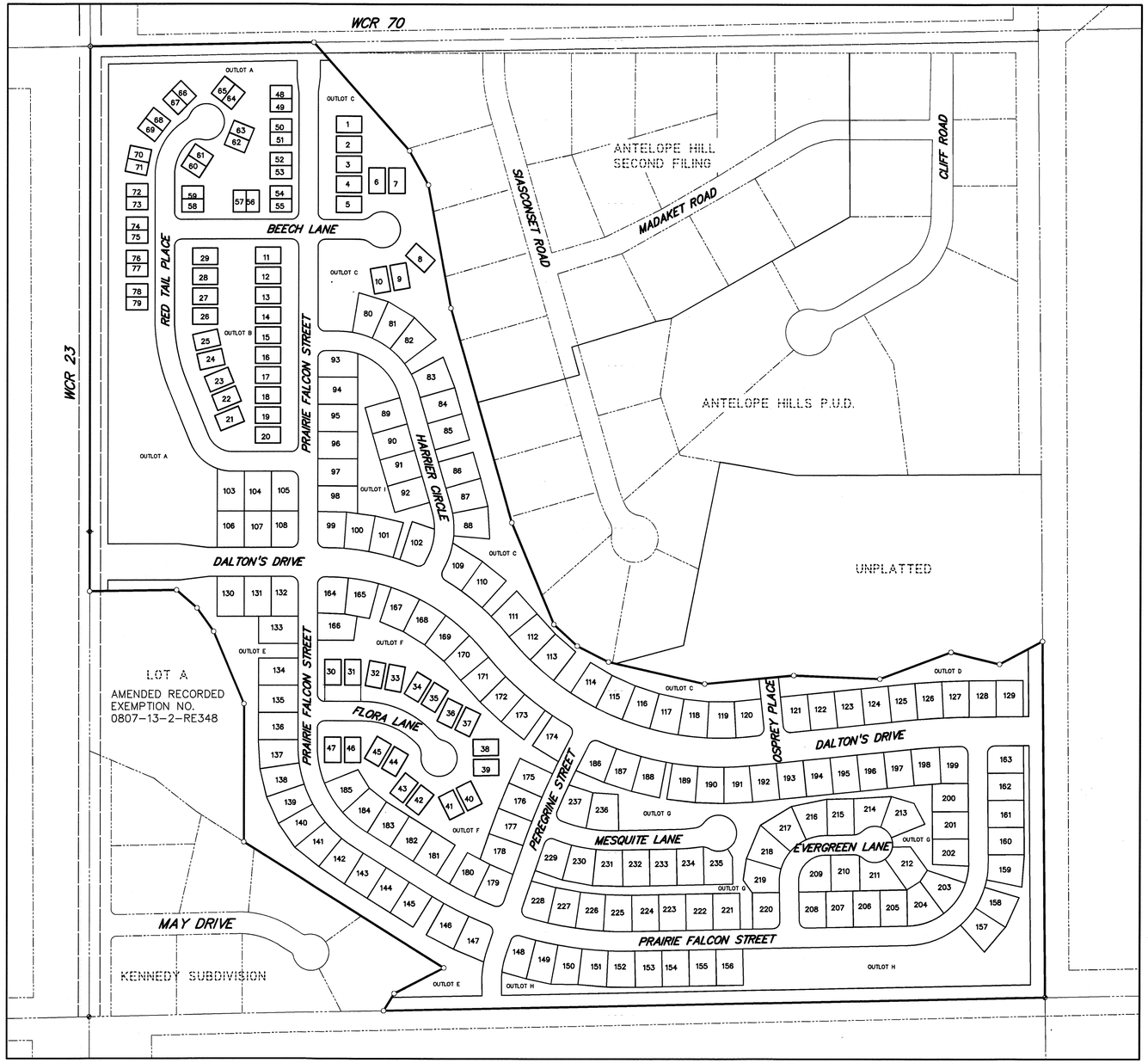
12/27/2019 03:49 PM R Fee:$73.00
Carly Koppes, Clerk and Recorder, Weld County, CO

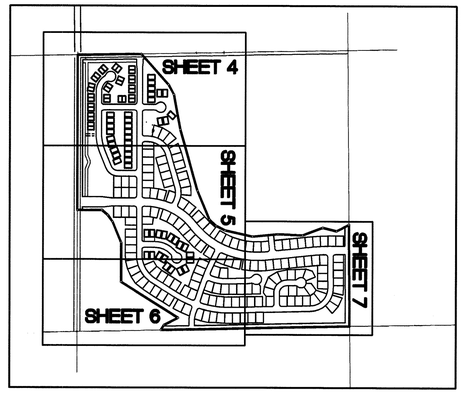
Resolution 2026-02R - Attachment A

FINAL SUBDIVISION PLAT

DALTON'S RUN

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 13, T6N, R67W OF THE 6TH P.M.,
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
AREA = 83.816 ACRES, MORE OR LESS





SHEET INDEX
N.T.S.

LAND USE TABLE

PARCEL	AREA IN ACRES	USE	OWNED AND MAINTAINED BY
OUTLOT A	7.128	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION
OUTLOT B	2.867	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION
OUTLOT C	5.415	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION
OUTLOT D	0.837	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION
OUTLOT E	2.715	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION
OUTLOT F	3.724	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION
OUTLOT G	2.035	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION
OUTLOT H	2.942	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION
OUTLOT I	0.863	OPEN SPACE, UTILITY, DRAINAGE & ACCESS EASEMENT	HOMEOWNER'S ASSOCIATION

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4553780 Pages: 3 of 7
12/27/2019 03:49 PM R Fee:$73.00
Carly Koppes, Clerk and Recorder, Weld County, CO

FINAL SUBDIVISION PLAT

DALTON'S RUN

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 13, T6N, R67W OF THE 6TH P.M.,
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
AREA = 83.816 ACRES, MORE OR LESS

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C100	200.00'	150.00'	76°23'40"	S38°11'49"W	185.51'
C101	192.57'	500.00'	22°04'02"	S11°02'01"E	191.38'
C102	118.57'	100.00'	67°55'58"	S56°02'01"E	111.74'
C103	258.09'	200.00'	73°56'18"	N53°01'51"W	240.55'
C104	148.69'	200.00'	42°35'46"	N05°14'11"E	145.29'
C105	277.87'	600.00'	26°32'04"	N76°43'58"W	275.39'
C106	258.45'	600.00'	24°40'49"	N51°07'32"W	256.46'
C107	337.81'	800.00'	24°11'38"	S50°52'56"E	335.31'
C108	459.20'	800.00'	32°53'17"	S79°25'24"E	452.93'
C109	185.75'	2000.00'	5°19'17"	S86°47'36"W	185.68'
C110	303.95'	300.00'	58°03'00"	S29°01'30"E	291.11'
C111	224.98'	1000.00'	12°53'22"	S64°29'41"E	224.49'
C112	353.70'	1000.00'	20°15'57"	S81°04'20"E	351.86'
C113	311.86'	200.00'	89°20'27"	N44°07'28"E	281.21'
C114	263.84'	236.61'	63°53'19"	N58°53'55"W	250.38'
C115	88.43'	250.00'	20°15'57"	S06°55'40"W	87.97'
C116	84.73'	2000.00'	2°25'38"	S20°16'27"W	84.72'
C117	193.13'	2000.00'	5°31'58"	S24°15'15"W	193.06'
C118	158.43'	400.00'	22°41'35"	S79°51'31"E	157.39'
C119	119.75'	500.00'	13°43'22"	N81°56'01"E	119.47'
C120	157.08'	100.00'	90°00'00"	S43°47'42"W	141.42'

CURVE NUMBERS 100–120 ARE CENTERLINE INFORMATION
CURVE NUMBERS 200–385 ARE ROW INFORMATION

LEGEND

PROPERTY LINE .....
EXISTING EASEMENT. .....
EASEMENT. .....
LOT LINE. .....
RIGHT–OF–WAY. .....
SECTION LINE .....
UTILITY AND DRAINAGE EASEMENT. ..... UDE
SECTION CORNER .....
1/4 & 1/16 CORNER. .....
BOUNDARY CORNER. .....

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C200	227.71'	50.00'	260°56'07"	N25°29'52"W	76.08'
C201	23.17'	40.00'	33°11'12"	N40°37'41"E	22.85'
C202	41.76'	40.00'	59°49'06"	S75°03'39"W	39.89'
C203	176.77'	177.00'	57°13'17"	S28°36'38"W	169.52'
C204	96.93'	123.00'	45°09'07"	S22°34'33"W	94.44'
C205	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C206	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C207	202.97'	527.00'	22°04'02"	S11°02'01"E	201.72'
C208	182.17'	473.00'	22°04'02"	S11°02'01"E	181.05'
C209	106.82'	127.00'	48°11'37"	S46°09'51"E	103.70'
C210	86.55'	73.00'	67°55'58"	S56°02'01"E	81.57'
C211	43.75'	127.00'	19°44'21"	S80°07'50"E	43.54'
C212	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C213	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C214	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C215	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C216	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C217	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C218	29.24'	40.00'	41°53'19"	N69°03'21"E	28.60'
C219	230.19'	50.00'	263°46'38"	N00°00'00"E	74.44'
C220	29.24'	40.00'	41°53'19"	N69°03'21"W	28.60'
C221	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C222	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C223	57.41'	227.00'	14°29'24"	N73°38'17"W	57.26'
C224	51.46'	173.00'	17°02'36"	N81°28'42"W	51.27'
C225	57.41'	227.00'	14°29'24"	N59°08'53"W	57.26'
C226	57.41'	227.00'	14°29'24"	N44°39'28"W	57.26'
C227	171.79'	173.00'	56°53'42"	N44°30'33"W	164.82'
C228	35.03'	227.00'	8°50'35"	N32°59'29"W	35.00'
C229	49.56'	227.00'	12°30'30"	N22°18'57"W	49.46'
C230	20.20'	227.00'	5°05'50"	N13°30'47"W	20.19'
C231	49.44'	173.00'	16°22'23"	N07°52'31"W	49.27'
C232	62.68'	227.00'	15°49'11"	N03°03'16"W	62.48'
C233	20.01'	227.00'	5°02'59"	N07°22'49"E	20.00'
C234	79.18'	173.00'	26°13'23"	N13°25'22"E	78.49'
C235	65.88'	227.00'	16°37'45"	N18°13'11"E	65.65'
C236	29.99'	20.00'	85°54'59"	N69°29'33"E	27.26'
C237	29.99'	20.00'	85°54'59"	S16°25'26"E	27.26'
C238	31.42'	20.00'	90°00'00"	N45°00'00"E	28.28'
C239	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C240	31.42'	20.00'	90°00'00"	N45°00'00"W	28.28'
C241	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C242	44.99'	640.00'	4°01'41"	N87°59'10"W	44.98'
C243	57.27'	560.00'	5°51'35"	N87°04'13"W	57.25'
C244	69.22'	640.00'	6°11'50"	N82°52'25"W	69.19'
C245	85.30'	560.00'	8°43'38"	N79°46'36"W	85.22'
C246	69.22'	640.00'	6°11'50"	N76°40'35"W	69.19'
C247	36.53'	560.00'	3°44'14"	N73°32'40"W	36.52'
C248	19.49'	640.00'	1°44'40"	N72°42'20"W	19.49'
C249	85.30'	560.00'	8°43'38"	N67°18'43"W	85.22'
C250	47.85'	640.00'	4°17'02"	N69°41'29"W	47.84'
C251	53.12'	640.00'	4°45'21"	N57°00'15"W	53.11'
C252	85.30'	560.00'	8°43'38"	N58°35'05"W	85.22'
C253	73.55'	640.00'	6°35'06"	N51°20'02"W	73.51'
C254	85.30'	560.00'	8°43'38"	N49°51'26"W	85.22'
C255	34.60'	640.00'	3°05'51"	N46°29'34"W	34.59'
C256	68.79'	640.00'	6°09'31"	N41°51'53"W	68.76'
C257	65.57'	560.00'	6°42'30"	N42°08'22"W	65.53'
C258	6.34'	760.00'	0°28'40"	S39°01'27"E	6.34'
C259	14.47'	840.00'	0°59'12"	S39°16'43"E	14.47'
C260	86.41'	760.00'	6°30'52"	S42°31'13"E	86.36'
C261	71.51'	840.00'	4°52'40"	S42°12'39"E	71.49'
C262	86.41'	760.00'	6°30'52"	S49°02'05"E	86.36'
C263	71.51'	840.00'	4°52'40"	S47°05'19"E	71.49'
C264	72.18'	840.00'	4°55'25"	S51°59'21"E	72.16'
C265	58.08'	760.00'	4°22'43"	S54°28'52"E	58.07'
C266	25.00'	840.00'	1°42'19"	S55°18'13"E	25.00'
C267	80.64'	760.00'	6°04'47"	S59°42'37"E	80.61'
C268	54.10'	840.00'	3°41'25"	S58°00'05"E	54.09'
C269	30.32'	20.00'	86°52'02"	N16°24'48"W	27.50'
C270	30.32'	20.00'	86°52'02"	S70°27'15"W	27.50'
C271	80.64'	760.00'	6°04'47"	S65°47'24"E	80.61'
C272	54.27'	840.00'	3°42'07"	S67°57'47"E	54.26'
C273	80.64'	760.00'	6°04'47"	S71°52'11"E	80.61'
C274	71.51'	840.00'	4°52'40"	S72°15'10"E	71.49'
C275	80.64'	760.00'	6°04'47"	S77°56'58"E	80.61'
C276	71.51'	840.00'	4°52'40"	S77°07'50"E	71.49'
C277	17.87'	840.00'	1°13'09"	S80°10'44"E	17.87'
C278	80.64'	760.00'	6°04'47"	S84°01'45"E	80.61'
C279	71.51'	840.00'	4°52'40"	S83°13'38"E	71.49'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C280	80.64'	760.00'	6°04'47"	N89°53'29"E	80.61'
C281	71.51'	840.00'	4°52'40"	S88°06'18"E	71.49'
C282	36.06'	760.00'	2°43'08"	N85°29'31"E	36.06'
C283	70.73'	840.00'	4°49'29"	N87°02'38"E	70.71'
C284	7.31'	840.00'	0°29'56"	N84°22'55"E	7.31'
C285	31.42'	20.00'	90°00'00"	N39°07'58"E	28.28'
C286	31.42'	20.00'	90°00'00"	S50°52'02"E	28.28'
C287	37.49'	2040.00'	1°03'11"	S84°39'33"W	37.49'
C288	9.82'	1960.00'	0°17'14"	S84°16'34"W	9.82'
C289	71.50'	2040.00'	2°00'29"	S86°11'23"W	71.50'
C290	79.04'	1960.00'	2°18'38"	S85°34'30"W	79.03'
C291	71.50'	2040.00'	2°00'29"	S88°11'52"W	71.49'
C292	59.41'	1960.00'	1°44'12"	S87°35'55"W	59.41'
C293	8.97'	2040.00'	0°15'07"	S89°19'41"W	8.97'
C294	31.76'	20.00'	90°59'13"	N46°02'22"W	28.53'
C295	31.42'	20.00'	90°00'00"	S44°27'14"W	28.28'
C296	31.42'	20.00'	90°00'00"	S45°00'00"E	28.28'
C297	31.42'	20.00'	90°00'00"	S45°00'00"W	28.28'
C298	47.74'	327.00'	8°21'52"	S04°10'56"E	47.70'
C299	59.95'	327.00'	10°30'13"	S13°36'56"E	59.86'
C300	105.04'	273.00'	22°02'46"	S11°01'23"E	104.40'
C301	59.95'	327.00'	10°30'13"	S24°07'11"E	59.86'
C302	59.95'	327.00'	10°30'13"	S34°37'25"E	59.86'
C303	95.16'	273.00'	19°58'20"	S32°01'57"E	94.68'
C304	64.00'	327.00'	11°12'50"	S45°28'56"E	63.90'
C305	76.39'	273.00'	16°01'53"	S50°02'03"E	76.14'
C306	39.73'	327.00'	6°57'39"	S54°34'10"E	39.70'
C307	32.71'	973.00'	1°55'35"	S59°00'47"E	32.71'
C308	10.70'	1027.00'	0°35'48"	S58°20'54"E	10.70'
C309	37.29'	1027.00'	2°04'49"	S59°41'12"E	37.28'
C310	78.04'	973.00'	4°35'43"	S62°16'26"E	78.02'
C311	77.48'	1027.00'	4°19'20"	S62°53'17"E	77.46'
C312	60.13'	973.00'	3°32'27"	S66°20'32"E	60.12'
C313	59.46'	1027.00'	3°19'02"	S66°42'28"E	59.45'
C314	32.40'	20.00'	92°49'37"	N65°28'27"E	28.97'
C315	32.40'	20.00'	92°49'37"	S27°21'10"E	28.97'
C316	30.52'	20.00'	87°25'38"	N24°39'11"W	27.64'
C317	30.52'	20.00'	87°25'38"	S62°46'27"W	27.64'
C318	60.13'	973.00'	3°32'27"	S75°32'12"E	60.12'
C319	46.02'	1027.00'	2°34'02"	S74°47'45"E	46.01'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C320	63.24'	1027.00'	3°31'41"	S77°50'37"E	63.23'
C321	78.04'	973.00'	4°35'43"	S79°36'17"E	78.02'
C322	67.45'	1027.00'	3°45'47"	S81°29'20"E	67.44'
C323	78.04'	973.00'	4°35'43"	S84°12'01"E	78.02'
C324	72.92'	1027.00'	4°04'05"	S85°24'16"E	72.90'
C325	79.94'	973.00'	4°42'26"	S88°51'05"E	79.92'
C326	67.52'	1027.00'	3°46'00"	S89°19'18"E	67.50'
C327	31.42'	20.00'	90°00'00"	N43°47'42"E	28.28'
C328	31.42'	20.00'	90°00'00"	S46°12'18"E	28.28'
C329	108.45'	173.00'	35°55'07"	N70°50'08"E	106.69'
C330	159.82'	227.00'	40°20'20"	N68°37'32"E	156.54'
C331	104.48'	173.00'	34°36'11"	N35°34'28"E	102.90'
C332	62.68'	227.00'	15°49'11"	N40°32'46"E	62.48'
C333	62.68'	227.00'	15°49'11"	N24°43'35"E	62.48'
C334	47.55'	173.00'	15°44'49"	N10°23'58"E	47.40'
C335	20.83'	227.00'	5°15'30"	N14°11'15"E	20.83'
C336	9.28'	173.00'	3°04'19"	N00°59'24"E	9.27'
C337	47.96'	227.00'	12°06'16"	N05°30'22"E	47.87'
C338	234.51'	263.61'	50°58'17"	N65°18'46"W	226.85'
C339	170.81'	209.61'	46°41'22"	N67°33'03"W	166.12'
C340	25.03'	40.00'	35°51'12"	S57°45'13"E	24.62'
C341	229.25'	50.00'	262°42'23"	N55°40'22"E	75.07'
C342	35.77'	40.00'	51°13'56"	N18°35'24"W	34.59'
C343	60.78'	277.00'	12°34'18"	S05°04'50"W	60.66'
C344	31.62'	223.00'	8°07'28"	S02°51'25"W	31.59'
C345	37.20'	277.00'	7°41'39"	S15°12'49"W	37.17'
C346	47.28'	223.00'	12°08'29"	S12°59'24"W	47.17'
C347	10.23'	2027.00'	0°17'21"	S19°12'19"W	10.23'
C348	71.48'	2027.00'	2°01'13"	S20°21'36"W	71.47'
C349	36.10'	1973.00'	1°02'54"	S19°35'05"W	36.09'
C350	31.90'	20.00'	91°22'44"	S65°47'54"W	28.62'
C351	31.90'	20.00'	91°22'44"	S22°49'22"E	28.62'
C352	71.48'	2027.00'	2°01'13"	S22°22'49"W	71.47'
C353	71.48'	2027.00'	2°01'13"	S24°24'03"W	71.47'
C354	79.60'	1973.00'	2°18'42"	S24°01'21"W	79.60'
C355	37.52'	2027.00'	1°03'38"	S25°56'28"W	37.52'
C356	44.01'	1973.00'	1°16'41"	N25°49'03"E	44.01'
C357	19.43'	2027.00'	0°32'57"	S26°44'46"W	19.43'
C358	19.42'	1973.00'	0°33'51"	S26°44'19"W	19.42'
C359	69.00'	373.00'	10°35'57"	S73°48'43"E	68.90'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C360	48.57'	427.00'	6°31'03"	S71°46'15"E	48.55'
C361	78.73'	373.00'	12°05'37"	S85°09'30"E	78.58'
C362	68.95'	427.00'	9°15'05"	S79°39'19"E	68.87'
C363	51.60'	427.00'	6°55'27"	S87°44'35"E	51.57'
C364	52.16'	473.00'	6°19'05"	N85°38'09"E	52.13'
C365	66.71'	527.00'	7°15'11"	N85°10'06"E	66.67'
C366	31.92'	40.00'	45°43'27"	N59°36'53"E	31.08'
C367	8.77'	40.00'	12°33'27"	S87°49'14"W	8.75'
C368	18.29'	40.00'	26°11'53"	N72°48'08"W	18.13'
C369	52.76'	50.00'	60°27'32"	S89°55'56"E	50.35'
C370	177.23'	50.00'	203°05'08"	N41°42'16"W	97.98'
C371	38.47'	127.00'	17°21'23"	S07°28'23"W	38.32'
C372	54.91'	127.00'	24°46'15"	S28°32'12"W	54.48'
C373	54.91'	127.00'	24°46'15"	S53°18'27"W	54.48'
C374	51.21'	127.00'	23°06'07"	S77°14'38"W	50.86'
C375	114.67'	73.00'	90°00'00"	S43°47'42"W	103.24'
C376	4.36'	40.00'	6°14'52"	N85°40'15"E	4.36'
C377	24.88'	40.00'	35°38'27"	N64°43'36"E	24.48'
C378	54.51'	50.00'	62°27'35"	S78°08'10"W	51.85'
C379	17.66'	40.00'	25°17'45"	N78°33'26"W	17.52'
C380	11.58'	40.00'	16°35'34"	N57°36'47"W	11.54'
C381	66.59'	50.00'	76°18'05"	S87°28'02"E	61.77'
C382	40.00'	50.00'	45°50'12"	N31°27'50"E	38.94'
C383	42.53'	50.00'	48°44'11"	N46°15'57"W	41.28'
C384	26.57'	50.00'	30°26'36"	N06°40'34"W	26.26'
C385	36.12'	227.00'	9°07'01"	N85°28'29"W	36.08'

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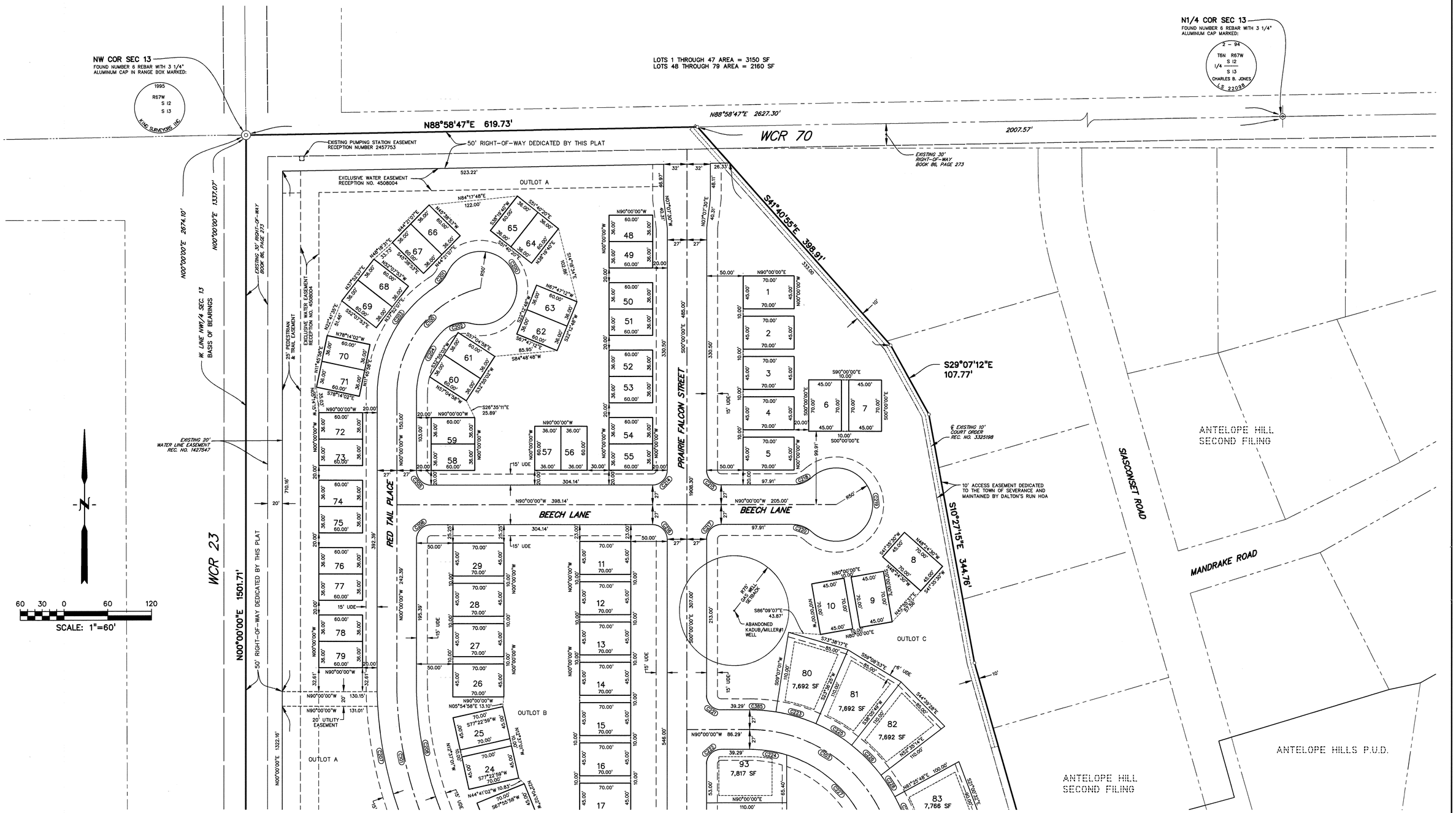
4553780 Pages: 4 of 7
12/27/2019 03:45 PM R Fee:$73.00
Carly Koppes, Clerk and Recorder, Weld County, CO

FINAL SUBDIVISION PLAT

DALTON'S RUN

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 13, T6N, R67W OF THE 6TH P.M.,
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
AREA = 83.816 ACRES, MORE OR LESS


NW COR SEC 13
FOUND NUMBER 6 REBAR WITH 3 1/4" ALUMINUM CAP IN RANGE BOX MARKED:
1995
R67W
S 12
S 13
KING SURVEYORS INC.
N1/4 COR SEC 13
FOUND NUMBER 6 REBAR WITH 3 1/4" ALUMINUM CAP MARKED:
2 - 94
T6N R67W
S 12
1/4
S 13
CHARLES B. JONES
LS 22098
LOTS 1 THROUGH 47 AREA = 3150 SF
LOTS 48 THROUGH 79 AREA = 2160 SF
N88°58'47"E 619.73'
N88°58'47"E 2627.30'
2007.57'
WCR 70
EXISTING PUMPING STATION EASEMENT RECEPTION NUMBER 2457753
50' RIGHT-OF-WAY DEDICATED BY THIS PLAT
EXISTING 30' RIGHT-OF-WAY BOOK 86, PAGE 273
EXCLUSIVE WATER EASEMENT RECEPTION NO. 4508004
OUTLOT A
523.22'
S41°40'55"E 398.91'
S29°07'12"E 107.77'
S10°27'15"E 344.76'
SIASCONSET ROAD
MANDRAKE ROAD
ANTELOPE HILL SECOND FILING
ANTELOPE HILLS P.U.D.
10' ACCESS EASEMENT DEDICATED TO THE TOWN OF SEVERANCE AND MAINTAINED BY DALTON'S RUN HOA
℄ EXISTING 10' COURT ORDER REC. NO. 3325198
N00°00'00"E 2674.10'
N00°00'00"E 1337.07'
W. LINE NW1/4 SEC. 13
BASIS OF BEARINGS
N00°00'00"E 1501.71'
50' RIGHT-OF-WAY DEDICATED BY THIS PLAT
WCR 23
EXISTING 20' WATER LINE EASEMENT REC. NO. 1427847
710.16'
392.39'
1322.16'
25' PEDESTRIAN & TRAIL EASEMENT
EXCLUSIVE WATER EASEMENT RECEPTION NO. 4508004
N84°17'48"E 122.00'
N11°45'58"E 157.55'
N90°00'00"W 20.00
N90°00'00"W 130.15'
N90°00'00"W 131.01'
20' UTILITY EASEMENT
OUTLOT B
OUTLOT C
PRAIRIE FALCON STREET
RED TAIL PLACE
BEECH LANE
N90°00'00"W 398.14'
N90°00'00"W 205.00'
304.14'
N90°00'00"W 86.29'
N90°00'00"E 110.00'
N05°54'58"E 13.10'
S26°35'11"E 25.89'
S84°48'48"W
65.95'
S32°12'48"W
S87°47'12"E
S32°12'48"E
S51°48'34"E 102.86'
S38°19'45"W
S31°40'20"E
N38°19'45"E
N44°21'07"E
N48°38'53"W
S45°38'53"E
N52°07'53"W
S52°07'53"E
N37°52'07"E
N22°41'25"E 51.46'
N78°14'02"W
S78°14'02"E
N37°04'08"W
S32°55'52"W
S57°04'08"E
N32°55'52"E
S57°22'59"W
N44°41'02"W 10.83'
S67°55'58"W
N22°41'25"W 51.46'
N37°52'07"W
S37°52'07"E
N45°38'53"W
S44°21'07"W
N52°07'53"E
S38°19'45"E
N31°40'20"W
S51°48'34"W 102.86'
N32°12'48"W
N87°47'12"E
S32°12'48"E
S57°04'08"W
N32°55'52"E
S32°55'52"W
N57°04'08"W
S26°35'11"E 25.89'
N44°41'02"W 10.83'
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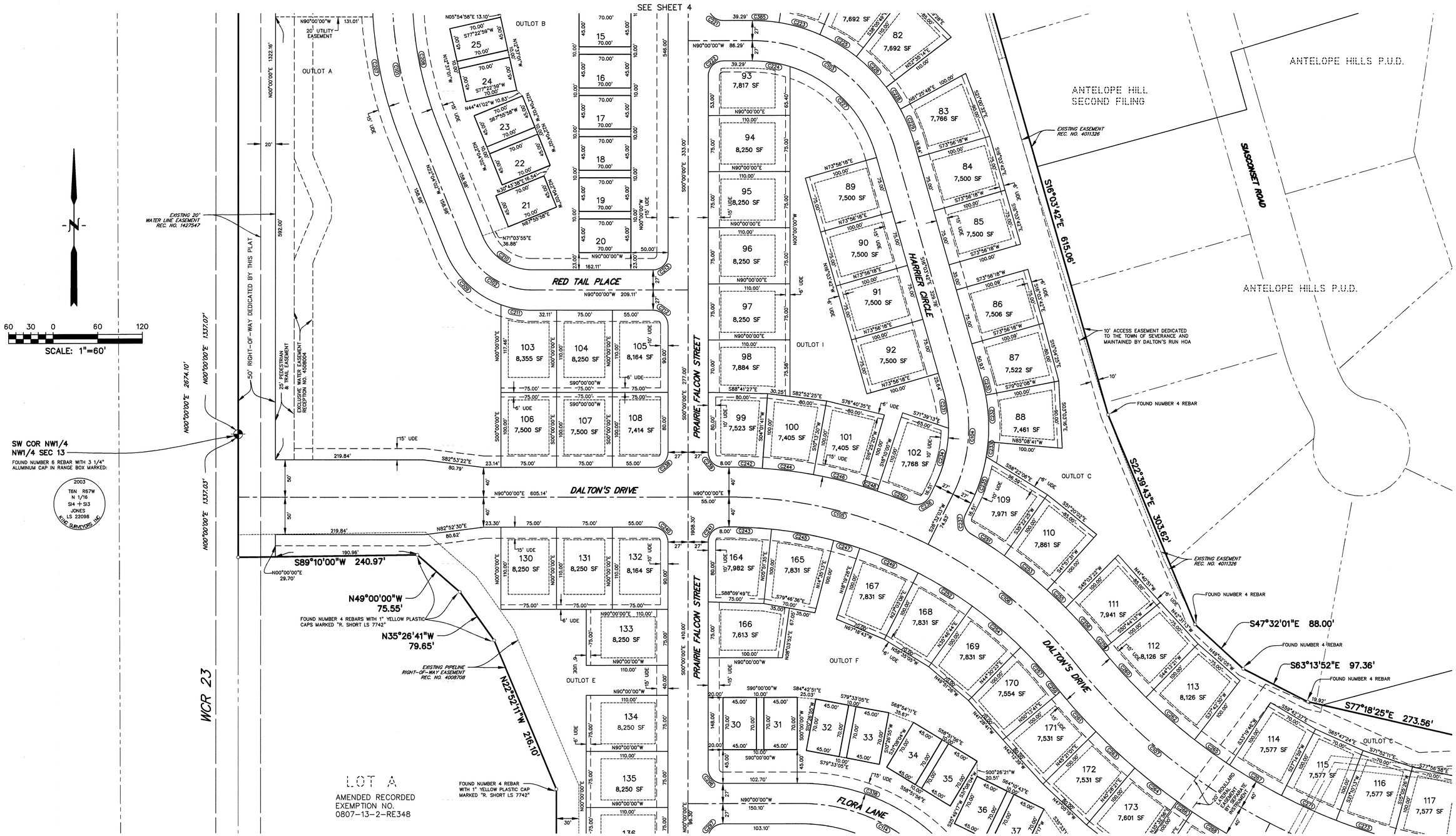
Carly Koppes, Clerk and Recorder, Weld County, CO

FINAL SUBDIVISION PLAT

DALTON'S RUN

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 13, T6N, R67W OF THE 6TH P.M.,
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
AREA = 83.816 ACRES, MORE OR LESS



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FINAL SUBDIVISION PLAT

DALTON'S RUN

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 13, T6N, R67W OF THE 6TH P.M.,
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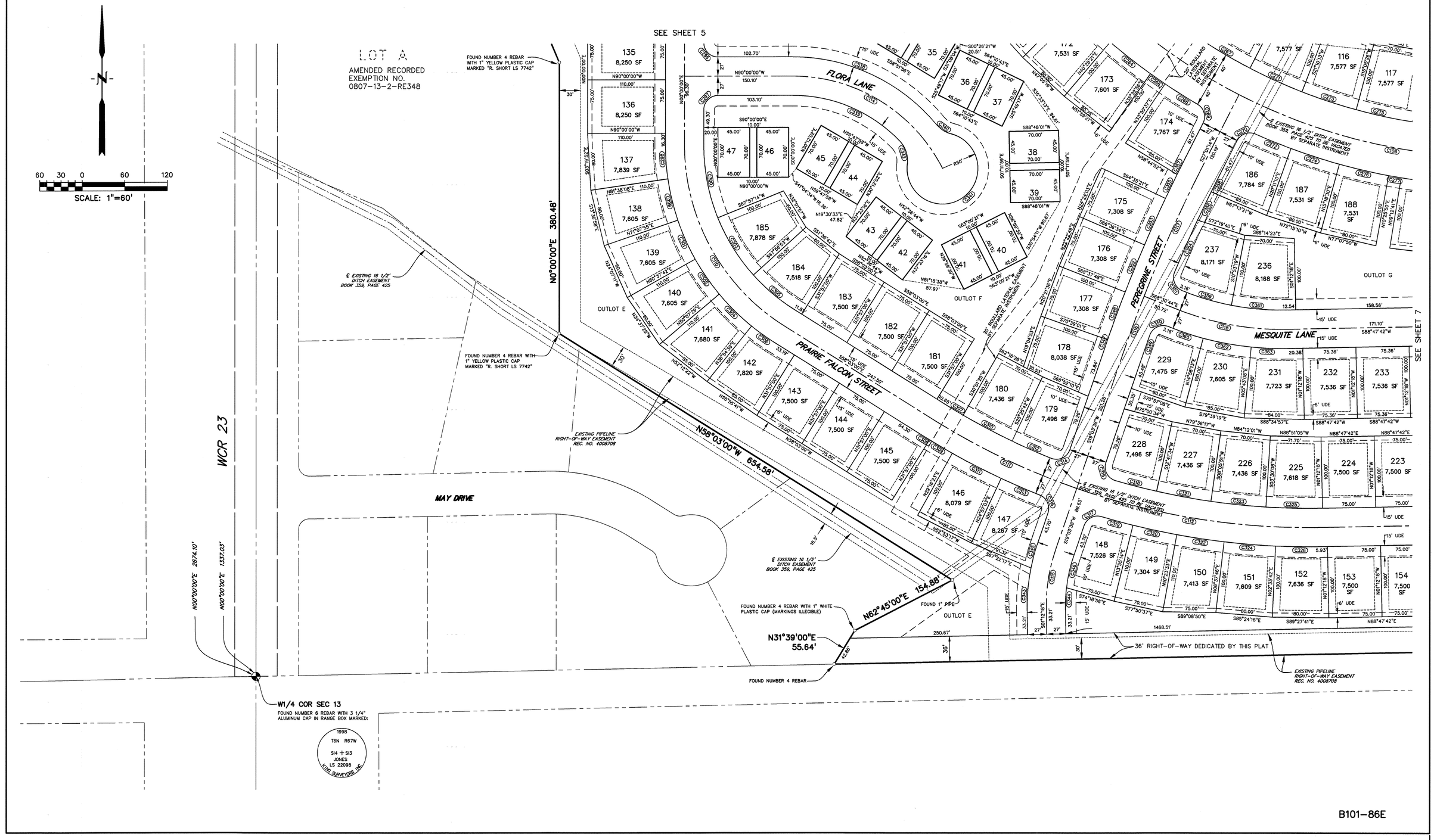

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Carly Koppes, Clerk and Recorder, Weld County, CO

FINAL SUBDIVISION PLAT

DALTON'S RUN

A TRACT OF LAND LOCATED IN THE NW1/4 OF SECTION 13, T6N, R67W OF THE 6TH P.M.,
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
AREA = 83.816 ACRES, MORE OR LESS

TOWN OF SEVERANCE
RESOLUTION NO. 2026-03R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROVING AND ADOPTING THE 2025 UPDATED HOUSING NEEDS ASSESSMENT REQUIRED FOR COMPLIANCE WITH COLORADO SENATE BILL 24-174

WHEREAS, the Town of Severance ("The Town") is a Colorado home rule municipality organized under the Town Home Rule Charter; and

WHEREAS, Senate Bill 24-174 was signed into law by Governor Polis on May 30, 2024, which includes certain sections that apply to the Town, including the requirement that the Town conduct a Housing Needs Assessment ("HNA") and adopt the HNA by December 31, 2026; and

WHEREAS, the Senate Bill 24-174 also includes provisions to assist with funding and grant opportunities that may be administered by the state to the benefit of local municipalities; and

WHEREAS, by adopting and approving an HNA the Town will comply with the requirements of Senate Bill 24-174 and may become eligible for future funding or grant opportunities; and

WHEREAS, the Town conducted the attached "2025 updated Housing Needs Assessment", which complies with Senate Bill 24-174; and

WHEREAS, the Town desires to adopt the attached "2025 updated Housing Needs Assessment"

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

Section 1. The "2025 updated Housing Needs Assessment" is approved and adopted by the Town in substantially the same form as the copy attached hereto and made part of this resolution.

Section 2. The Mayor is authorized to execute this agreement on the Town's behalf.

RESOLVED AND APPROVED THIS 24TH DAY OF FEBRUARY 2026

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

TOWN OF SEVERANCE
HOUSING ASSESSMENT

Prepared by

AYRES PLANNING+DEVELOPMENT

UPDATED 2025

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Image courtesy of the Town of Severance.

ACKNOWLEDGMENTS

Town of Severance - Elected and Appointed Officials

Town Council
- Mathew Fries, Mayor
- Dennis "Zeke" Kane, Major Pro-Tem
- Frank Baszler
- Dave Bruen
- Michelle Duda
- Stephen Gagliardi
- Dan Meyers

Planning Commission
- Julie Stout, Chair
- Derek Grimes, Vice-Chair
- Joe Pirrone
- Kris Quandt
- David Rau
- Dan Spykstra
- Brittany Vandermark

Land Use Advisory Committee
- Mark Anderson
- Gordon Coombes
- Josh Green
- Karen Hessler
- Wes Larimore
- Randy Nicholson
- Chris Pagan
- Rodney Simpson
- Sharon Snider
- Brittany Vandermark
- Michael Young

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- Lindsay Radcliff-Coombes, Deputy Town Manager
- Leah Vanarsdall, Town Clerk
- Bill Cornelius, Community and Economic Development Director
- Abdul Barzak, former Town Planner
- Nancy Mueller, Finance Director
- Marianne Lutton, Town Accountant

Ayres' Team
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- Michael Scholl, EDP, Economic Housing Specialist
- Logan Graves, AICP, Community Planner
- Aaron O'Keefe, GIS Specialist
- Lily Sider, Planning Intern
- Jay Molokwu, Community Planner

A special thank you to the stakeholders and residents of the Town of Severance for their input and guidance throughout the Housing Assessment and Land Use Code Update processes.

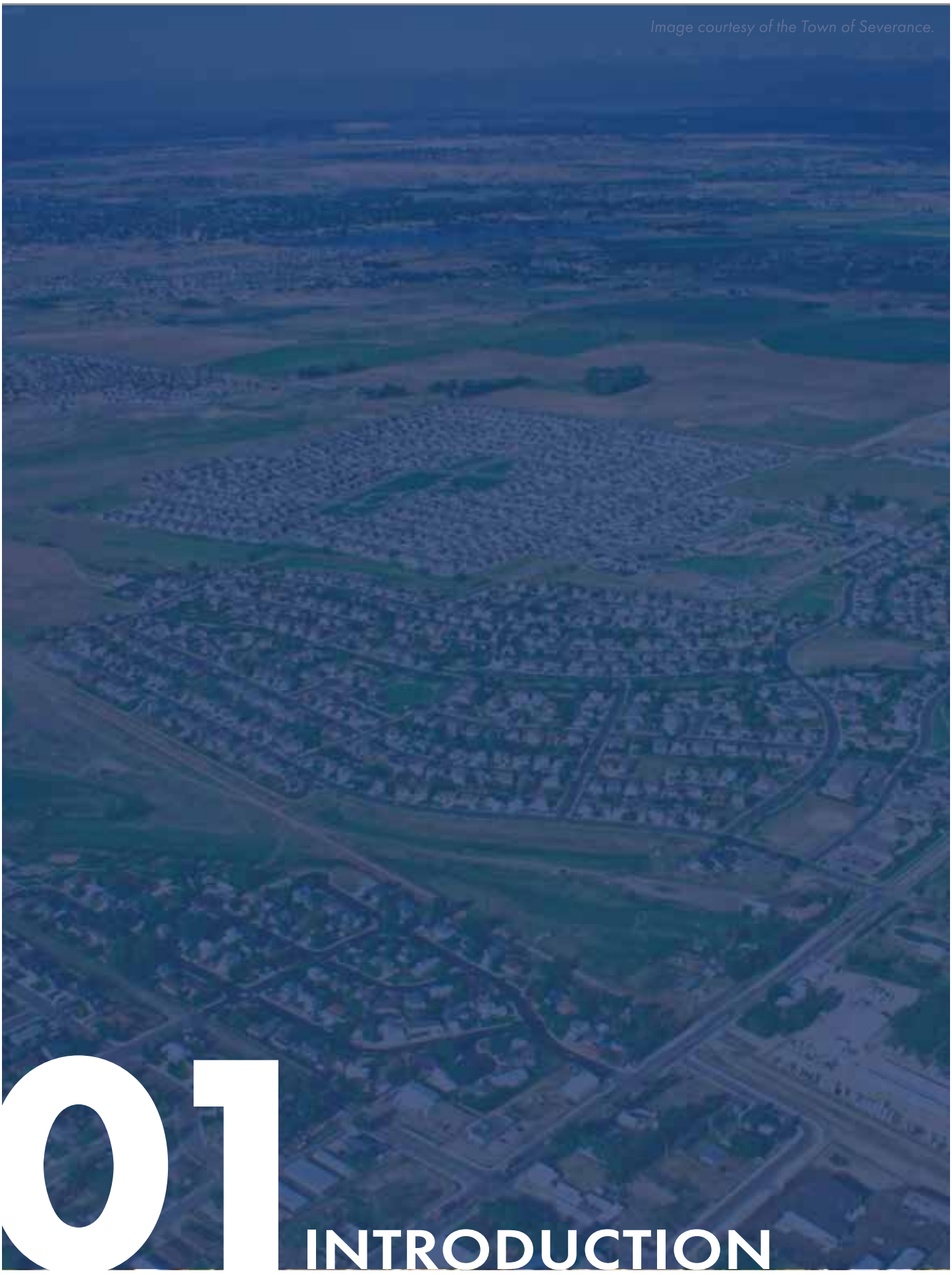

Image courtesy of the Town of Severance.

01 INTRODUCTION

PURPOSE

In 2022, the Town of Severance was awarded an Innovative Housing Planning Grant (IHOP) from the Department of Local Affairs (DOLA) to:

1. Complete a housing needs assessment; and
2. Develop and implement land use code/policy updates to incentive and reduce barriers to workforce and senior housing within the community.

The project's major milestones are captured on the following timeline.

SUMMER 2022

- Grant Awarded
- Land Use Advisory Committee Established
- Land Use Code Efforts

FALL 2022

- Land Use Code Efforts
- Stakeholder Meeting

WINTER 2022-23

- Land Use Code Efforts
- Community Survey Launched
- Community Engagement at Town Christmas
- Data Collection and Analysis

SPRING 2023

- Land Use Code Efforts
- Data Collection and Analysis

SUMMER 2023

- Finalize Land Use Code Efforts
- Draft Assessment Report
- Open House
- Final Assessment Report

In August 2025, the Town of Severance was awarded a Housing Planning Grant from the Department of Local Affairs (DOLA) to update the 2023 Housing Needs Assessment to comply with all SB24-174 State requirements. See box for further explanation.

2025 Assessment Update and Compliance with SB24-174 State Requirements

SB24-174 requires jurisdictions with more than 1,000 residents to complete local housing needs assessments. The intent of the legislation is to address challenges in developing housing for Coloradans of all budgets by allowing local governments and regions to identify and analyze their unique housing needs, take action based on those needs, and implement flexible strategies for growth over time.

Housing needs assessments must conform to requirements in statute and DOLA's methodology, which was released in December 2024, after the completion of Severance's original Housing Needs Assessment. Some of the required elements include housing problems and affordability, affordability and displacement mitigation strategies, housing resources, projected housing needs, and policy recommendations. Jurisdictions must complete a housing needs assessment and submit the plan to Colorado's Department of Local Affairs by December 31, 2026, and at least every 6 years thereafter.

The original assessment completed in 2023 was updated in late 2025 by Ayres Associates to ensure compliance with SB24-174. This updated assessment was reviewed by DOLA and is in full compliance with the requirements.

Image courtesy of the Town of Severance.

KEY TAKEAWAYS

The Town of Severance is well positioned in the region to experience housing growth and development activity. It is critically important for local leaders to manage and focus this growth to see the community's vision and goals come to fruition.

Housing Diversity

There is a need within the community for more diverse housing types. The Severance housing market is dominated by low-density single-family detached housing. While this particular market sector is strong, the Town should consider opportunities to promote and add a variety of housing types targeted at seniors and essential workers.

As a primarily residential community, the Town is operating on a structural deficit, where new growth in single-family detached residential development exclusively does not pay for itself over time. This is not uncommon or unique to Severance. Residential development presents a net cost to a community in the long-term with lower density developments costing more, on average, per household. This effect is discussed further in the economic analysis section of this report.

The Town's Comprehensive Plan and Future Land Use Map provide the framework for the Town to guide discussions with property owners and developers to encourage the appropriate distribution and placement of medium density and mixed-use residential products concentrated near corridors and development nodes. This will allow for greater construction efficiencies and long-term municipal fiscal responsibility.

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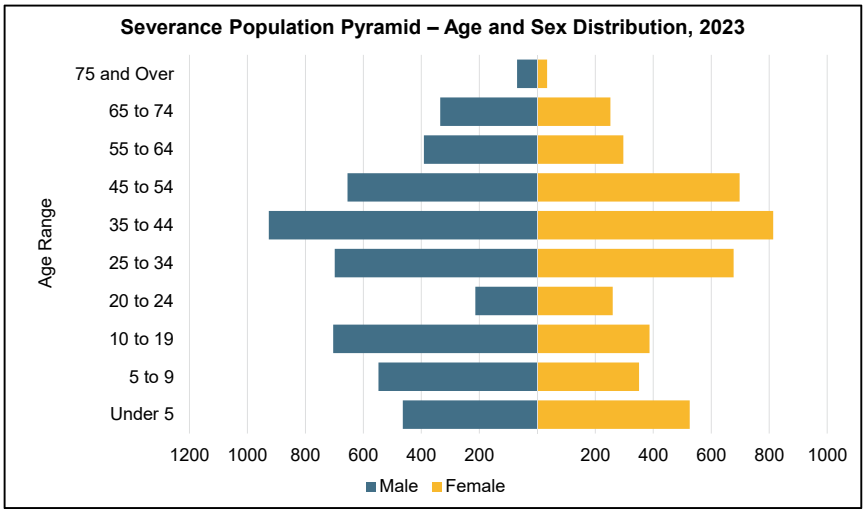
Household Age Distribution

The two largest segments of the local population are young children and adults age 35 to 44, indicating a large presence of younger families. This suggests the Town should focus on strengthening Town amenities including parks, recreational opportunities, and other activities that are popular with this demographic as part of an overall community development strategy.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

While many young families have moved to Severance for the quality schools and housing opportunities, as interest rates and housing costs rise, affordability may become a bigger challenge. Also, if these households took advantage of historically low fixed rate mortgages, families are likely to remain in their existing homes longer, impacting the potential supply of homes for sale.

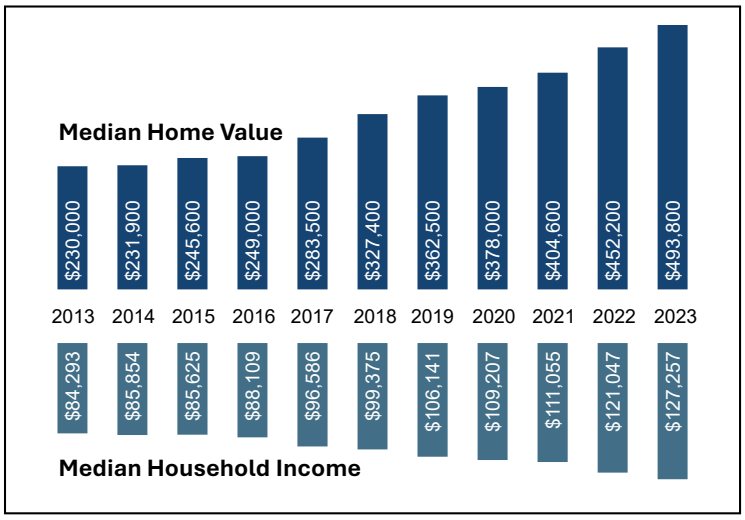
Moving forward, these young families will be looking for more retail opportunities, medical services and other professional services. To the extent that these commercial services can be captured within the town limits will be important to maintaining a strong revenue base to support other services. As part of our recommendations, we propose development patterns that protect opportunities for commercial development and promote connectivity with local commercial centers.

Proportion of Income Spent on Housing

Since Severance is comprised largely of owner-occupied housing, meaning most households live in a home with a mortgage, some assumptions can be made regarding housing costs. According to most state and federal housing experts, a household should on average spend no more than 30 percent of their income on housing, including mortgage payments, insurance, property taxes and utilities.

According to recent sales data , the average sale price in Severance for the last 12 months was $519,000. With a 5% down payment and 6% interest rate for a 30-year fixed mortgage, the household would pay approximately $3,000 per month plus an additional $500 for taxes, insurance and utilities. This means that to buy the average home in Severance, one would expect to pay around $3,500 per month on housing costs.

For comparison, the 2023 median household income in Severance is $127,257, which means a household should spend no more than $38,000 on housing annually or $3,166 monthly. Hence, housing is becoming less affordable for the average family. Between 2018 and 2023, the median household income increased 28% but the median home value increased 51% over the same period, further straining household budgets and affordability.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Not surprisingly, rental rates in Severance are increasing as well. In December 2025, there were eight active rental listings with an average monthly rent of $2,524 excluding utilities. In previous years, it would have been difficult to find a single listing in the area.

Lack of Retail and Basic Services

Local retail amenities and basic services are needed in the community. Retail development usually lags residential growth. Considering the strong residential growth that has occurred over the last two decades, the Town should start planning for retail opportunities particularly around the 4th Avenue corridor and strategic development nodes reflected in the Town's comprehensive plan and on the Town's official zoning map.

From the responses to the community survey, it is clear there is a desire for a greater sense of place and the Town should consider planning for a "Town Center" type development around the commercial node at 4th Avenue and Weld County Road 23.

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

Retail Realities in Severance

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

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

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

Local Market Potential

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

There are approximately 3,190 households in Severance with a median household income of $127,257. Using the Bureau of Labor Statistics' (BLS) household spending averages, we can derive an estimate for total community spending in different retail sectors.

For example:
The BLS estimates that 7.9 percent of household income is spent on groceries each year. Therefore, a household earning $127,257 would spend approximately $10,000 annually on groceries. Multiple that by 3,190 households and we estimate that households spend around $25 million collectively on groceries.

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

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

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

Regional Market Demand

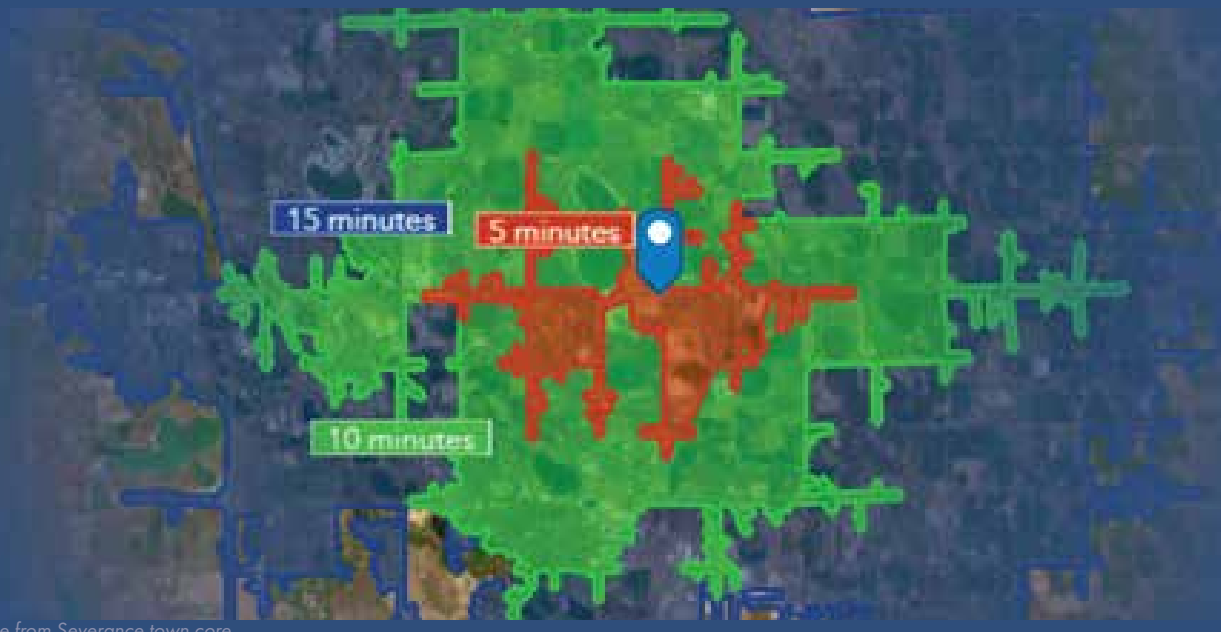
To better understand the current demand, it is important to look at household counts based on drive times. Using ESRI market data, we looked at three different examples based on 5-, 10- and 15-minute drive times.

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

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

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

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



Drive time from Severance town core

RECOMMENDATIONS

Policy Level

Seek to increase the diversity of housing types.

The Town should work with developers and builders to promote a greater diversity of housing types throughout the community to promote affordability and more options for seniors and retirees. With upwards of 97% single-family detached units and 93% owner occupied units total, the Town would benefit socially and financially to encourage other housing types including smaller lot homes, duplexes, attached condos, and some multi-family rentals.

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

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

Promote more commercial development along major corridors and development nodes.

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

Consider providing incentives for attainable housing.

To provide opportunities for attainable workforce housing, the Town should consider incorporating fee waivers or other incentives so developers are motivated to include some attainable workforce housing in new developments. This may also take the form of density bonuses that allow developers to build at a slightly higher density if the units are priced as attainable. Incentives for attainable housing can take many shapes and forms. These programs should be context sensitive and specific to the needs of the community. If the Town seeks to consider incentives in the future, they should first identify what the intended goal is and work backwards to develop specific and measurable objectives as part of an incentive program or policy.

Image courtesy of Ayres.

Land Use Code

Promote recently adopted regulations and housing opportunities.

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

Complete 5-year reviews and adjustments to the land use code.

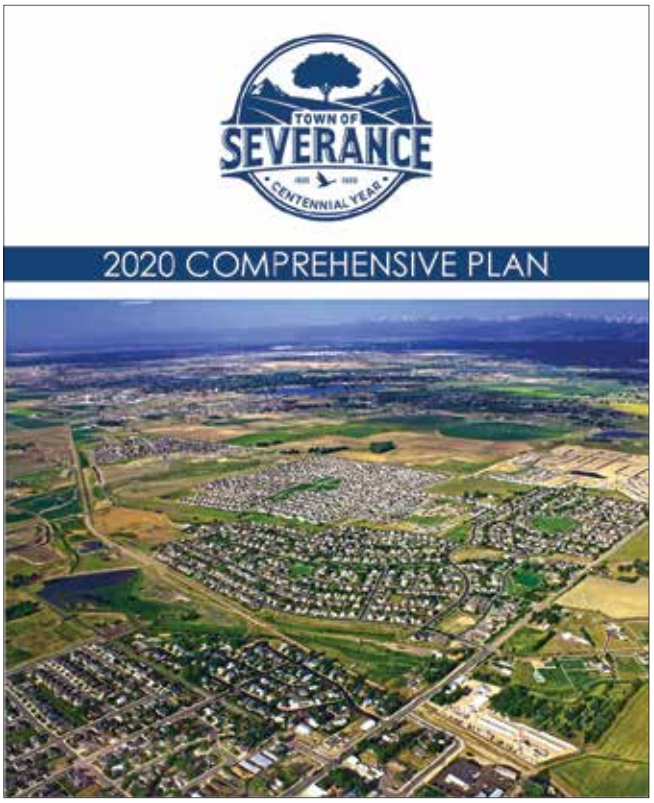
As a best practice, the Town should strive to complete a review of its' land use regulations every five years. This review will compare the code criteria to current and recently completed development activities to ensure the regulations are promoting and allowing the type of development sought by the Town.

This review should also align the land use regulations with recently completed community-wide

visioning efforts such as a Comprehensive Plan Update, Corridor Study, or similar activities as new housing goals are identified.

Comprehensive Plan Update

Complete an update to the Town's Comprehensive Plan to identify new vision and value statements from the community to set direction that will lead to action.



It is important that the community's vision and values are reviewed and updated on a regular basis. Historically, comprehensive plans would be updated every ten to fifteen years. This approach often creates challenges with communities in rapidly growing markets, such as the Northern Front Range, in keeping up with development pressures and ever changing community dynamics. Severance should seek to complete an update to their comprehensive plan with a goal of revisiting the vision and values on a five year basis. This approach will help align the community's goals with policies and regulations to guide development activity.

Partnerships

Partner with the Weld RE-4 School District on housing opportunities for teachers and other school staff.

The School District has surplus land that could be used for development of attainable workforce housing for teachers, administrators, and community needs. With a young population that will continue to grow, it will be imperative to ensure the school district has housing to attract and retain teachers.

The State Department of Local Affairs and the State Department of Housing have substantial grant funding available to support attainable housing development. Additionally, they are encouraging the use of surplus public land and collaborative partnerships with other public entities. The Town and school district can partner with a private developer or non-profit entity, but the units would need to be restricted to ensure long-term affordability.

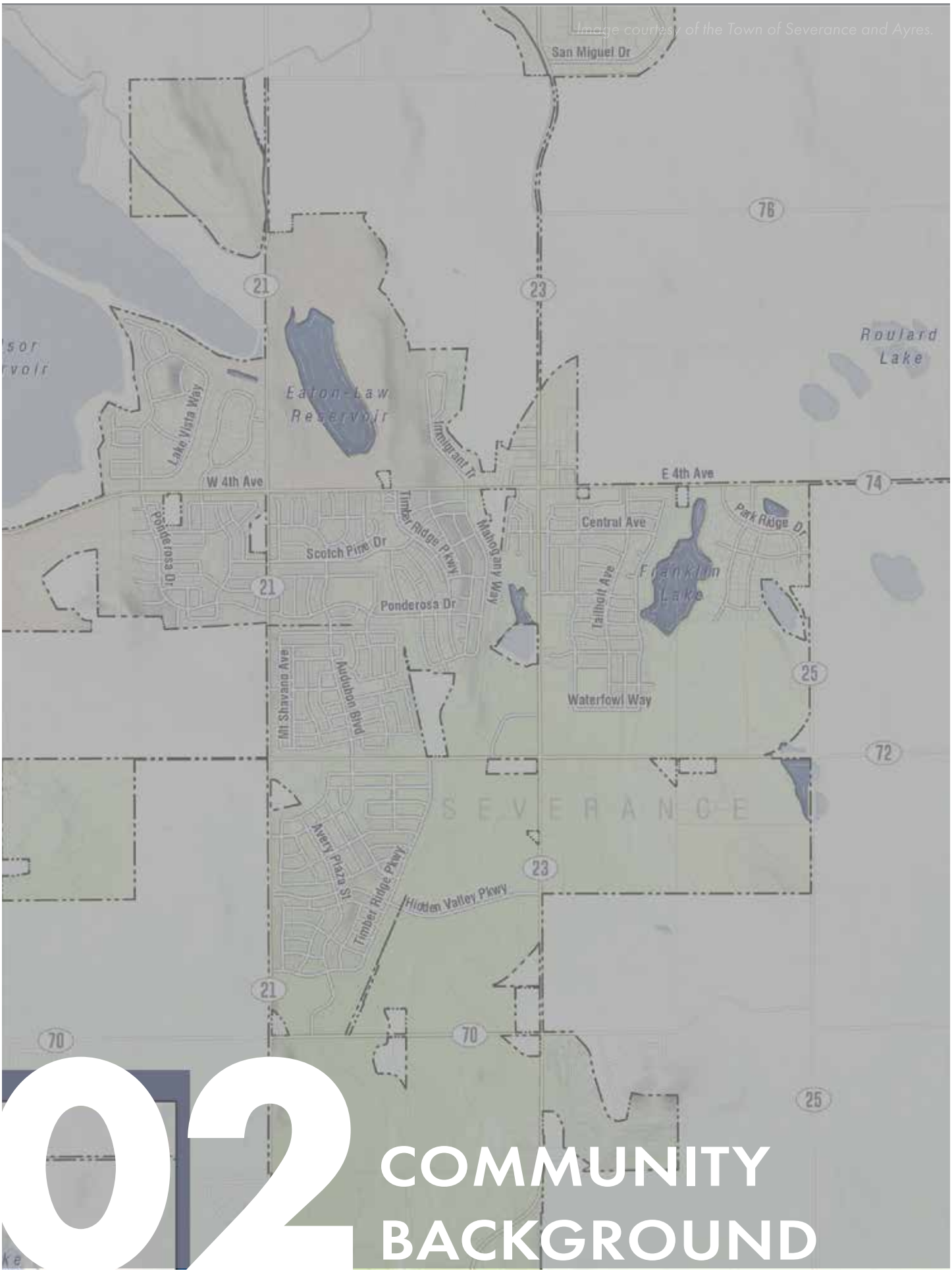
Downtown Visioning and Opportunities

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

As the population continues to grow, it will be important to provide opportunities for residents to stay and spend money in Severance. The Town should take steps to define a town center and seek opportunities to create mixed-use development and community gathering spaces.

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

With its roots as a small agricultural town, Severance does not have a large historic commercial district from which it can build upon. This also presents an opportunity to be creative in its approach to new development that reflects the current values of the residents.



02 COMMUNITY BACKGROUND

Early History

Image courtesy of the Town of Severance.

Severance was settled in 1894 by David E. Severance when he applied for a post office for a community of approximately 50 families. While he originally planned for the settlement to be named Tailholt, his involvement in sending for the post office earned the community the Severance name. Its' proximity to Windsor gave Severance an advantage in growth opportunities in the early 1900s, as Windsor encouraged farmers to grow sugar beets in an effort to build a sugar factory in town. The factory was built in 1903 and became part of the Great Western Sugar company in 1905. Severance, which was situated along the Great Western Railway, capitalized from this development by becoming a sugar receiving station. The increase in population from this work hub allowed Severance to incorporate in 1920.

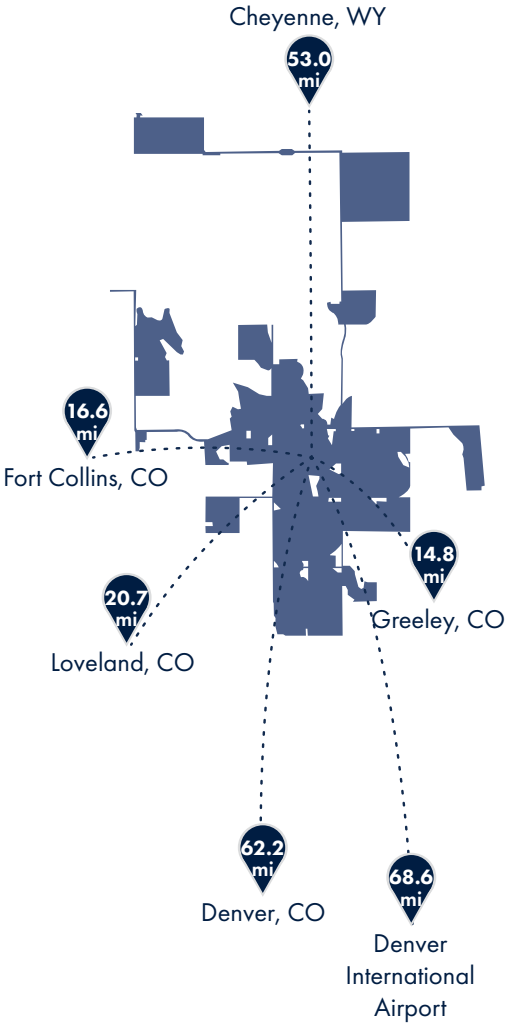
While the agriculture boom aided Severance in the early 1900s, the industrialization and commercialization of surrounding communities in the 1920s and 1930s would cause the Town to fall behind its' larger neighbors. Severance remained mainly a farming town, even while Windsor and Greeley attracted an influx of immigrants with the creation of commercial districts and the diversification of industrial work. Because Severance was not attracting any commercial or industrial growth of its' own, the population hit a period of stagnation in the 20s and 30s, with an eventual decline beginning in the 1940s and ending in the 1970s. This was also partially due to the decrease in railway use, the pull of amenities available in nearby towns, and proximity to major highway corridors.

Image courtesy of the Windsor - Severance Historical Society Archive.

Image courtesy of the Windsor - Severance Historical Society Archive.

Severance Today

Towards the end of the 20th century, Colorado's economy began to diversify by breaking into the technology manufacturing industry. A plethora of high-tech jobs made front-range communities a magnet to residents of other states. With this population growth came rapidly increasing home prices, contributing to the growth of satellite towns acting as "affordable" and quiet places to live for commuters to Greeley, Windsor, and Fort Collins. From 1990 to 2010, Severance's population grew from 106 people to over 3,000.



With rapid growth, and a resident base that largely worked elsewhere, Severance grew in disjointed neighborhoods to keep up with demand. Builders exclusively made detached single-family homes with large yards to appeal to families escaping the more crowded towns. The little economic development that Severance did attract appealed to commuters, with emphasis on restaurants, coffee houses, gas stations, and banks. These services are nestled along W. 4th Avenue (County Road 74) which leads directly into Fort Collins and is a main route to and from nearby communities, such as Eaton, Windsor, and Timnath. Because commercial amenities are situated along a busy thoroughfare, businesses are auto-oriented, setback from the street, and are larger in scale. These traditional growth patterns have created challenges in attracting new retail opportunities and creating small-scale and walkable destinations.

Image courtesy of the Town of Severance.

To combat these issues, the Town has introduced new infrastructure projects to accommodate the rising population. Alongside this housing assessment, these include expanding the parks and trails system, building new and expanding existing school facilities, and plans for increased water storage and roadway safety measures. The Town has also been dedicated to evaluating development guidelines to improve the design, type, and location of new developments. These measures help to make Severance more connected and vibrant, with additional housing opportunities for current and new residents.

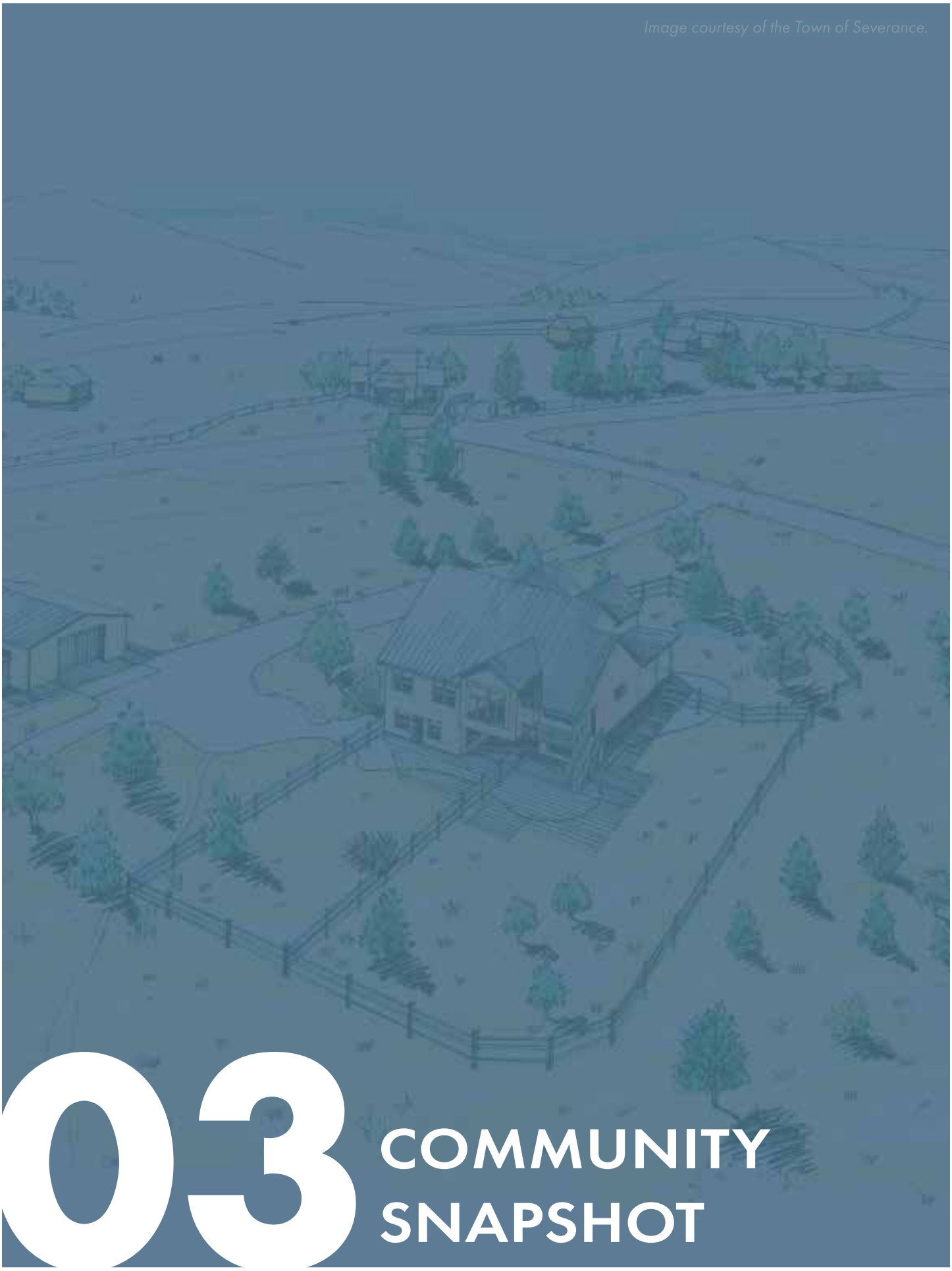


Image courtesy of the Town of Severance.

03 COMMUNITY SNAPSHOT

This chapter contains the demographic, economic, and housing snapshots for the Town of Kersey, reflective of the time this report was developed. Each snapshot highlights key characteristics and statistics while breaking down the data into digestible elements. Understanding the current local demographic trends helps inform current and future housing needs.

Severance by the Numbers 2023

9,302 Population

33.2 Median Age

$127,257 Median Household Income

$493,800 Median House Value

2012 Median Year Home Built

Source: ACS 2023

Data Sources and Methodology

To the greatest extent possible, the most current data was used for this Housing Assessment. Some data sources may be more current than others and careful analysis was conducted to align "like" data and to avoid discrepancies. It is best practice to use the most up to date data which is why data from different years may be noted. The project team extrapolated data from multiple sources including U.S. Census, American Community Survey, State Demography Office, Social Explorer, Data USA, Weld County, Zillow, Realtor.com, and other locally available data to create the analysis and overview on the accompanying charts, tables, and graphics.

Note: Due to Severance's smaller population size, some data sources, particularly Census estimates based on sampling models, have large margins of error and may not fully reflect local conditions. To supplement this, the analysis also drew on direct input from Town staff, stakeholders, and local knowledge to ensure a more accurate and complete picture.

DEMOGRAPHIC PROFILE

Demographic trends tell us about characteristics of the community: population size and growth, age, household size and income levels. This information is needed to understand and project the mix, size and type of housing that is needed for Severance.

POPULATION CHANGE BY JURISDICTION			
Jurisdiction	2018	2023	% Change
Severance	4,187	9,302	122%
Weld County	313,219	360,272	15%
Colorado	5,531,141	5,810,774	5%

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

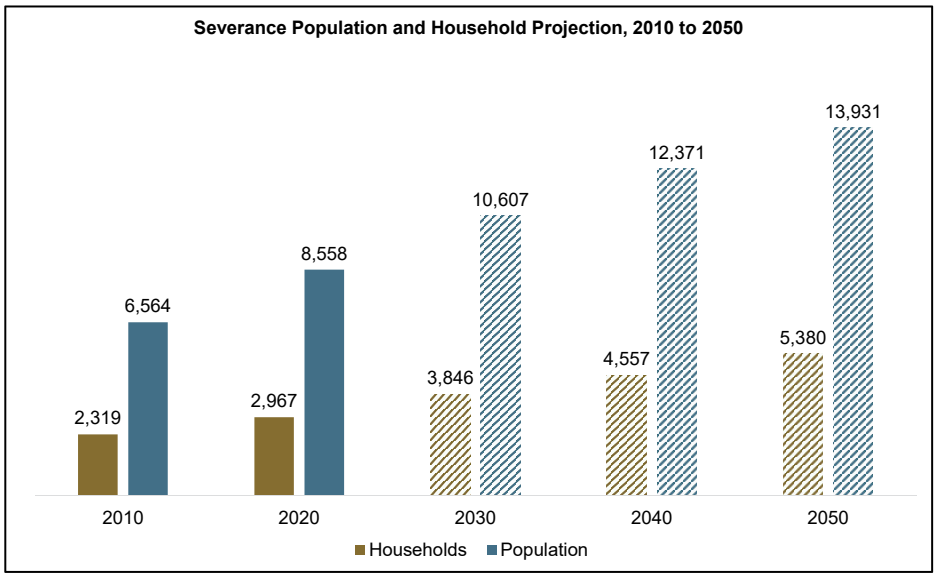
Population Trends

Between 2018 and 2023, Severance's population more than doubled, increasing by 122% (5,115 residents) to reach a total population of 9,302. Over the same period, Weld County grew by 15%, while Colorado as a whole grew by 5%, showing that Severance's growth far outpaced those trends.

Over time, Severance's population has generally followed growth patterns seen across Weld County. Because detailed population projections are not available at the municipal level, future population estimates for Severance are based on county-level projections from the State Demography Office (SDO). As a result, local population forecasts largely reflect broader county trends.

According to SDO projections, both Severance and Weld County are expected to continue growing through 2050. Between 2020 and 2030, the population is projected to increase approximately 24%. The rate of growth is expected to slow in later decades, with projected increases of 17% between 2030 and 2040 and 13% between 2040 and 2050. Household growth is expected to follow a similar pattern, with the total number of households more than doubling by 2050.

These projected increases reflect a combination of local conditions identified through data analysis and community engagement. Residents noted that rapid development, along with Severance's



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

high quality of life, has contributed to ongoing population growth. This trend is evident in housing development, as total housing units more than doubled from 1,532 in 2018 to 3,190 in 2023. The pace of residential development highlights the need for coordinated planning to ensure infrastructure, services, and land use decisions keep up with projected growth. These topics are explored further in this assessment to better understand the connection between housing conditions and long-term demographic trends.

33.2 Median Age

30.1% Under 18

7.4% Aged 65+

Source: ACS 2023

Age

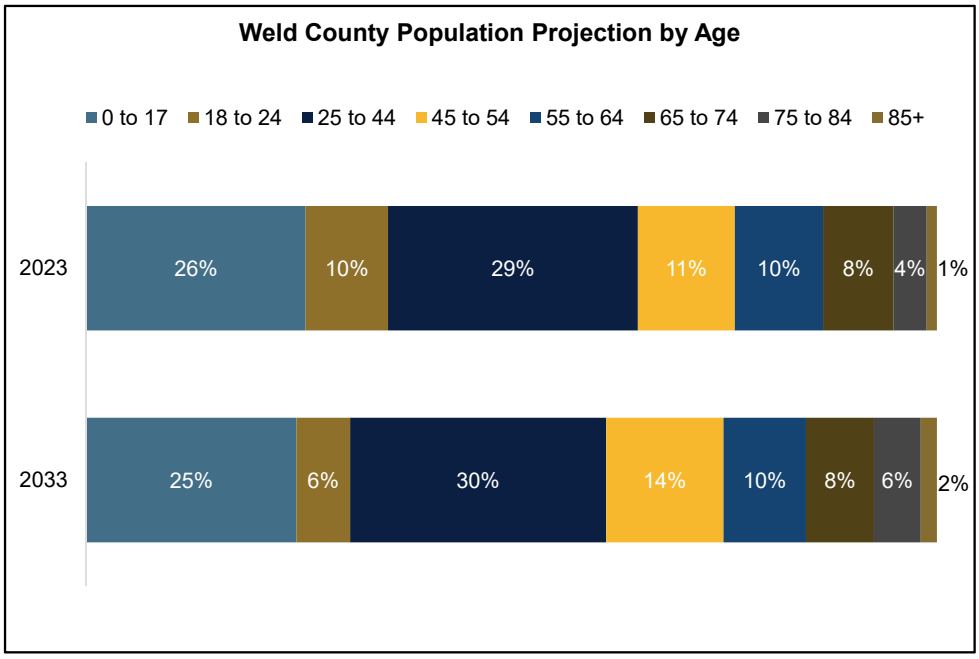
Between 2018 and 2023, Severance experienced notable demographic shifts across all age groups, with the largest increases among younger and working-age residents. The number of residents ages 18 to 34, grew by 154.6% and now makes up nearly 22% of the population. This growth reflects Severance's appeal to first-time homebuyers and young families seeking housing near major employment centers like Fort Collins and Greeley.

Growth among school-aged children was also strong, with the population ages 5 to 17 increasing by 127.8%, reinforcing the Severance's identity as a family-oriented community. The senior population (ages 65 and older) grew by 74.5%, signaling rising demand for senior housing and services. At the same time, the number of residents aged 35 to 64 more than doubled. As this group continues to age, demand for senior-focused housing and services is expected to grow.

SEVERANCE POPULATION CHANGE BY AGE GROUP					
	2018		2023		
Age Cohort	Number	Percent	Number	Percent	% Change 2018 -2023
Under 5 years	451	10.8%	990	10.6%	119.5%
5 to 17 years	796	19%	1,813	19.5%	127.8%
18 to 34 years	796	19%	2,027	21.8%	154.6%
35 to 64 years	1,748	41.7%	3,781	40.6%	116.3%
65 years and older	396	9.5%	691	7.4%	74.5%

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Projections from the State Demography Office (SDO) indicate that Weld County's population is aging. While the county is expected to grow by 20% between 2023 and 2033, the most rapid growth will occur among older residents. The population ages 75 to 84 is projected to increase by 71%, and those 85 and older by 88%, pointing to rising demand for senior housing, healthcare, and age-in-place options. Meanwhile, the share of young adults ages 18 to 24 is expected to decline by 21%, highlighting challenges in retaining college-age and early-career residents. Growth among children and working-age adults remains steady, supporting continued investment in schools and demand for family-oriented housing.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

However, Severance has recently grown faster than the county among young adults and families. Between 2018 and 2023, the town's 18 to 34 population grew by more than 150% and school-aged children increased by nearly 130%. As county-level aging trends begin to affect the town, Severance will face the challenge of supporting both its growing senior population and its family-oriented character. The town will need to provide housing and services for older residents while continuing to offer options that attract and retain young families.

2.9 Average Household Size

44.3% Households with children under 18

3.3% Aged 65+ Live Alone

Source: ACS 2023

Household Composition

What is a household?
U.S. Census Bureau defines a household as all people who occupy a single housing unit, regardless of their relationship to one another. A person living alone in a housing unit is also considered a household.

What is a family household?
U.S. Census Bureau defines a family household as a group of people who live together in the same dwelling and share meals, including a householder and at least one other person related to the householder by birth, marriage, or adoption.

Of all housing units in Severance, 93% are owner-occupied and 7% renter-occupied. Two-person households represent the largest share of occupied units (39%), followed by four-person households (30%), highlighting the strong presence of couples and families. This household mix aligns with recent demographic trends, particularly the rapid growth of young adults and school-aged children between 2018 and 2023. The growth in four-person households suggests that recent housing development has been driven by family formation and the in-migration of working-age adults.

SEVERANCE HOUSEHOLDS BY SIZE AND FAMILY STATUS

	2018		2023		
	Number	Percent	Number	Percent	% Change 2018 -2023
Total Housing Units	1,532	100%	3,190	100%	108%
Total Occupied Housing Units	1,423	93%	3,190	100%	124%
1-person	140	10%	354	11%	153%
2-person	538	38%	1,229	39%	128%
3-person	251	18%	355	11%	41%
4-person	331	23%	951	30%	187%
5+ persons	163	11%	301	9%	85%
Family Households	1,262	89%	2,736	86%	117%
Non-family Households	161	11%	454	14%	182%

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Family households continue to make up the majority of occupied units in Severance, accounting for 86%. However, this represents a slight decline from 2018, when family households made up 89% of all occupied units. The growth in non-family households, primarily one- and two-person households, signals a gradually diversifying housing landscape and may reflect both younger adults forming independent households and older residents downsizing.

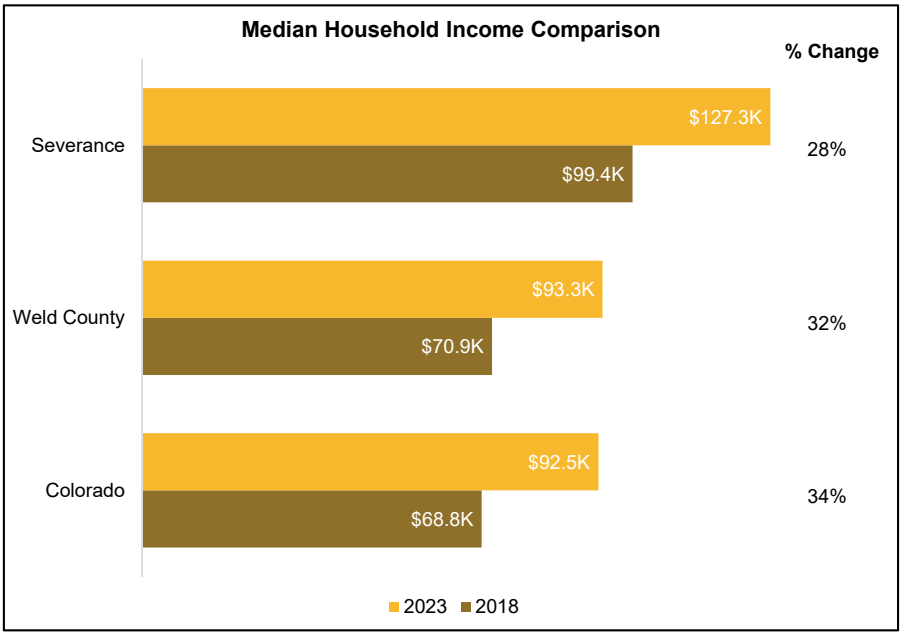
These patterns show that while Severance's housing market remains primarily family-oriented, future planning must also account for a growing share of smaller, non-family households to ensure a balanced and inclusive mix of housing options.

$127,257 Median Household Income
12% Households earn < $50K
33% Households earn $150K+

Source: ACS 2023

Household Income

Severance's median household income reached $127,257 in 2023, a 28% increase from 2018, reflecting strong income growth in the area. This increase in income may be partly attributed to remote workers relocating during the 2020 pandemic, drawn by Severance's affordability compared to other areas, small-town character, and proximity to regional employment centers like Fort Collins and Greeley. As mentioned, the town's appeal to young professionals and working age families has likely contributed to a higher concentration of dual-income households and skilled workers.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

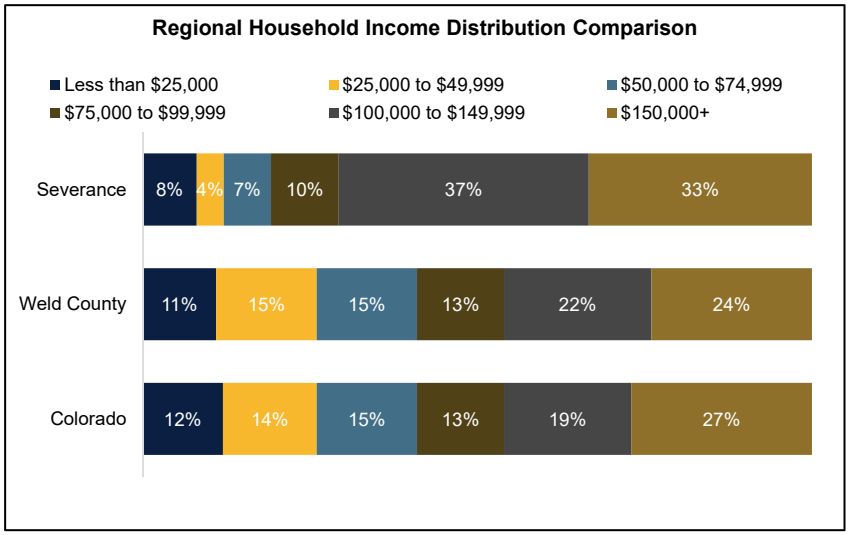
Severance's median income is significantly higher than both Weld County and the state overall, indicating that the town is attracting households with greater earning potential. This reflects a combination of newer housing stock, higher rates of homeownership, and a demographic profile skewed toward mid-career professionals and families with stable employment.

Household Income Distribution

It is important to note that a rise in median income does not necessarily indicate rising income for all residents. It may reflect higher incomes among top earners, which can increase the median, or the displacement of lower-income households who may leave due to rising housing costs.

While Severance's median income is relatively high, the income distribution tells a more nuanced story. Between 2018 and 2023, the share of households earning less than $50,000 remained relatively stable at 12%, but this group still represents a vulnerable segment that may face affordability challenges as housing costs rise. During the same period, the proportion of households earning between $50,000 and $100,000 dropped from 38% to 17%, suggesting a shrinking moderate-income population as the town's economic profile shifts toward higher-earning households.

By 2023, 71% of Severance households earned more than $100,000, far exceeding shares in Weld County (47%) and Colorado (46%). This suggests that the town is attracting higher-income households. This trend reinforces the importance of monitoring housing affordability and ensuring that future development includes options for a range of income levels, particularly as the share of moderate-income households declines. Without targeted strategies, Severance risks becoming less accessible to low- and moderate-income families and individuals who have historically contributed to the town's growth.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

The table summarizes Severance's household income distribution by Area Median Income (AMI) level, which is explained in more detail in Chapter 4. According to 2023 Census data and Colorado Housing and Finance Authority (CHFA) AMI benchmarks, 8% of households earn below 30% of AMI, 4% earn between 31% and 50% of AMI, and 7% earn between 51% and 80% of AMI. These households represent lower-income segments that are more impacted by affordability pressures.

At the same time, 37% of households fall within the moderate-income range of 81% to 120% of AMI, while 44% earn above 120% of AMI, including 33% above 141%. This concentration of higher-income households aligns with earlier findings that 71% of households earn more than $100,000, underscoring the town's strong appeal to affluent families and professionals.

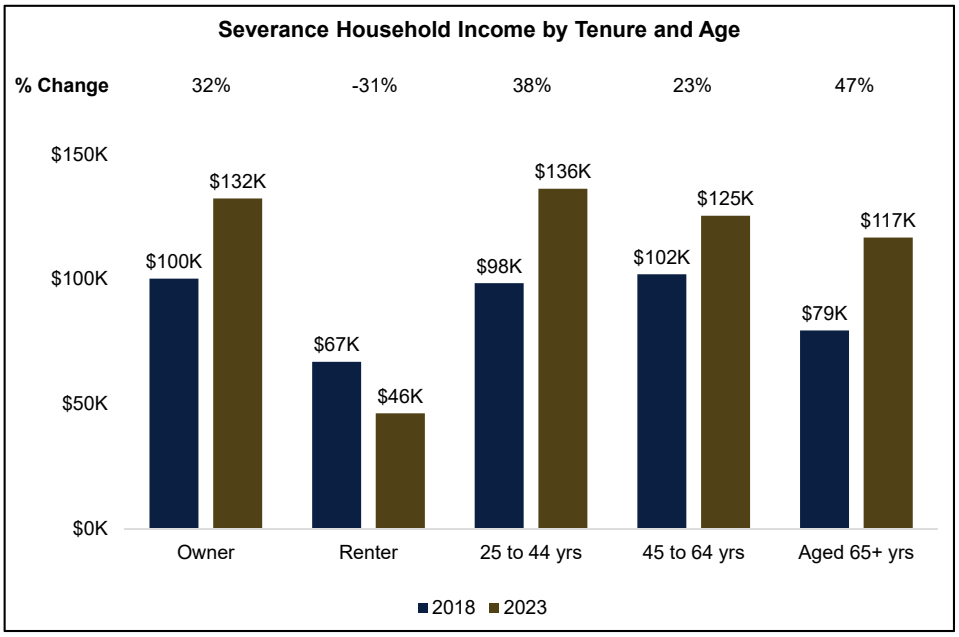
SEVERANCE HOUSEHOLDS BY AREA MEDIAN INCOME (AMI) 2023				
AMI Category	Owner Households	Renter Households	Total Households	% of Total
Extremely Low Income (≤30% AMI)	231	22	253	8%
Very Low Income (31-50% AMI)	52	79	131	4%
Low Income (51-80% AMI)	219	0	219	7%
Moderate Income (81-120% AMI)	1,096	69	1,165	37%
Middle Income (121-140% AMI)	327	30	357	11%
Upper Income (141+ AMI)	1,047	19	1,066	33%

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Together, the AMI distribution and broader income trends point to a widening gap between lower-income households, who may be at greater risk of displacement, and higher-income households driving housing demand. These patterns reinforce the need for housing strategies that maintain affordability and accessibility across a full range of income levels.

Household Income by Tenure and Age

Between 2018 and 2023, incomes for owner-occupied households in Severance increased by 32%, while renter household incomes declined by 31%. This gap indicates that economic gains are concentrated among homeowners, particularly those in higher AMI brackets, while renters, who are more likely to earn below 80% of AMI, face growing financial pressure.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Income growth rose 47% among residents ages 65 and older, followed by those ages 25 to 44 (38%). Overall, these trends suggest Severance is increasingly shaped by affluent, owner-occupied households, while lower- and moderate-income renters may face rising cost burdens. Targeted renter protections may be needed to reduce risk of displacement, such as prioritizing affordable rental housing, supporting naturally occurring affordable housing (NOAH), and tools that stabilize rents or reduce operating costs for affordable properties.

Educational Attainment

Severance is a highly educated community. In 2023, half of all adults ages 25 and over held a bachelor's degree or higher, and an additional 21% had some college without a degree. Only 1.4% of adult residents have not completed high school. This strong educational profile helps explain the town's higher household incomes and concentration of households in upper AMI tiers, supporting earlier findings that Severance's growth is driven by well-educated, higher-income households.

ECONOMIC PROFILE

The local and regional economy and job market trends play a big role in shaping the housing market. These trends help us understand current and future housing demand: community growth, household buying power, and what employers need to attract and retain employees. By examining these indicators, we can better assess the community's capacity to meet housing needs and address potential affordability challenges. Stable, diverse housing is critical for and surrounding communities and the overall economy. Lack of housing options impacts local jobs and an employers' ability to retain and attract workers.

Labor Force

In 2023, 5,020 Severance residents aged 16 and older participated in the labor force, representing about 3% of Weld County's workforce. This highlights Severance's role in the regional economy as a primarily residential community that supplies labor, rather than jobs, to nearby employment centers such as Fort Collins and Greeley. High levels of educational attainment and household income among residents strengthen this role, positioning Severance as an important source of skilled labor for the region.

Industries and Occupation

Between 2018 and 2023, Severance's employed population more than doubled, mirroring the town's rapid overall population growth. Employment gains were concentrated in higher-paying sectors, particularly professional, scientific, and management services, which grew by 342%, and construction, which increased by 170%. Growth also occurred in finance and public administration, further reflecting the expanding presence of a skilled workforce. Educational services and health care remain the largest employment sector, accounting for 20.3% of jobs, but their average wage lags behind higher-paying industries like finance and transportation. This wage gap highlights the importance of providing housing options that are affordable to moderate-income workers, especially those employed in essential service fields.

Five industries employ 68% of Severance's residents:

20.3% Educational, Health Care, and Social Assistance Services

17.3% Professional, Scientific, Management, and Administrative and Waste Services

12.5% Construction

10.1% Manufacturing

8.1% Arts, Entertainment, Recreation, and Accommodation and Food Services

Source: ACS 2023

At the same time, household income trends point to widening disparities. Owner-occupied households experienced a 32% increase in income between 2018 and 2023, while renter households declined, underscoring how economic gains are concentrated among homeowners. These dynamics mirror the local wage structure: growth in higher-paying industries aligns with income gains among owner households, while lower-wage but expanding sectors such as retail and food services leave renter households more vulnerable to housing instability.

SEVERANCE JOBS BY SECTOR AND AVERAGE ANNUAL WAGE, 2023

Sector	Number of Jobs	% of Total Jobs	Average Annual Wage
Agriculture, forestry, fishing and hunting, and mining	303	6%	$95,576
Construction	627	12.5%	$76,908
Manufacturing	508	10.1%	$69,420
Wholesale trade	186	3.7%	$90,376
Retail trade	382	7.6%	$44,928
Transportation and warehousing, and utilities	25	0.5%	$108,160
Information	18	0.4%	$75,660
Finance and insurance	282	5.6%	$116,584
Professional, scientific, and management	866	17.3%	$109,876
Educational services, and health care and social assistance	1,018	20.3%	$57,278
Arts, entertainment, and recreation, and accommodation and food services	408	8.1%	$26,546
Other services, except public administration	86	1.7%	$52,312
Public administration	311	6.2%	$76,544
Total	**5,020**		

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Job projections through 2050 indicate steady employment growth in Severance, with jobs expected to increase by 39% over the next three decades. While modest at the county level, this growth reflects the town's role as a modest yet evolving employment center. Severance's location, east of I-25 and outside major highway corridors, limits its ability to attract large-scale employment and commercial development. As a result, Severance is not a "pass-through" community, and most residents will continue commuting to nearby employment hubs such as Fort Collins, Greeley, and Windsor.

JOB PROJECTIONS THROUGH 2050

Jurisdiction	2022	2030	2040	2050
Severance	4,083	4,703	5,290	5,691
Weld County	141,823	163,367	183,754	197,673

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

This dynamic reinforces the need for strong transportation connections and housing that supports commuters, but it also highlights the fiscal importance of expanding Severance's local commercial base.

Residential growth alone cannot meet long-term revenue needs, as commercial development generates more tax revenue over time and creates local jobs. To capture these benefits, Severance will need to proactively designate and concentrate commercial development along key corridors, strengthening the town's economic identity, expanding employment opportunities, and balancing the fiscal impacts of rapid residential growth.

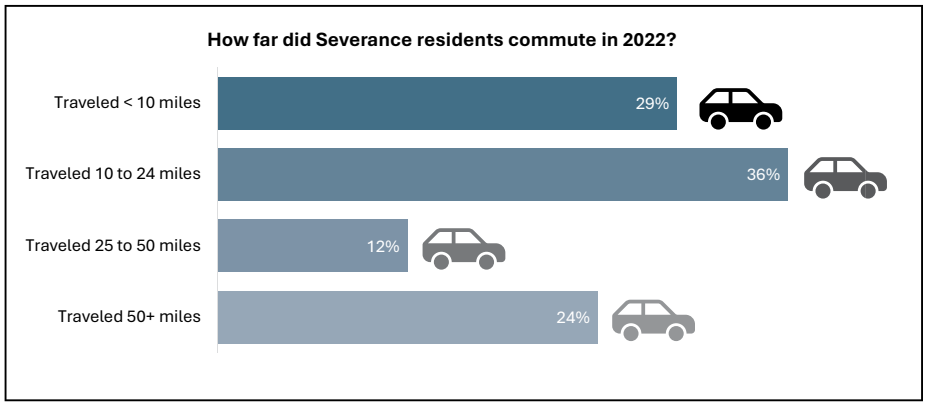
29.8 minutes average commute time

67.8% commute to work alone in vehicle

Source: ACS 2023

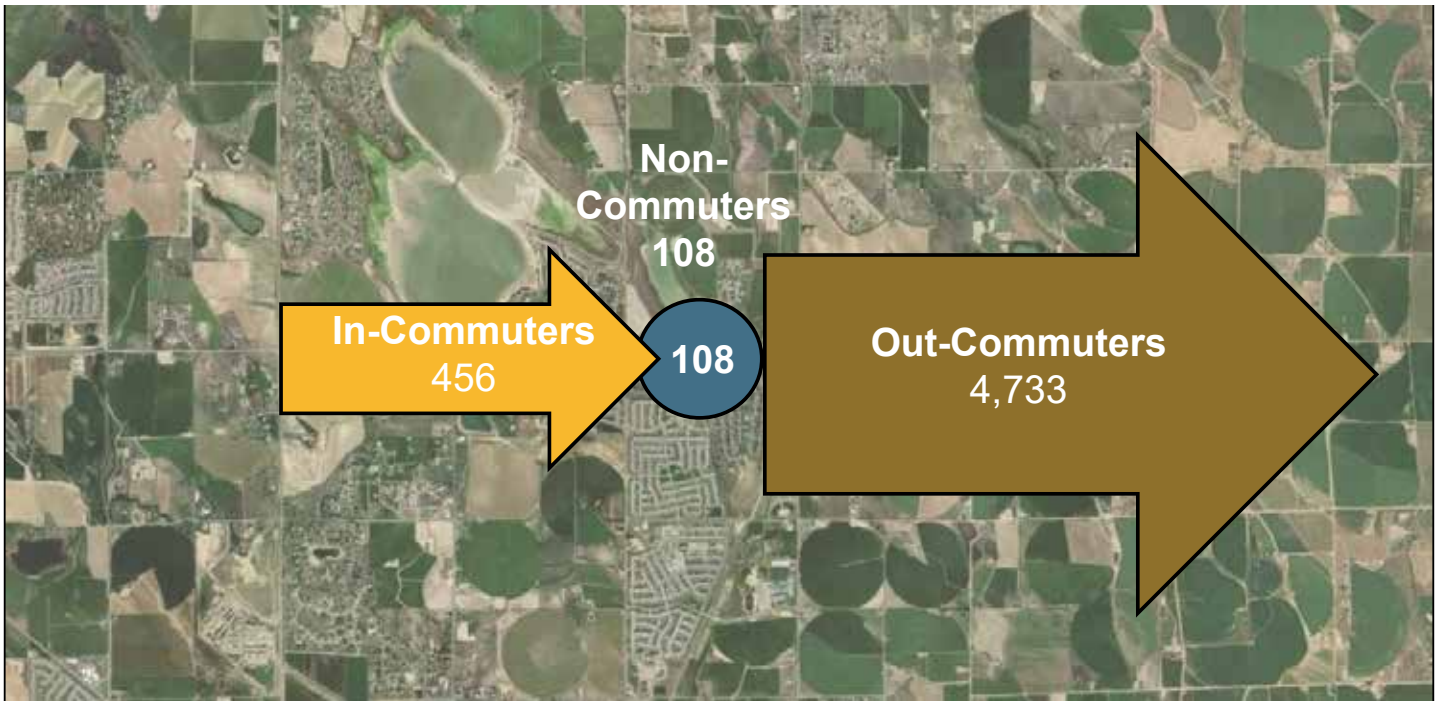
Commute Patterns

In 2022, most residents had short to medium commutes, reflecting access to nearby employment centers such as Windsor, Greeley, and Fort Collins. Approximately 65% of workers aged 16 and older traveled less than 24 miles to work, including 29% who commuted under 10 miles and 36% who traveled between 10 and 24 miles. Longer commutes were less common, underscoring the continued reliance on regional job centers and transportation networks for a significant share of the workforce.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

According to Census OnTheMap, most Severance residents leave town for employment. Of the workers flowing in and out of Severance, nearly 89% lived in Severance but worked elsewhere. In contrast, only 456 workers (about 9%) commuted to Severance for work, and just 108 residents (roughly 2%) both lived and worked in town.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Top locations where Severance residents work:

- **23.9%** Fort Collins, Co
- **10.4%** Greeley, Co
- **8.2%** Denver, Co
- **7.3%** Loveland, Co
- **5.9%** Windsor, Co

Top locations where Severance workers live:

- **19.1%** Severance, Co
- **12.8%** Windsor, Co
- **11.7%** Greeley, Co
- **9.4%** Fort Collins, Co
- **3.7%** Loveland, Co

**As a % of approximate total jobs held by Severance residents and total jobs in Severance in 2023*

Source: ACS 2023

HOUSING PROFILE

Analyzing Severance's existing housing inventory, including unit types, age, value, and size, offers valuable insight into local housing supply and demand. When combined with demographic and economic trends, this analysis helps determine how well the current housing stock meets community needs, highlights gaps in the market, and informs future housing requirements. These findings are detailed in Chapter 5, where they are used to support a broader market analysis and guide future planning efforts.

3,190 Total Housing Units

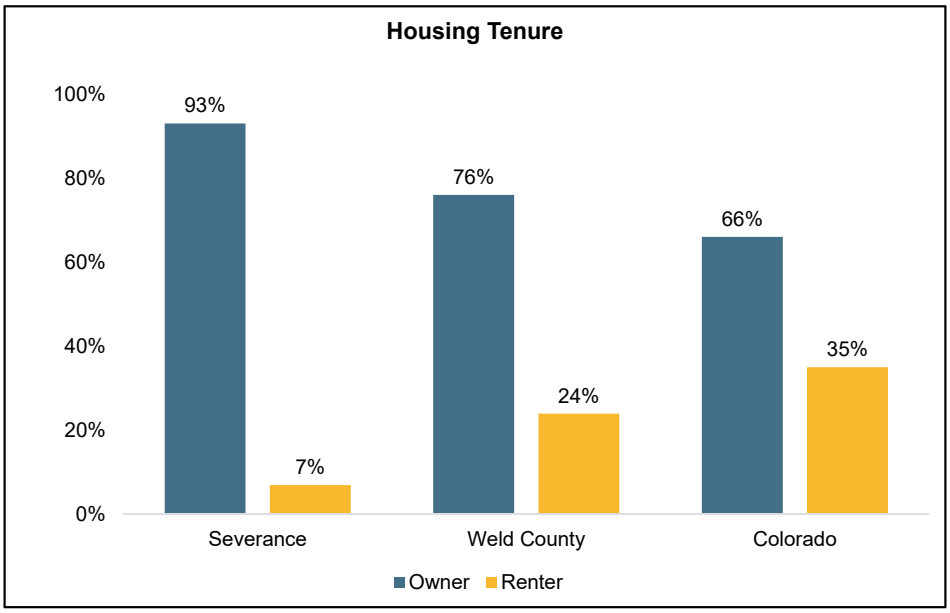
93% Owner-Occupied

Source: ACS 2023

Housing Units and Tenure

In 2023, Severance had 3,190 housing units, nearly double the number five years earlier. This rapid growth reflects recent annexations that have expanded the town's land area, enabling large, planned developments and supporting the sharp increase in population.

Between 2018 and 2023, Severance experienced a significant increase in both owner- and renter-occupied housing, driven largely by the sheer number of new units added during this period. Owner-occupied units more than doubled to 2,971 (a 119% increase), while renter-occupied units rose to 219 (a 222% increase). Despite this rapid growth, renter-occupied units still account for a small share of the housing stock (just 7%), indicating that the shift reflects the scale of new rental construction rather than a fundamental change in housing tenure preferences.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Severance's housing tenure remains far more owner-dominated than Weld County and Colorado overall. These trends point to rapid residential expansion and a modest diversification of housing types, underscoring the need to intentionally expand rental options. Doing so will be important to meet the needs of young adults, seniors, and workforce households.

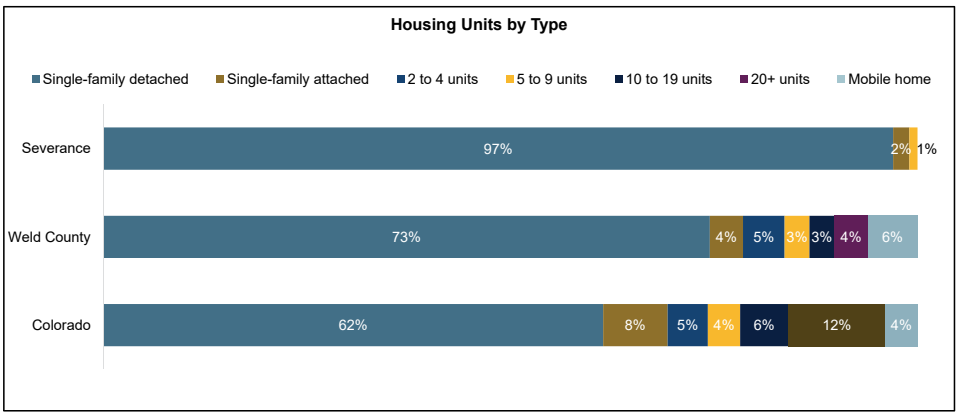
97% Single-family detached

94% 3+ bedrooms

Source: ACS 2023

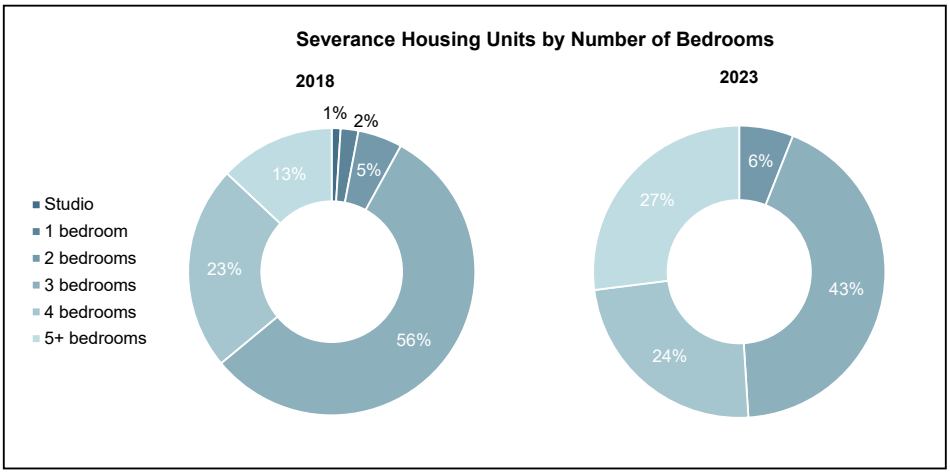
Housing Types and Sizes

In 2023, Severance's housing stock was overwhelmingly made up of single-family detached homes, which accounted for 97% of all units, far exceeding the share in Weld County and Colorado. Other housing types were extremely limited, with just 2% single-family attached units and 1% small multifamily buildings (5 to 9 units). The town had no larger multifamily buildings, triplexes, or mobile homes, resulting in a highly uniform housing stock.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Between 2018 and 2023, shifts in housing size were driven largely by the scale and type of new home construction. Growth was concentrated in larger homes, particularly those with four or more bedrooms. Four-bedroom homes increased by 122% and now make up 24% of all occupied units, while homes with five or more bedrooms grew by 330% to 852 units, accounting for 27% of occupied housing, reflecting strong demand for large family homes.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

This pattern reflects Severance's rapid population growth among higher-income families seeking larger homes. At the same time, the town is also experiencing rapid growth among young adults and seniors, who may be more likely to rent or prefer smaller, more affordable units. The absence of studio and one-bedroom units, combined with a limited supply of two-bedroom homes, leaves these populations underserved. Seniors may struggle to downsize or age in place, while young adults face barriers to entering the housing market, increasing the risk that both groups will move to nearby communities with more diverse and accessible housing options

2012 Median year built

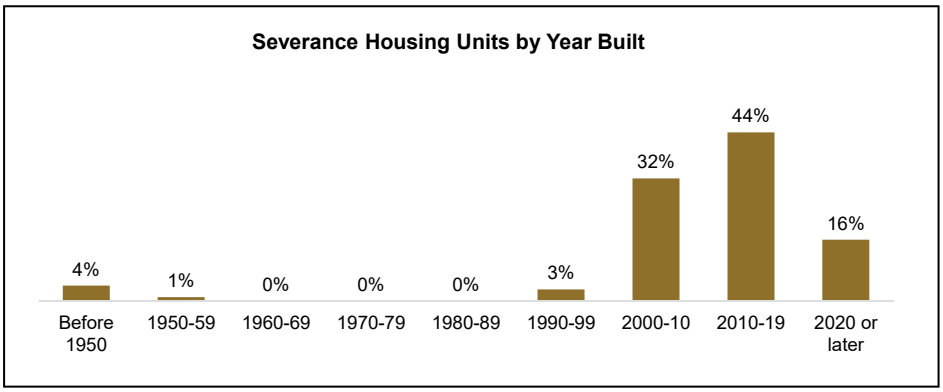
60% of units were built after 2010

57% of residents moved to Severance since 2018

Source: ACS 2023

Housing Unit Age and Move In Year

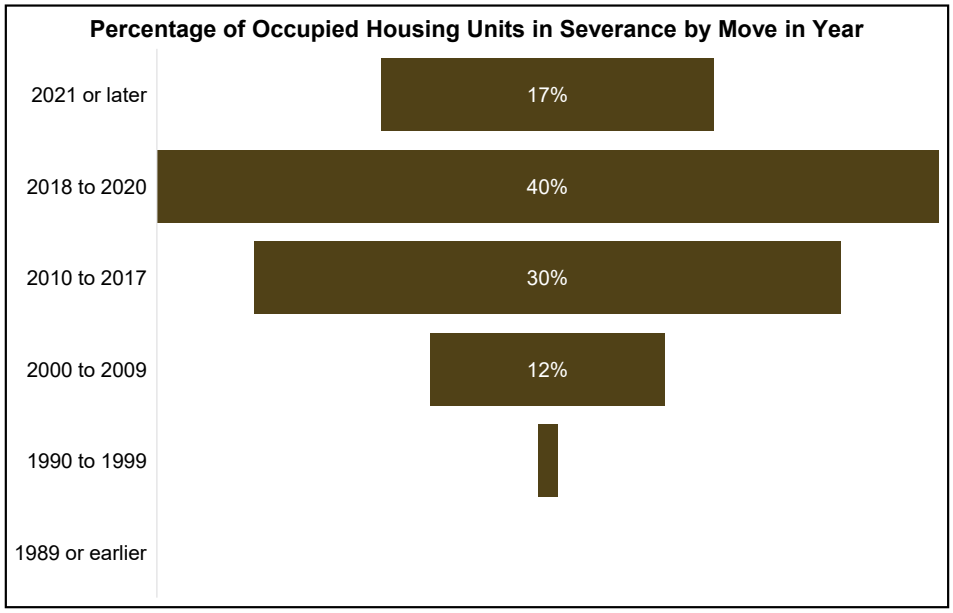
In 2023, Severance's housing stock was overwhelmingly new construction, with 92% of all units built since 2000. This reflects the town's rapid transformation into a high-growth, family-oriented community, where demand for modern, larger homes has shaped development patterns. The largest share of homes, 44%, was built between 2010 and 2019, followed by 32% built between 2000 and 2009. The surge in housing construction and population growth during this period in Severance largely reflects broader Northern Colorado economic conditions, with robust job growth, regional population influx, affordable housing relative to Denver, and a business friendly climate that spurred development. These factors together created strong demand for new homes, especially larger family units, and helped fuel explosive housing growth.



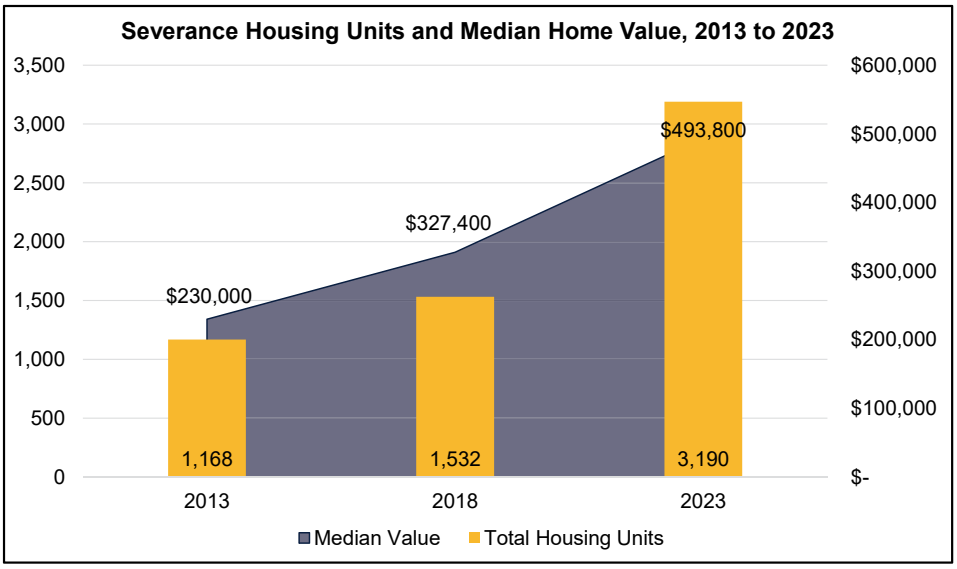
Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Only 8% of homes were built before 2000, limiting the supply of older, often more affordable housing. The dominance of newer, larger homes creates challenges for young adults, seniors, and lower- to moderate-income households seeking attainable options. To maintain a diverse population, new units should include price points accessible to these groups, while also ensuring that existing homes are maintained over time, so they remain safe, desirable, and affordable.

Nearly 57% of Severance residents have moved to the community since 2018, reflecting the town's overall population growth of 122% between 2018 and 2023. This rapid growth has been driven largely by new housing development and the appeal of newer, larger single-family homes. At the same time,



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.



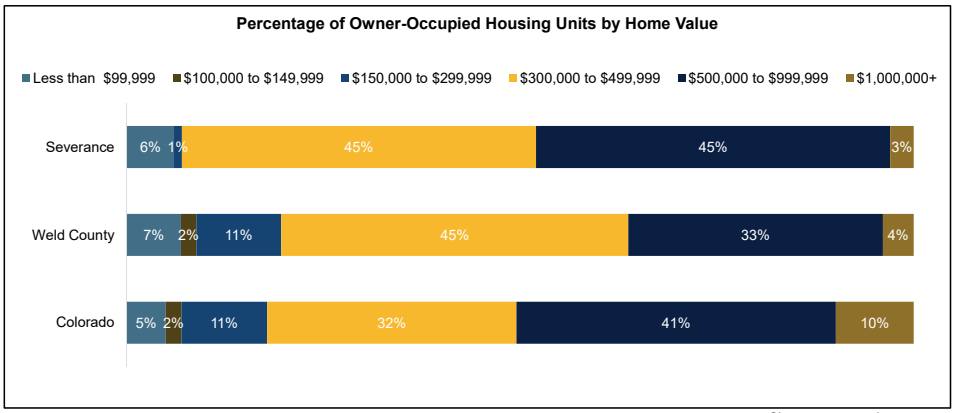
Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Severance's proximity to major employment centers, combined with its small-town feel, creates a strong draw for residents who want access to jobs without sacrificing community feel. As the town continues to attract new residents, ensuring that new construction includes a range of price points will be critical to maintaining accessibility and community balance.

Home Values

In 2023, Severance's median home value reached $493,800, a 115% increase over the past decade. This rapid appreciation reflects the town's 122% population growth and 173% increase in housing units, driven largely by newer, larger homes. Rising home values, combined with strong demand from affluent buyers, make it increasingly difficult for lower- and moderate-income households to access housing in Severance. As part of the Northern Front Range, the town's housing market is closely tied to regional economic conditions, including job growth in nearby hubs like Fort Collins, Greeley, and Windsor, which further amplifies housing demand.

In 2023, nearly 90% of Severance's owner-occupied homes were valued above $300,000, with 45% between $300,000 and $499,999 and another 45% between $500,000 and $999,999.



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

The high concentration of valuable homes contributes to a strong local tax base, supporting schools, infrastructure, and community services. However, it also limits opportunities for lower- and moderate-income households to live in town, creating an affordability gap. With just 7% of homes valued under $300,000, future planning will need to prioritize a mix of housing types and price points to maintain a diverse population and support long-term community stability.

Rental Housing

The rental housing market in Severance is very small but has seen notable changes in recent years. Between 2018 and 2023, renter-occupied units increased from 68 to 219, a 222% rise, though rental housing still represents only 7% of all units. The absolute number of rentals remains limited, and in 2023, there were zero vacant units, reflecting tight market conditions coinciding with rapid population growth among residents aged 18–34 and 65+, groups that typically rely heavily on rentals.

Affordability challenges are evident even within this small rental base. Median gross rent rose from $1,565 in 2018 to $2,108 in 2023, while median renter household income fell by 31%, from $66,875 to $46,250. As a result, the share of renter households spending more than 30% of their income on rent grew from 11.8% to 36.1% (approximately 79 households). Lower- to moderate-income renters, particularly those earning below 50% of AMI, face the greatest financial strain.

Severance's housing stock amplifies these pressures. In 2023, nearly all homes were single-family detached units, with virtually no studios, one-bedroom units, or larger multi-family buildings. While renter households average 2.9 persons, the lack of smaller, more affordable options forces many into oversized, expensive homes. This structural shortage, rather than just income or rent trends, is the primary driver of cost burdens in the town's limited rental market.

Affordable Housing Inventory

Severance currently lacks dedicated affordable housing units, including units developed by housing authorities or deed-restricted programs, and contains no mobile home parks, which often provide naturally occurring affordable housing options. The housing stock is overwhelmingly single-family detached homes, with few smaller, low-cost options. While recent census data reports no mobile homes in Severance (with a margin of error given the town's size), an MLS search identified one mobile home sold for $120,000 in March 2025. The absence of both formal and naturally occurring affordable housing underscores the limited opportunities for lower-income households and highlights the need for strategies that diversify housing types and price points.

Image courtesy of Ayres.

04 COMMUNITY OUTREACH

Summary

This project incorporated a variety of community education and engagement touch points with stakeholders, local employees, and residents.

- Stakeholder discussions were conducted early-on as the project kicked off. Information was gathered from major employers and public institutions. These discussions guided the development of educational content and the community-wide survey.
- Educational materials were developed and made available online and as hard copies with the Town. Hard copies were distributed during targeted community activities including Severances' Town Christmas celebration in December 2022. Over 60 individuals and family groups visited the project booth to learn about and share their insights on the housing assessment and concurrent land use code updates.
- A community-wide survey was conducted with a response rate of over 20%. Survey details and findings are highlighted below.
- As part of the associated Land Use Code update process, the Town established a Land Use Advisory Committee consisting of one resident representative from each neighborhood. The committee provided advice and guidance on the code updates.

Survey Findings

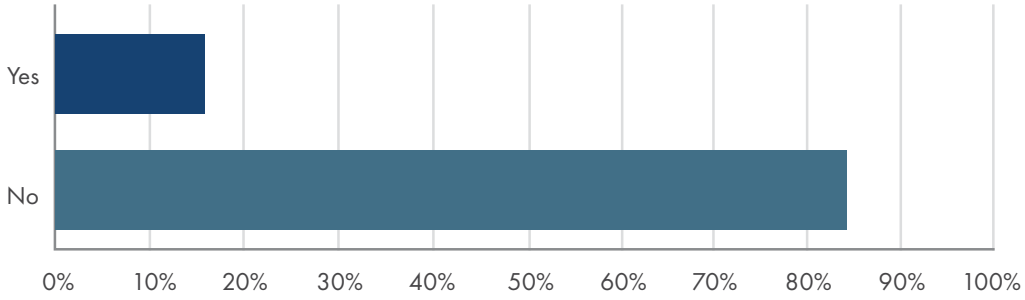
As part of the engagement efforts, a survey was prepared to assess the communities' perceptions of housing in Severance, housing plans, and to gather input on specific policy areas. The survey was shared on the Town's social media platforms, a postcard was mailed to 2,720 households in and around Severance with instructions on how to access the survey, and consultant representatives were at local community events with touch pads for residents to respond.

Over the course of December 2022 and January 2023, the survey received 544 verified responses of which 479 currently live within the town limits. Those that do not currently live within town indicated they live near Severance or own property in Severance. The responses from individuals not within town limits included, "I am a farm owner within ½ mile of the town limits to the north," and "I live near town limits."

A summary of the responses is provided below as part of this report section and in full detail with comments as an appendix.

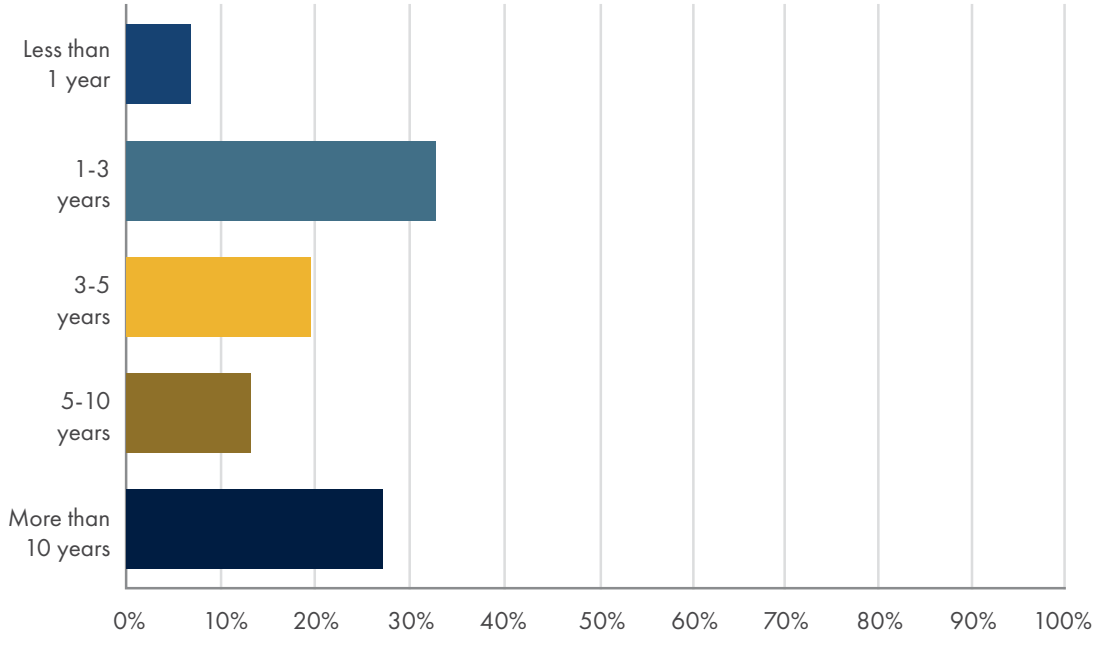
Do you work in Severance?

84 percent of the respondents indicated that they work outside of Severance with 16 percent working locally.



How long have you lived in Severance?

60 percent of the population have lived in Severance for less than five years, and 73 percent have lived in Severance less than ten years.



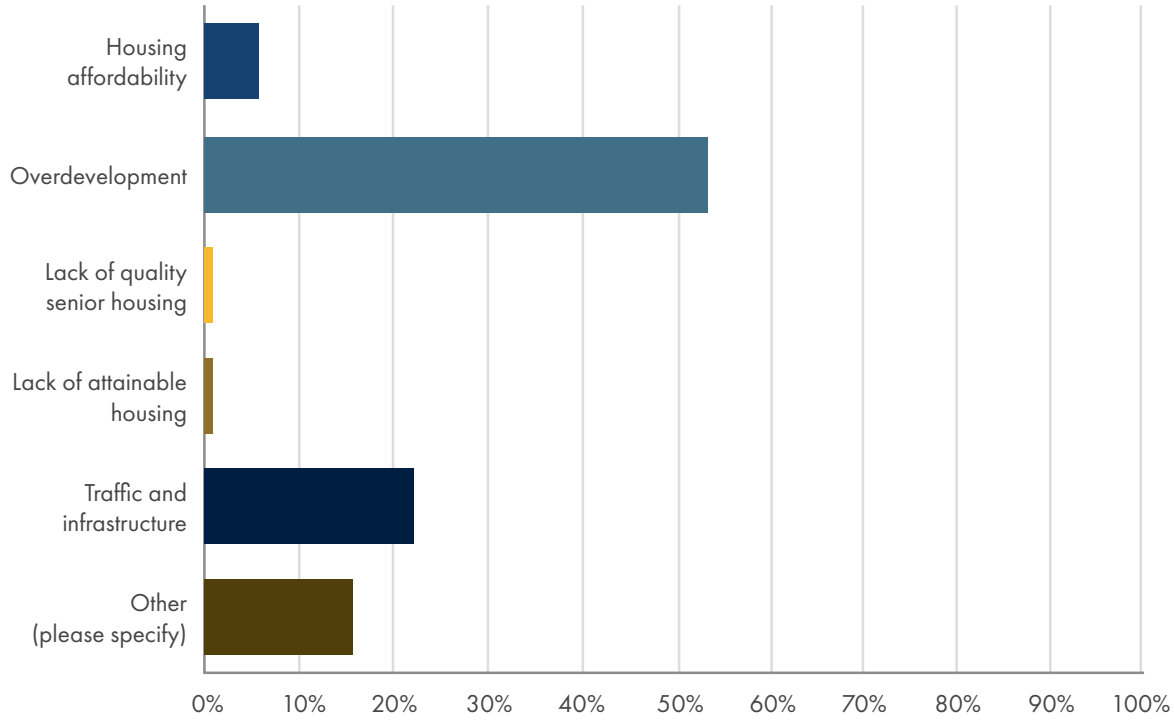
When thinking about my housing situation in Severance, I plan to...

Most of the residents indicated a desire to remain in Severance for the long term, but were split on the decision to retire in town or move elsewhere for retirement.

ANSWER CHOICES	
Stay here for the long-term (through retirement)	42%
Stay here for awhile, but I may retire elsewhere	43%
Move in the next three to five years	14%
Move in the next year	1%

My biggest concern regarding housing in the Town of Severance is...

"Overdevelopment" was the most frequently cited concern. This would seem to reflect the recent growth occurring in the town. 86 individual comments were provided ranging from infrastructure and development concerns to a lack of commercial amenities including restaurants and grocery stores. Traffic was also frequently mentioned along with concerns about school capacity.



Do you think that it is important for those who provide essential public services, such as police, fire, health care and education to be able to afford to live in the Town of Severance?

Over 82 percent of the respondents indicated that it was important or somewhat important that essential workers afford to live in Severance.

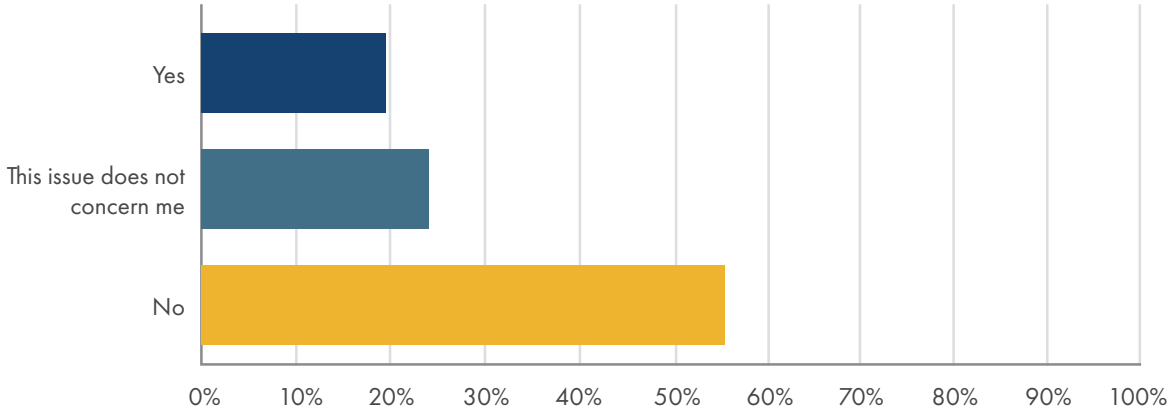
ANSWER CHOICES	
Yes, this is very important to me	55%
It is somewhat important, but I have greater concerns	27%
It's not as important locally, I think it's a regional issue	14%
It is not important to me	4%

In what direction do you think the Town of Severance is heading with regard to housing development and availability of different housing options?

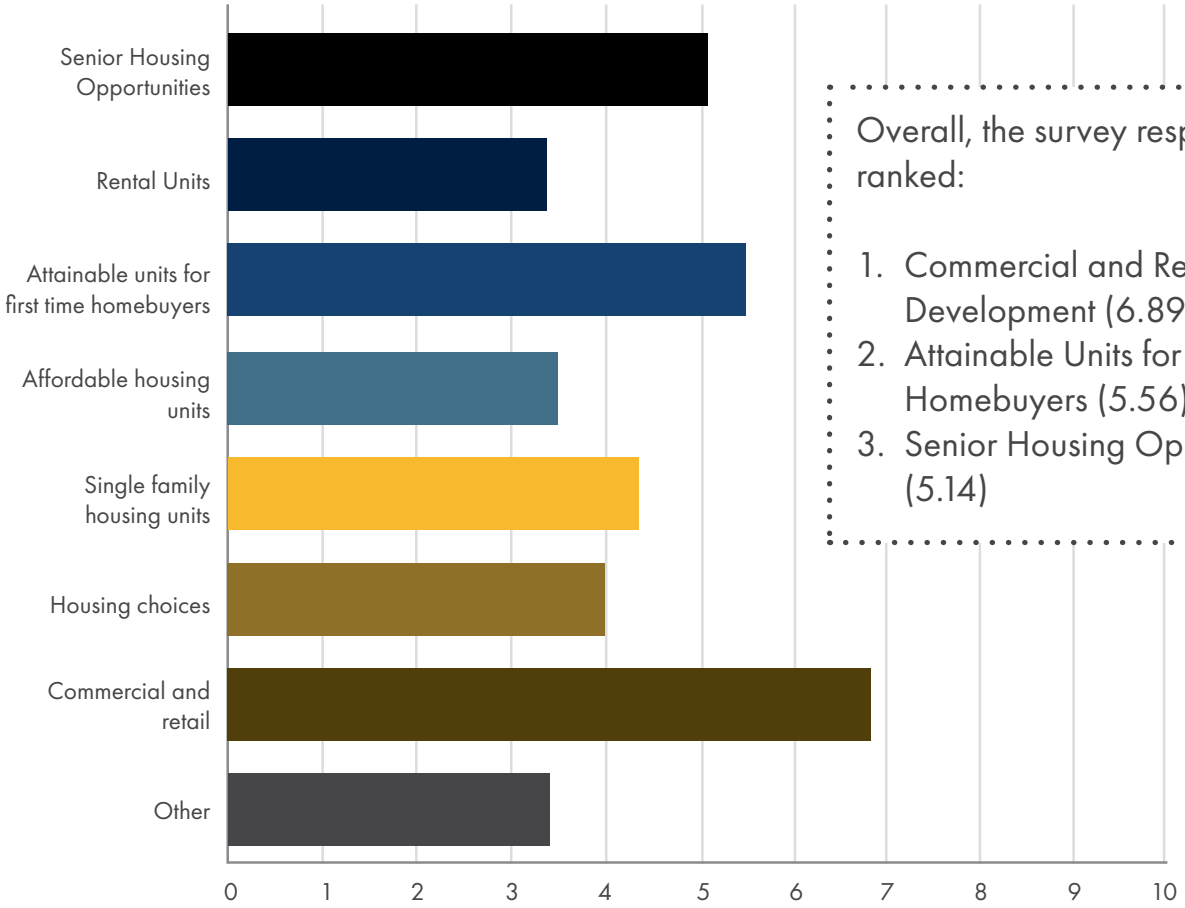
Nearly 52 percent of the respondents indicated the Town is heading in the wrong direction, which can be a cause for concern. The question also received the highest number of comments (180) with concerns ranging from increased traffic, infrastructure, and the lack of amenities.

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

56 percent of the respondents indicated that they didn't believe their children would be able to afford to live in Severance. However, many of the comments indicated a general concern for housing costs in the region.



I think Severance needs more...



Overall, the survey respondents ranked:

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

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

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

ANSWER CHOICES	
It is important that Severance have senior housing available to those who need it.	47%
I wish there were more senior housing opportunities locally for my aging parent/relative.	15%
I wish there were more senior housing opportunities locally for myself, I'd like to say in Severance as I get older.	10%
There are plenty of senior housing options available locally, we don't need more.	28%

As a resident of Severance, I would rate the Quality of Life locally as...

89 percent of the respondents expressed a positive opinion on the local quality of life in Severance. In the narrative responses, many indicated a desire for more commercial opportunities including a local grocery store.

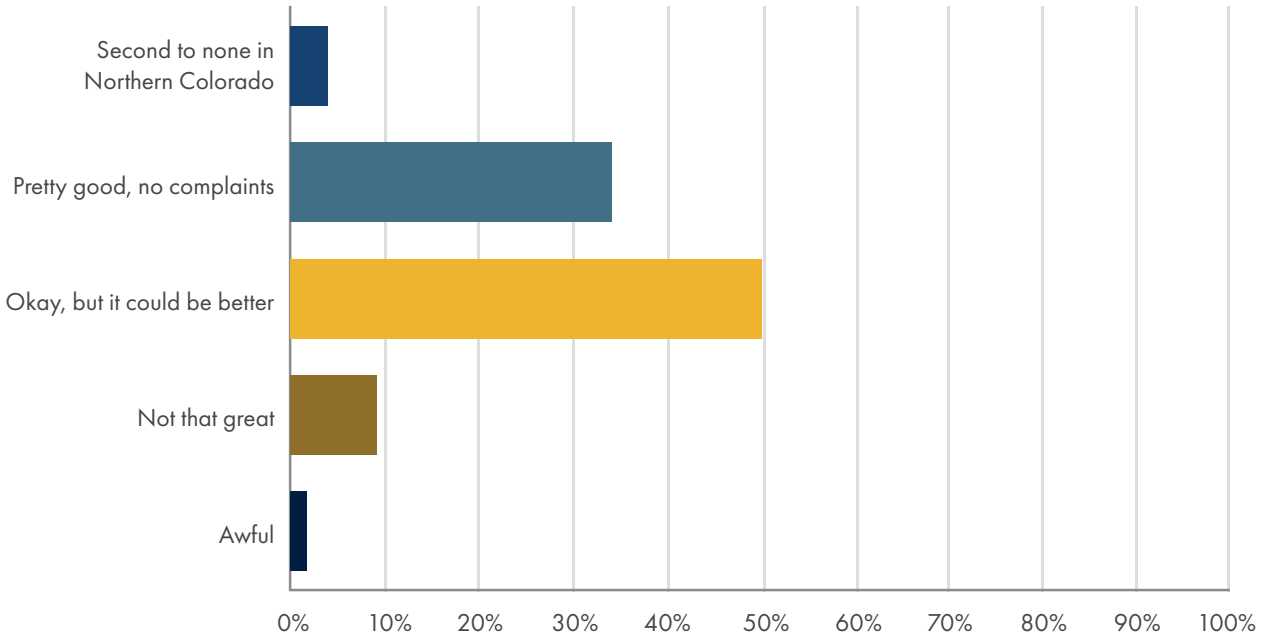
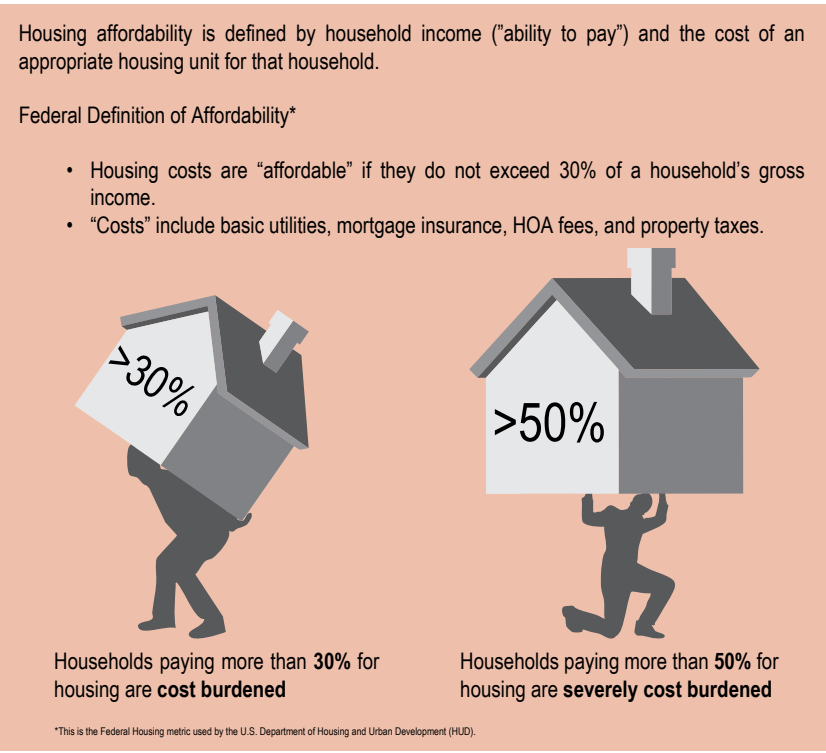


Image courtesy of the Town of Severance.

05 HOUSING AFFORDABILITY

Chapter 3 evaluated Severance's current and projected demographic, economic, and housing characteristics which serve as the foundation for understanding housing affordability and housing needs. These conditions not only help determine the housing demand but also help identify where there may be housing gaps based on the demographic and economic needs. This chapter will introduce common terms and concepts related to housing affordability and how it applies to the unique Severance context which informs the market analysis.



DEFINING AFFORDABILITY

Affordable housing is typically defined by federal or state guidelines as housing that costs no more than 30% of a household's gross income, including rent or mortgage payments along with utilities and insurance. This standard is used to ensure that households have enough income left over for other essential needs such as food, transportation, healthcare, and education.

Affordability is relative to income, which means what is considered affordable in one community may not be in another. For example, a home that is affordable to one household may be out of reach for someone earning much less.

Area Median Income Limits

Each year, the U.S. Department of Housing and Urban Development (HUD) calculates the area median income (AMI) for every geographic region in the country using data from the U.S. Census American Community Survey. AMI is the midpoint income level of all households in a specific area, where half

Weld County Area Median Income Limits 2025								
		Household Size						
		1	2	3	4	5	6	
2025 Income Limits by AMI	140%	$114,624	$130,896	$147,312	$163,584	$176,688	$114,624	Middle Income
	120%	$95,520	$109,080	$122,760	$136,320	$147,240	$95,520	Moderate Income
	100%	$79,600	$90,900	$102,300	$113,600	$122,700	$131,800	
	80%	$63,680	$72,720	$81,840	$90,880	$98,160	$105,440	
	50%	$39,800	$45,450	$51,150	$56,800	$61,350	$65,900	Very Low Income
	< 30%	$23,880	$27,270	$30,690	$34,080	$36,810	$39,540	Extremely Low Income

Source: CHFA, 2025

of the households earn more and half earn less, adjusted by household size. AMI is calculated using a household's pre-tax income. HUD publishes the "Area Median Income" (AMI) tables, and they are one of the tools used by the State of Colorado, Colorado Housing Finance Authority (CHFA), and local housing organizations to determine if a person qualifies for affordable housing programs. Affordability levels for Severance are based on the Weld County AMI table.

AFFORDABILITY MATRIX FOR A 4-PERSON HOUSEHOLD IN SEVERANCE				
If your household income is….				
< $45,000	$45,000 to $68,000	$68,000 to $91,000	$91,000 to $114,000	$114,000+
~ 40% AMI	~60% AMI	~80% AMI	~100% AMI	~120%AMI
The **MAXIMUM HOME PRICE** you can afford is…				
$92,000	$170,000	$247,000	$325,000	$401,810
The **MAXIMUM RENT** you can afford is…				
$613	$1,128	$1,643	$2,158	$2,673

Source: CHFA 2025 and Ayres.

Using the Weld County AMI table, the affordability matrix shows the maximum rent and home purchase price that a 4-person household in Severance can afford if they spend no more than 30% of their gross income on housing. With a 2023 median home value of $493,800, many households are spending more than 30% of their income on housing. Cost burdened households are more pronounced for renters: in 2023, 26% of renter households spent 30–49% of their income on rent, and 10% spent over 50%. Among homeowners, 17% spent 30–49% of income on housing, and 6.5% spent over 50%, highlighting a clear disparity in housing affordability between renters and owners.

HOUSING PROBLEMS AND VULNERABILITY

Several housing problems can make housing access and stability more challenging for individuals and families. These conditions increase the risk of housing insecurity, unaffordability, or displacement. This analysis helps to identify where housing programs and support systems may be needed to improve outcomes for low- and moderate-income residents, particularly vulnerable populations.

Federal Poverty Level Thresholds, 2025

$15,650 Individual

$26,650 Single-parent household (one adult, one child)

$32,150 Family household of 4 (two adults, two children

Source: ACS 2023

Poverty

According to the 2023 American Community Survey, 3.3% of Severance's population and 2.2% of families live below the poverty line, and 8.3% of households received cash public assistance or SNAP benefits in the previous 12 months. The low family poverty rate of 2.2% indicates many households earn above the federal threshold, yet 8.3% of households still rely on public assistance, highlighting affordability pressures. This gap reflects a widening divide between higher-income households and those struggling to cover basic costs, particularly in a town where nearly 9 in 10 households are raising children. Middle-income families may not qualify as "poor" but still face challenges with housing, childcare, and wage alignment. Addressing this imbalance will require strategies that bridge the divide, including expanding workforce development, diversifying employment opportunities, and ensuring housing options align with local incomes.

Disabilities

The U.S. Census collects data on six disability types: hearing, vision, cognitive, ambulatory, self-care, and independent living difficulties. Anyone reporting one or more of these is considered to have a disability. According to the 2023 American Community Survey, approximately 6.7% of Severance residents (approximately 623) have a disability, compared to 11.3% in Weld County. Seniors are disproportionately affected by disabilities, with about 27% of Severance residents aged 65 and older affected.

Homelessness and Housing Instability

The Norther Colorado Continuum of Care (NoCO CoC) oversees the coordination of housing resources and support services for individuals experiencing homelessness across Weld and Larimer Counties. As part of its work, NoCO CoC conducts an annual Point-in-Time (PIT) count to track the number and living situations of unhoused individuals in the region. According to the 2025 PIT, Weld County reported

379 individuals experiencing homelessness. While data is not reported specifically for Severance, an estimate can be derived based on the town's share of Weld County's population. This brings Severance to an estimated 10 individuals or 0.11% of their population experiencing homelessness.

Although the estimated number is modest, it underscores that even small communities are toughed by housing instability. Severance's challenges are part of a broader regional pattern, where homelessness is concentrated in the nearby urban centers but still present in small towns. This highlights the importance of regional collaboration through NoCo CoC to ensure that resources, prevention programs, and supportive services reach families and individuals in every community, regardless of size. While NoCO CoC is working to expand its data collection to smaller communities, that process is still ongoing. Severance is encouraged to monitor these annual reports to stay informed about regional trends and anticipate potential needs for local services.

Displacement Risk

Recognizing areas in Severance with a higher risk of displacement can help guide strategies, both locally and regionally, to improve housing affordability, accessibility, and stability. The Social Vulnerability Index (SVI) outlines eleven key indicators related to displacement risk that can help identify the most vulnerable populations. These measures can inform policy decisions and program development aimed at supporting residents most at risk.

The following table presents Severance's displacement indicators as of 2023. These estimates are based on local U.S. Census data, Centers for Disease Control and Prevention (CDC) Social Vulnerability Index (SVI) data at the county level. Due to the absence of data reported at the local level, county estimates were applied proportionally to Severance based on its share of Weld County's population.

SEVERANCE DISPLACEMENT INDICATORS, 2023		
Populations	**Indicator Measure**	**How is this related to displacement?**
Households at or below 80% AMI	≤30% AMI 8% 31-50% AMI 4% 51-80% AMI 7%	These incomes are lower than what is needed to afford market rate housing in many places. These households are more likely to be living in housing or areas that face greater redevelopment pressures.
Renter Occupied Households	219	Renters are at greater risk of displacement by not owning their homes.
Cost-burdened households with annual income < $75K spending 30%+ of income on housing costs)	755	Cost-burdened households are more likely to live paycheck to paycheck and are more sensitive to being outpriced due to housing cost increases.
Persons (age 25+) without a high school diploma	649	People with limited access to higher paying jobs may experience income and job insecurity and may be more likely to miss housing payments and face eviction.
Persons (age 5+) who speak English “less than well”	312	Populations with limited English proficiency may have trouble accessing housing and a range of jobs due to language barriers and discrimination.
Single-parent households with children under 18	169	These households on average have lower incomes and higher childcare costs. They are more vulnerable to rising housing cost, loss of income.
Housing stock built prior to 1970	5%	Older housing is less likely to be suitable for an aging population and population with disabilities.
Overcrowded (more people than rooms)	2.1%	Overcrowded households may have people doubling up who might otherwise choose to live in larger housing if they could afford it.
Population with a disability	6.7%	These households may have fewer employment and housing options due to disability and be at higher risk of displacement.
Persons aged 65 and older	691	These households may be more vulnerable to displacement if they have fixed incomes or specialized housing needs.
Households headed by a person identifying as a race/ethnicity other than white	Hispanic 19.6% 2+ Races 14% Other 7%	These populations have faced ongoing, racialized employment and housing discrimination, which increases the risk of displacement.

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

As of 2023, Severance’s displacement indicators are shaped by structural conditions shaped in its housing stock and workforce composition, as well as regional development patterns. Limited affordable housing, cost burdened households earning under $75,000, and residents facing educational or language barriers increase vulnerability. While overcrowding and aging housing stock are low, the presence of single-parent households, older adults, and individuals with disabilities underscores the need for inclusive housing strategies. These factors, taken together, suggest that displacement risk in Severance is less about sudden instability and more about gradual pressure, driven by affordability gaps, demographic shifts, and uneven access to opportunity.

HOUSING RESOURCES

This section identifies and evaluates resources available to support the development, maintenance, and accessibility of housing that is attainable and affordable, as well as supportive housing services in Severance and the surrounding area. These resources can help address the housing needs identified in this housing assessment. Weld County maintains a network of service providers and housing-focused nonprofits, though much of these services are concentrated in Greeley.

While Severance residents can access these regional resources, the town's continued growth underscores the need for programs and services tailored more directly to local conditions. Ensuring Severance remains a livable and accessible community will require proactive investment in expanding local resources, strengthening partnerships, and advocating for housing solutions that meet the needs of its residents. Collaboration among stakeholders, policymakers, and community members will be essential to support sustainable growth and improve access to critical housing and supportive services.

Housing Development

- **Loveland Housing Authority** manages approximately 1,000 housing units that serve low-to-moderate-income individuals and families, including senior housing. Its programs include Housing Choice Vouchers (Section 8), tax credit properties, Larimer Home Improvement Programs (LGIP), grant assistance, and other affordable housing initiatives.
- **Greeley-Weld Housing Authority** is the primary public housing authority in Weld County. It provides housing assistance to low-income residents through programs such as Low Rent Public Housing and the Housing Choice Voucher Program. Formed as a partnership between the City of Greeley and Weld County, the authority receives state and federal support through Community Development Block Grants, HOME Investment Partnership funds, and State Private Activity Bonds. At present, all its public housing properties are located in Greeley.
- **Windsor Housing Authority** works in partnership with the Loveland Housing Authority to provide affordable housing opportunities to the region. They currently manage 214 housing units that serve low-to-moderate-income households, including families, seniors, and individuals with disabilities. All properties are income-restricted, with eligibility tied to AMI levels, ensuring that units remain accessible to those most in need.

Dedicated Funding Sources

While Severance does not currently have its own dedicated funding stream for affordable housing, it does have a Community Grants Program that provides $10,000 to support local nonprofits, students, and community organizations. This program could be leveraged by housing-related organizations to fund initiatives that improve affordability, accessibility, or supportive housing services. Several Front Range Communities have established dedicated funding mechanisms in recent years, offering potential models for Severance to consider:

- **Fort Collins:** In 2023, voters approved a 3-mill property tax expected to generate up to $16 million annually to support a land bank, developer and nonprofit incentives, and permanent supportive housing with wraparound services.
- **Loveland:** In 2016, City Council allocated 1.25% of sales tax revenue to create an affordable housing fund and designated Loveland Habitat for Humanity and Loveland Housing Authority as preferred providers.
- **Longmont:** In 2023, voters approved the Boulder County Affordable and Attainable Housing Tax, 0.185% countywide sales and use tax. Funds are distributed by population, with 30% directed to Longmont for housing development, supportive services, and grant programs.

Supportive Services and Resources

County agencies and local nonprofit organizations deliver a range of supportive services to low-to-moderate-income residents across Weld County. These resources include rental assistance, homebuyer and homeowner support, senior services, and programs for individuals experiencing homelessness. Due to most of these services being in Greeley, they may be less accessible or familiar to residents in smaller communities such as Severance.

- **Weld County Human Services** administers the Emergency Rental Assistance (ERA) program, which helps households earning below 80% of the AMI with rental payments. The department also oversees programs aimed at long-term housing stability.
- **Almost Home, Inc** offers emergency rental and mortgage assistance, as well as utility support, to residents of Weld and Adams counties.
- **Catholic Charities Emergency Assistance Center** in Greeley provides homeless prevention services and assists low-income families and individuals with housing utility bills.
- **Greeley Family House** delivers temporary housing and supportive services to families experiencing short-term homelessness.

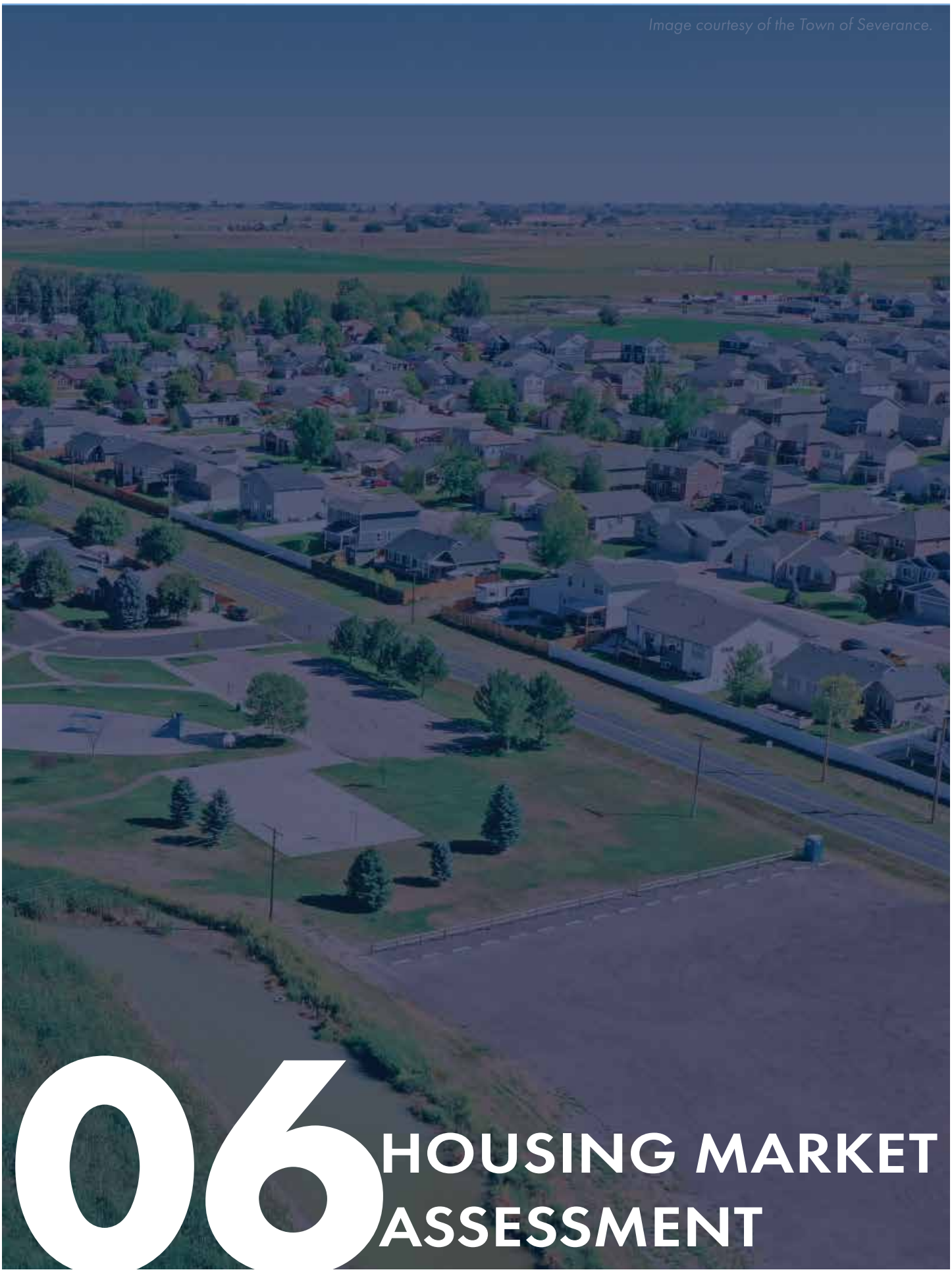
- **Neighbor to Neighbor** operates a Rent Assistance Program designed to prevent homelessness by offering emergency financial support to individuals and families facing unexpected challenges.
- **United Way Weld County** manages a Housing Navigation Center (HNC) to support individuals and families experiencing homelessness regain housing and prevents those vulnerable to homelessness.
- **Stepping Stones of Windsor** provides financial support for individuals and families in the Weld RE-4 school district to prevent homelessness.

Gaps and Other Considerations

The current housing development and support services identify several gaps affecting Severance residents and underscored the importance of a coordinated strategy to align resources with the town's growth and changing demographics.

- **Proposition 123:** The State of Colorado offers grant funding to communities that have opted into Proposition 123 and committed to developing affordable housing. Proposition 123 defines affordable housing as housing that is attainable for households earning up to 100% of the AMI for for-sale units and 60% of the AMI for the for-rent units. While Severance has not committed to Proposition 123 so far, it is a recommendation to consider in the future to be able to access funding sources to help improve housing development and affordability and implementation of new housing policies.
- **Limited Access to Resources:** Most housing-related programs are concentrated in Greeley, making them less accessible for Severance residents, particularly seniors, low-income households, and those without reliable transportation. As Severance's population continues to grow, creating locally focused programs will be critical to meet community needs. The Town could collaborate with nearby providers to bring services into Severance through satellite office hours, mobile events, or shared space in municipal facilities. Key offerings might include housing counseling, rental assistance guidance, first-time homebuyer education, foreclosure prevention, and referrals to rehabilitation or weatherization programs.
- **Lack of Dedicated Funding for Housing:** Severance does not currently receive federal housing funds and lacks a designated local funding source, limiting its capacity to pursue housing projects independently. Establishing a dedicated housing fund would provide a consistent mechanism to support priority initiatives. Such funding could be directed toward land acquisition, rehabilitation programs, or gap financing for affordable and attainable housing. A local fund would also strengthen Severance's ability to partner regionally and compete for state-level grants.

- **Insufficient Affordable and Attainable Housing Development:** Partnering with the Greeley-Weld Housing Authority or Loveland Housing Authority could help Severance expand both subsidized and attainable housing options. Collaboration could include identifying suitable sites for new housing, with the authority managing financing, design, and long-term operations. Severance could contribute by reducing fees, offering land, or coordinating infrastructure improvements to enhance project feasibility. Joint efforts on grant applications, such as LIHTC, CDBG, or state affordable housing programs, would allow Severance to leverage the housing authorities' expertise while advancing local priorities.



06 HOUSING MARKET ASSESSMENT

Data Sources

The analysis draws on data from a variety of sources, including the U.S. American Community Survey, Multiple Listing Service (MLS.com), the State Demography Office, Redfin.com, Realtor.com, Zillow.com, and others.

This chapter examines Severance's housing and rental needs by analyzing trends over the last decade, the most recent 12 months, and current housing market conditions. It considers factors such as housing supply, values, and demand, which may shift over time. While the projected needs aim to guide Severance's growth in the coming years, they are based on the best available data, which may evolve as the market conditions change, or the town expands into its urban growth area. The analysis aligns with state standards from DOLA and is designed to support long-term planning.

The housing demand is categorized by existing, five-year, and ten-year needs to show both immediate and projected demand for for-sale and rental housing.

- **Existing Needs** analyze recent sales and rental trends and compare statistics to active MLS data to determine estimated housing needs for current markets to be in balance.
- **Five-Year Needs** are determined by modeling several factors including but not limited to target vacancy rates, population projections, and housing loss.
- **Ten-Year Needs** follow similar modeling methods as the five-year model, projecting long-term demand for future housing needs.

KEY TAKEAWAYS

- Existing Needs: For Sale 28 to 47, For-Rent 2 to 4 units
- Five-year Demand: For-Sale 229 to 382, For-Rent 35 to 59 units
- Ten-year Demand: For-Sale 418 to 696 units, For-Rent 59 to 104 units

EXISTING NEEDS						
	For Sale			For Rent		
Range	Existing Needs	Five Year	Ten Year	Existing Needs	Five Year	Ten Year
Low Range	28	229	418	2	35	63
Hi Range	47	382	696	4	59	104

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

OWNERSHIP MARKET ANALYSIS

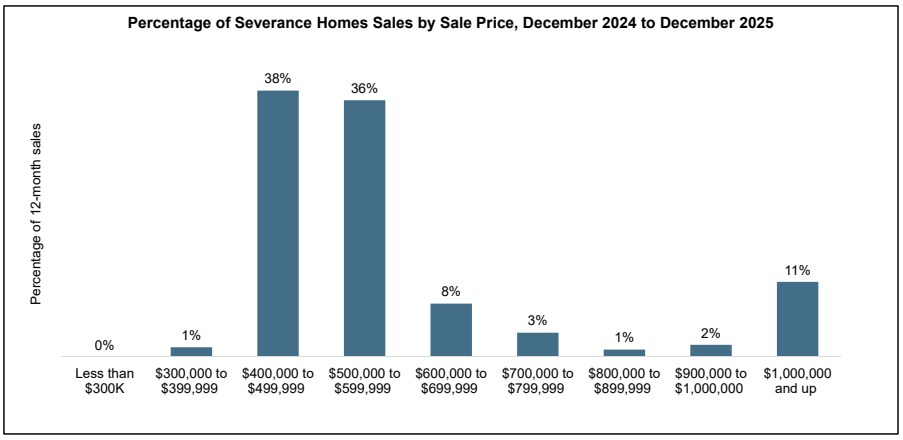
The following section evaluates the existing needs for ownership units in Severance, also referred to as "housing shortage" or "catch-up needs." It also includes projected needs, also referred to as "keep-up needs", over the next five and ten years.

Recent Home Sales: Last 12 Months

Recent home sales provide insight into Severance's for-sale housing demand and affordability. The analysis uses MLS data, real estate databases, Census information, and the State Demography Office (SDO). Data was collected in Winter of 2025, reflecting the previous 12-month period. As with all market data, figures are subject to change as new information becomes available and market conditions evolve.

Between December 2024 and December 2025, 285 residential properties were sold in Severance. Open lot sales were excluded, as they do not represent move-in ready housing. Sales followed typical seasonal patterns, with higher levels of demand in the spring and early summer and slower activity in the winter. Sales from March through May accounted for more than one third of sales, while December through February represented about one-fifth. These patterns align with broader regional and national housing market trends.

During the 12-month period, the average sale price was $519,000, a 5% increase over the 2023 five-year estimate of $493,800. Sales were concentrated within a narrow price range, reflecting limited price diversity driven largely by transactions in newer housing developments. Of the 285 sales,



Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

approximately 1% sold for under $400,000, 74% sold between $400,000 and $600,000, and 24% sold for $600,000 or more.

The limited number of homes priced $400,000 highlights a shortage of attainable ownership options for moderate-income households. High value home values also place additional pressure on the rental market, as households priced out of ownership turn to renting for more affordable options. To better understand housing affordability, refer to Chapter 5.

Reflecting a market dominated by large single-family homes, recent home sales averaged 2,972 square feet and four bedrooms, despite the average household size being closer to 3 people. With an average price of $192 per square foot, higher sale prices appear driven by home size rather than rising per-square-foot costs.

Sale price trends in Severance are similar to nearby communities such as Greeley, where homes averaged $196 per square foot but were smaller, at about 1,929 square feet. Applying Severance's average price per square foot to a more moderately sized 2,000-square-foot home results in an estimated price of $384,000. While still out of reach of many households, this represents a smaller affordability gap than current average sale prices.

These trends suggest increasing the supply of smaller, more moderately sized for-sale homes could improve housing attainability in Severance without requiring significant changes in per square foot pricing. Related recommendations are discussed in the following sections.

Current Market Trends

To assess current for-sale housing needs in Severance, active market listings were reviewed. At the time of analysis, 105 homes were listed for sale, excluding open lots. While asking prices are typically higher than completed sales, listings provide insight into housing trends, gaps, and market direction.

The average listing price was $540,000, about 4% higher than the prior 12-month average sale price of $519,000, indicating continued upward pressure on home prices. Listings were concentrated in a narrow price range: approximately 73% were priced between $400,000 and $600,000, just 3% below $400,000, and 24% above $600,000. This distribution reinforces ongoing affordability challenges for many local households.

Rising listing and sale prices also contribute to increased rental demand. While active listings may not represent what prospective buyers are willing to pay, they indicate seller expectations and perceived market value. Therefore, the upward trend in home values signals growing pressure on the rental market as ownership becomes less attainable.

Despite higher listing prices, the average cost per square foot was $191, slightly below the $192 seen in recent sales and comparable to neighboring communities like Greeley. This suggests that rising prices are driven more by larger home sizes than by per-square-foot cost increases. Current listings averaged 3,186 square feet, a 7% increase over the prior 12-month average, reflecting a continued shift toward larger homes driven by recent development and market demand. Severance's small-town character, combined with access to high-paying Northern Front Range jobs, makes these larger homes particularly attractive to higher-income buyers.

Calculating Maximum Purchase Price and Rent

Maximum purchase prices identified in the assessment are provided to illustrate what households in the community can afford. Household income at each AMI range is applied to break down levels of affordability. The model follows standard finance structures such as but not limited to a 6.5% interest rate, 30-year loan term, local property tax estimates, standard insurance, utilities, and maintenance costs when identifying max purchase price. In addition, both maximum purchase price and rent calculations are based on housing costs not exceeding 30% of household income.

It is important to note that individual circumstances, such as existing debt, credit scores, and down payment amounts impact how much a household can afford.

The growing presence of larger, higher-priced homes meets the needs of some demographics but does not serve all residents in Severance. Young adults, smaller households, and aging residents often seek smaller, more affordable, and lower-maintenance options, which are largely absent from the active market. Current listings spend an average of 81 days on the market, reflecting slower demand for higher-priced homes. Rising interest rates likely contribute to this trend by increasing borrowing costs, which can limit the pool of buyers for larger, expensive homes. These patterns highlight a growing need for housing diversity to meet the needs of varying demographics and income levels.

Existing Housing Needs

Building on past and current market conditions, existing for-sale housing needs in Severance were estimated to identify gaps and inform recommendations. The analysis uses standard housing market methods, considering recent sales, listing supply, and market balance. Needs may evolve as market conditions, incomes, and community priorities change. These estimates are intended to guide decision-makers and support future housing strategies and investments.

Recent sales activity provided a baseline for estimating existing needs. Recent sales of 285 units over 12 months suggest an average monthly demand of 24 units. A balanced market typically maintains a 3- to 6-month supply, indicating Severance needs roughly 28 to 47 additional units to achieve equilibrium. Addressing this need could involve new development, reinvestment, or revitalization of existing housing, helping expand housing diversity, improve affordability, and better align supply with local purchasing power.

EXISTING HOUSING NEEDS: OWNERSHIP

AMI Category	Max Purchase Price	Estimate (low)	Estimate (high)	% of Total
Extremely Low Income (≤30% AMI)	$41,932	2	4	8%
Very Low Income (31-50% AMI)	$111,638	1	2	4%
Low Income (51-80% AMI)	$216,198	2	3	7%
Moderate Income (81-120% AMI)	$355,612	10	17	37%
Middle Income (121-140% AMI)	$439,260	3	5	11%
Upper Income (140+ AMI)	varies	9	16	33%
Total For Sale Units Needed		**28**	**47**	

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

The table shows existing for-sale needs by Area Median Income (AMI) to guide diverse housing development. Maximum purchase prices are calculated using AMI ranges, standard interest rates, fees, and taxes, ensuring households stay below the 30% housing cost burden threshold. The model combines Weld County AMI data with Census income estimates to align recommendations with Severance's income distribution.

This breakdown shows Severance's current ownership housing shortage by AMI level:

- Very to extremely low-income (0-50% AMI): 3 to 6 units
- Low to moderate income (50-120%): 12 to 20 units
- Middle to upper income (above 120% AMI): 12 to 21 units

The recommended distribution of for-sale units reflects Severance's household income balance, highlighting demand across all income levels. While demand is strongest among households earning 120% AMI and above, there is a clear need for options below this level. For example, a household at 100% AMI can afford a home around $285,905, well below the 12-month average sale price of $519,000 and current listing average of $540,000. Addressing the gaps across all income levels is needed to support Severance's affordability, sustainability, and projected growth.

Projected Housing Needs

Long-term projected housing demand is calculated using a different method than existing demand. Following state standards, five- and ten-year demand accounts for factors such as ideal vacancy rates, population growth projections, potential housing loss, and other market dynamics.

Based on State Demography Office (SDO) projections and modeling tools, Severance is expected to grow 7.6% between 2025 and 2030, adding roughly 670 residents over the five-year period assuming three residents per unit. To maintain balance, the Town will need to add new or revitalized units to the existing stock. Healthy owner-occupancy markets typically maintain 1–2% vacancy, supporting adequate supply relative to demand.

Another factor influencing long-term demand is housing loss. While only 5% of local owner-occupied housing were built prior to 1959, these older units are more likely to require reinvestment or replacement over time. These homes were assessed using standard long-term maintenance assumptions, with 10% needing full replacement, 30% requiring renovations, and 60% needing routine maintenance each year.

Considering population growth, vacancy targets, and housing loss, five-year demand for for-sale housing is estimated at 246–301 units. Over ten years, with Severance projected to grow 14.9% between 2025 and 2035, demand rises to 470–575 units. The estimates reflect aggressive local and county-level projections, emphasizing the need for proactive planning to ensure housing supply keeps pace with population growth and demographic shifts.

PROJECTED HOUSING NEEDS: OWNERSHIP						
		Five Year		Ten Year		
AMI Category	Max Purchase Price	Estimate (low)	Estimate (high)	Estimate (low)	Estimate (high)	% of Total
Extremely Low Income (≤30% AMI)	$41,932	19	24	37	46	8%
Very Low Income (31-50% AMI)	$111,638	10	12	19	24	4%
Low Income (51-80% AMI)	$216,198	17	21	32	39	7%
Moderate Income (81-120% AMI)	$355,612	90	110	172	210	37%
Middle Income (121-140% AMI)	$439,260	28	34	53	64	11%
Upper Income (140+ AMI)	varies	82	101	157	192	33%
Total For Sale Units		**246**	**301**	**470**	**575**	

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

The table shows five- and ten-year ownership housing demand by Area Median Income (AMI), showing projected needs and maximum purchase prices based on standard mortgage assumptions that prevent households from becoming "housing burdened." While demand is strongest among households above 140% AMI, notable need exists across the 80%–120% AMI range as well. These recommendations support attainable homeownership at all income levels and guide development or revitalization efforts to meet the diverse needs of Severance's growing population.

RENTAL MARKET ANALYSIS

Census data helps identify rental trends, but Severance's small size and limited supply of rental units can reduce the reliability of data modeling due to small sample sizes and higher margins of error. Where possible, MLS data is used to better capture current conditions and estimate rental needs.

Current Rental Market

Unlike the ownership market, MLS data for rental units is not tracked historically, so this analysis relies on active listings, Census data, State Demographer Office projections, and other record sources. At the time of report development, only eight rental units were listed in Severance, highlighting the limited supply relative to the ownership market. According to Census 2023 five-year estimates, roughly 5% of housing units in Severance were renter-occupied, with an estimated 220 rental units 0% rental vacancy rate. This underscores an immediate need to expand rental options to support a balanced and sustainable housing market.

Active listings indicate rising rental costs, with an average rental price of $2,524 per month, a 19.7% increase over the 2023 Census median. As for-sale home prices rise, housing becomes less accessible, making households turn to rentals which pushes demand above the limited supply. Low rental vacancies also make affordability increasingly challenging.

Average time on market for rentals was 51 days, longer than national averages of 30–40 days. The Longer leasing periods suggest that while demand is present, renters are struggling to justify local costs, particularly when more affordable options are available in nearby communities like Greeley, where average rents were listed at $1,450 per month. This illustrates that a more balanced and diverse rental market can provide significantly lower costs, even within the same county.

These trends indicate Severance's rental market is limited and increasingly expensive. Expanding rental supply through new developments or reinvesting in underutilized spaces is essential to improve affordability, diversify options, and achieve a healthier balance between renter- and owner-occupied housing.

EXISTING HOUSING NEEDS: RENTALS				
AMI Category	Max Rent	Estimate (low)	Estimate (high)	% of Total
Extremely Low Income (≤30% AMI)	$279	0	1	8%
Very Low Income (31-50% AMI)	$743	0	0	4%
Low Income (51-80% AMI)	$1,438	0	1	7%
Moderate Income (81-120% AMI)	$2,366	2	3	37%
Middle Income (121-140% AMI)	$2,922	1	1	11%
Upper Income (140+ AMI)	varies	2	3	33%
Total Rental Units Needed		**5**	**9**	

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Existing Rental Needs

Since data on recently leased units is not consistently available, the existing rental needs analysis relies on current listings, target vacancy rate standards, and historic market trends. Data sources include MLS listings, real estate platforms, Census, and market resources where applicable. As with all market-based estimates, rental needs are expected to shift with time as market and demographic conditions evolve.

Healthy rental markets maintain a 5-7% vacancy rate to support turnover, renter choice, and price stability. This is especially important in Severance, where rising home costs increase demand for rental options for homebuyers seeking temporary or alternative housing options within the community. In 2023, the Census reported a 0% rental vacancy rate, and the current eight listings suggest a 3.7% vacancy, both below the healthy range.

To address the current rental needs, Severance would need an additional for 5-9 rental units under current market conditions. This would increase rental diversity, and ease upward pressure on rents caused by limited supply and rising home prices.

Existing rental needs were evaluated by Area Median Income (AMI) ranges, with maximum affordable rents calculated to avoid housing burden. The table shows most recommended units fall within the 80–120% and above 140% AMI ranges. Current supply primarily serves these groups, highlighting the need for rental development targeting other income levels.

PROJECTED HOUSING NEEDS: RENTALS

AMI Category	Max Rent	Five Year Estimate (low)	Five Year Estimate (high)	Ten Year Estimate (low)	Ten Year Estimate (high)	% of Total
Extremely Low Income (≤30% AMI)	$279	3	5	5	9	8%
Very Low Income (31-50% AMI)	$743	2	3	3	5	4%
Low Income (51-80% AMI)	$1,438	3	4	5	8	7%
Moderate Income (81-120% AMI)	$2,366	14	24	24	40	37%
Middle Income (121-140% AMI)	$2,922	4	7	7	12	11%
Upper Income (140+ AMI)	varies	13	22	22	37	33%
Total Rental Units		**39**	**64**	**66**	**111**	

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Projected Rental Housing Needs

Projections for five- and ten-year periods estimate rental needs in Severance based on population growth, housing loss, and target vacancy rates, using methods similar to owner-occupied housing while accounting for smaller household sizes and higher turnover.

Between 2025 and 2030, projected rental demand is 39-64 units, based on 7.6% population growth and an average of 2.3 residents per rental unit. This includes replacing aging units and achieving a healthy 5–7% vacancy rate. Demographics drive the lower end of demand, while supply constraints and long-term market stability drive the upper end. Over the ten-year period (2025-2035), rental demand is projected at 66-111 units, aligning with the estimated 14.9% population increase over the decade. Rental demand is slower than ownership demand due to lower rental stock and turnover rates.

As Severance's rental stock grows, demand will adjust over time as the market responds to improved availability and affordability. Addressing existing rental needs first will establish a healthier baseline and better inform long-term planning. If supply remains below healthy vacancy levels, additional rental housing will be necessary to meet evolving demand. Developing or redeveloping rental housing across income levels will be key to supporting affordability, choice, and long-term market balance in Severance.

HOUSING FOR VULNERABLE POPULATIONS

Ensuring a portion of housing developments are accessible friendly is important for the community and its growth. Accessible and visitable units are housing units that are designed and constructed to be safe and accessible for any individual regardless of age or abilities. For example, these are homes that can accommodate seniors and residents with disabilities. These units may not always be new construction. In many cases, this may involve renovating existing housing units.

ACCESSIBLE AND VISITABLE HOUSING NEEDS

	Range	Existing Needs	Five Year	Ten Year
For Sale	Low	2	15	28
	High	3	26	47
For Rent	Low	0	2	4
	High	0	4	7

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

This estimate can be an indication of the number of existing households that could use some assistance renovating current homes. The needs are found using Census data that shows the percentage of residents with a disability, which in Severance is 6.7%. This estimate is a subset of the total housing units indicated previously, and these may be a mix of for-sale or rental units.

SUPPORTIVE HOUSING NEEDS

	Estimate (low)	Estimate (high)
Units Needed	0	5

Source: ACS 5-Year Estimates Data Profiles, 2023 and Ayres.

Supportive housing units are intended to help people experiencing homelessness or housing instability. This housing typically combines affordable housing with intensive wrap-around services to help people maintain stable housing and receive appropriate health care. As noted in Chapter 5, there were few to no individuals experiencing homelessness in Severance during the most recent Weld County PIT survey. While the immediate need may be zero, estimated demand for supportive units ranges from 0 to 5, reflecting the possibility that some residents may be at risk of displacement. To better understand these dynamics, the Town should collaborate with local service organizations to gather more detailed information on vulnerable populations on an annual basis.

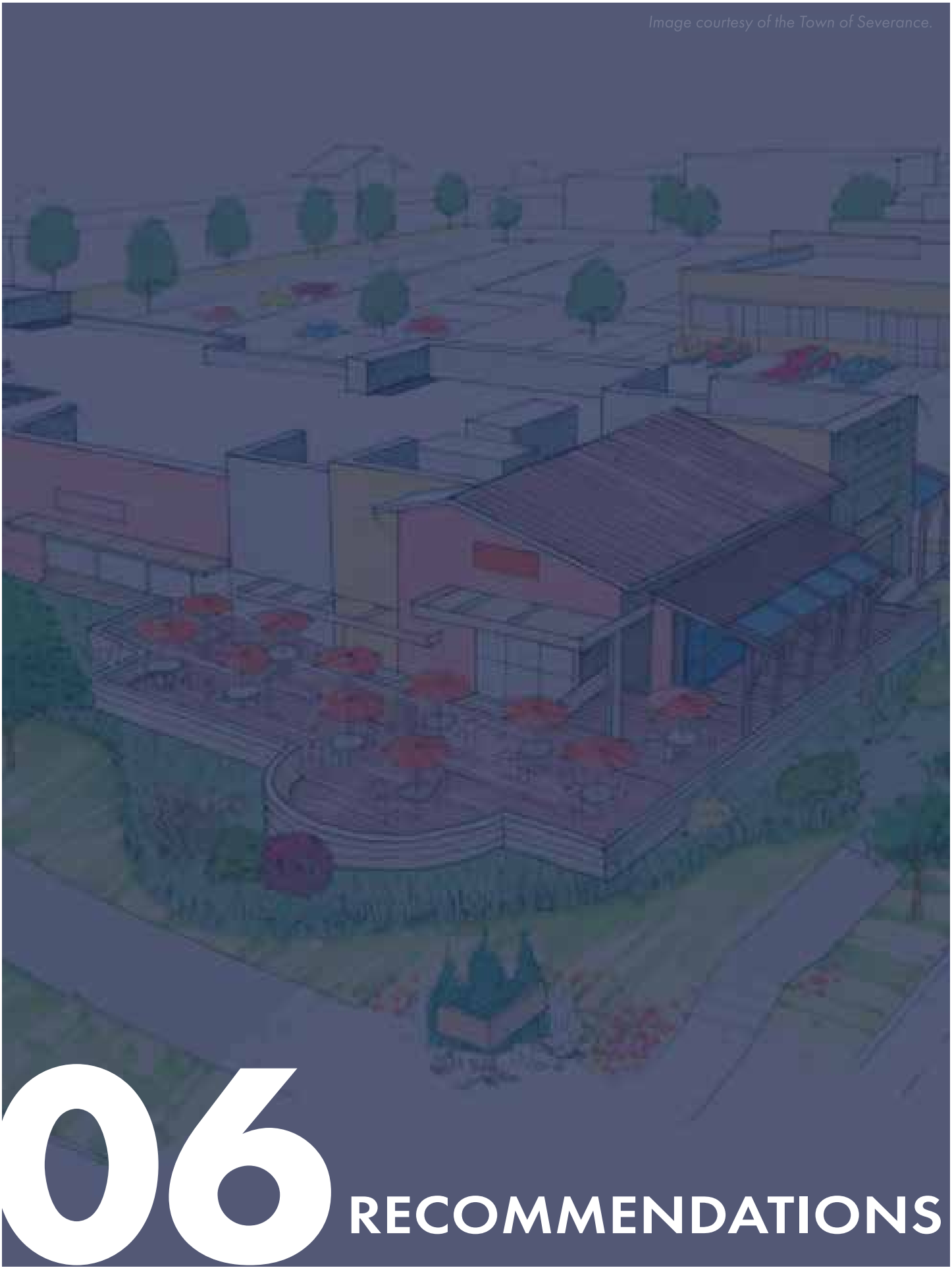


Image courtesy of the Town of Severance.

06 RECOMMENDATIONS

It can be challenging to project specific housing needs in Severance given that market demand does not conform to municipal boundaries. Housing demand in Severance is influenced by economic trends in Weld County and by the larger Northern Colorado housing market. The Severance housing market is dominated by single-family homes. According to the Census data, 93% of owner-occupied units and just 7% are renter-occupied. By comparison, in the Town of Windsor, 78% of units are owner-occupied and 22% renter-occupied. Also, 43% of the homes in Severance have three bedrooms and 51% have four or more bedrooms. This data was confirmed through conversations with Town staff and visual observations of existing development patterns and recent development applications.

Severance's current for-sale market is dominated by larger, higher-priced homes. The limited supply of homes priced below $400,000 underscores the ongoing affordability challenges. While this market meets the needs of higher-income families, it fails to serve young adults, smaller households, and aging residents who often seek smaller, more attainable units. These trends underscore the need for policies and development strategies that promote housing diversity, expand moderately priced ownership options, and align new construction with the income and demographic profile of the broader community.

The data shows that Severance lacks diversity in housing. And, with a large dependence on single-family detached housing development, the Town will be reliant on new construction to ensure adequate revenue to fund basic services. Incorporating additional housing product types of varying densities can create greater efficiencies in service delivery, as explored in the revenue and expenditure analysis. Density does not have to mean high rise buildings. There is growing interest and need for "missing middle" housing types that provide for greater flexibility within a single-family housing context. This includes duplexes and tri-plexes, cottage housing and other medium density housing product types.

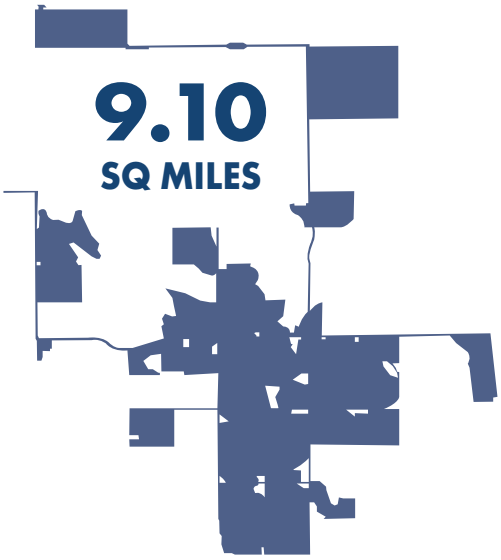
Highlighting Severance's limited rental supply, a review of Zillow and Redfin found only eight units available, with an average rent of $2,524 per month. These figures reflect rising rental costs, and as this market segment grows, the Town may consider policies to support affordability while maintaining neighborhood character.

Overall, in Weld County, there is a demand for around 1,500 units of rental housing. Given the lack of multi-family housing supply in Severance, the Town may seek to take advantage of the greater demand for this type of housing to drive investment in the historic downtown area or other areas where the infrastructure can support more intensive development.

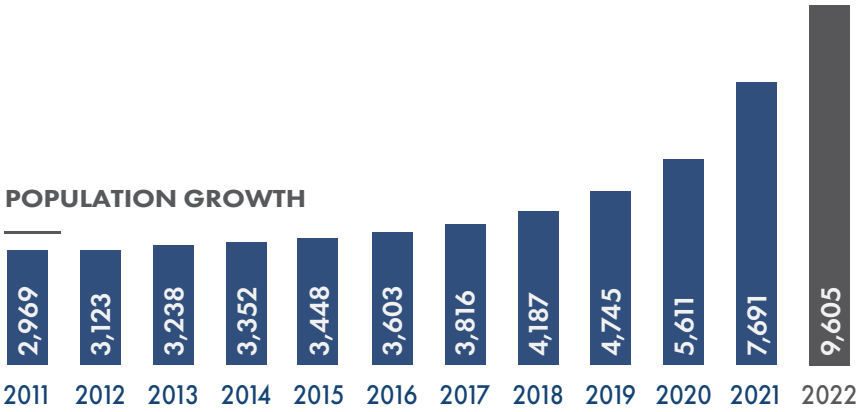
APPENDIX 01: COMMUNITY PROFILE

Image courtesy of the Town of Severance.

TOWN OF SEVERANCE COMMUNITY PROFILE 2022



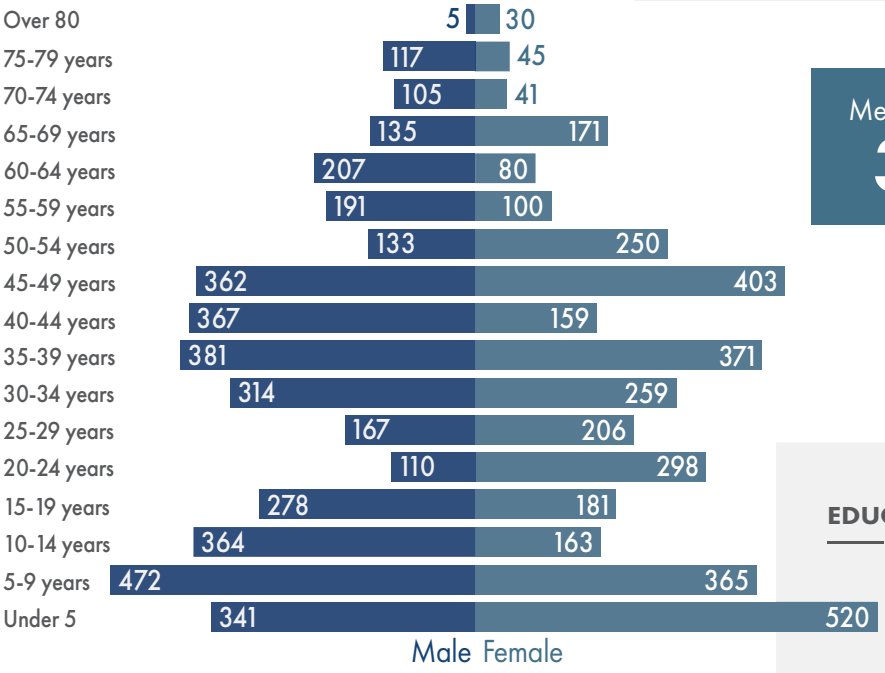
POPULATION GROWTH



129% growth in population over the last 5 years

207% growth in population over the last 10 years

AGE DISTRIBUTION



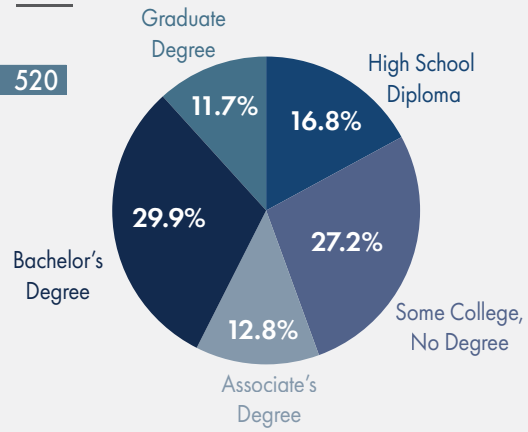
Median Male Age **33.9**

Median Female Age **30.9**

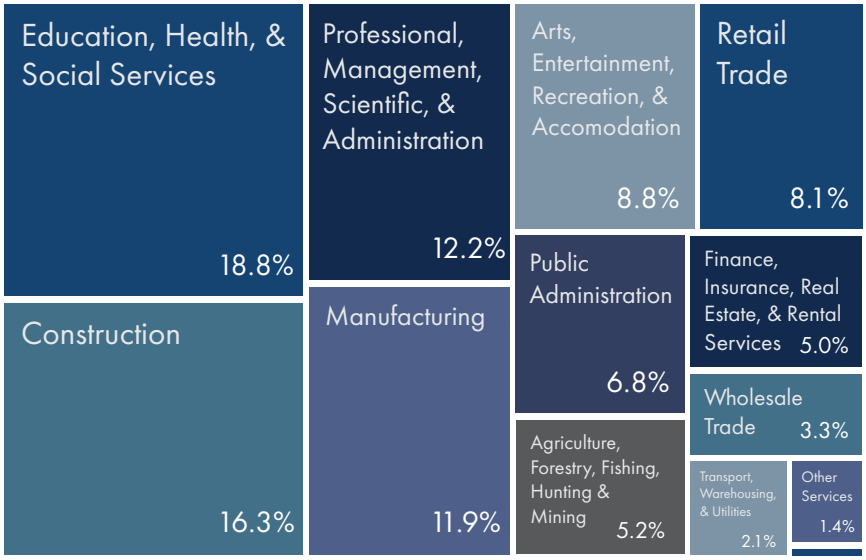
Approximately **3 in 10** residents are under 18 years old

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

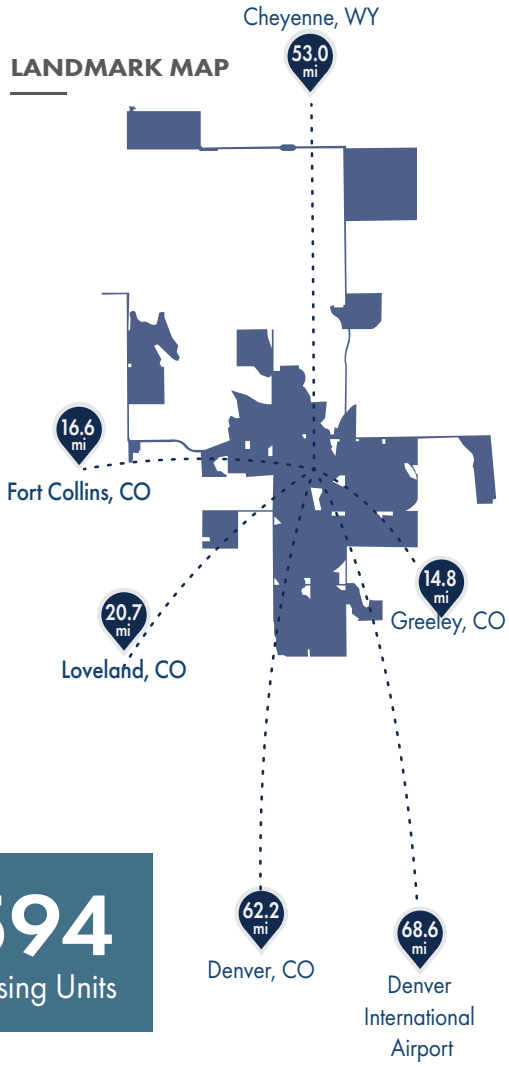
EDUCATIONAL ATTAINMENT



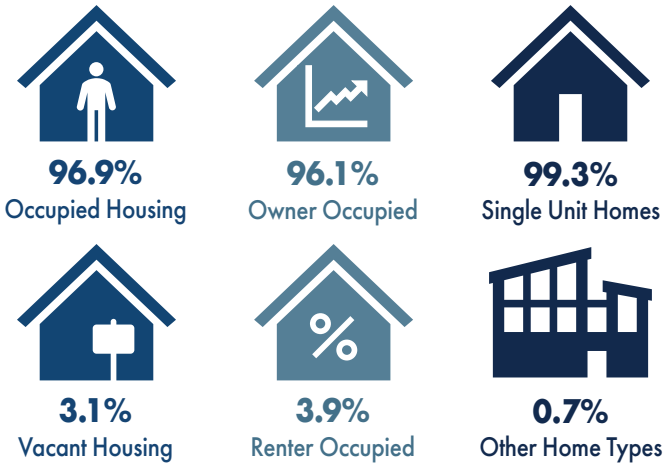
EMPLOYMENT BY INDUSTRY



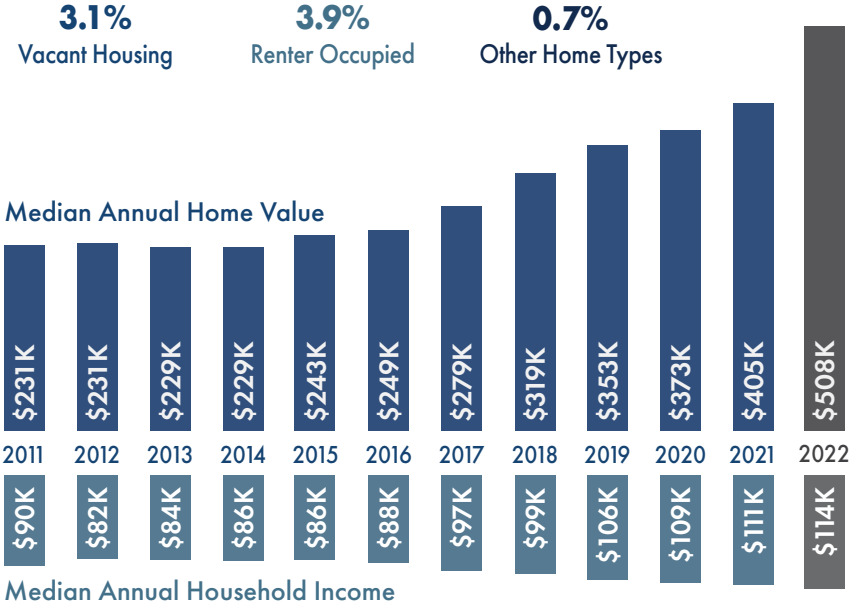
LANDMARK MAP



HOUSING DATA



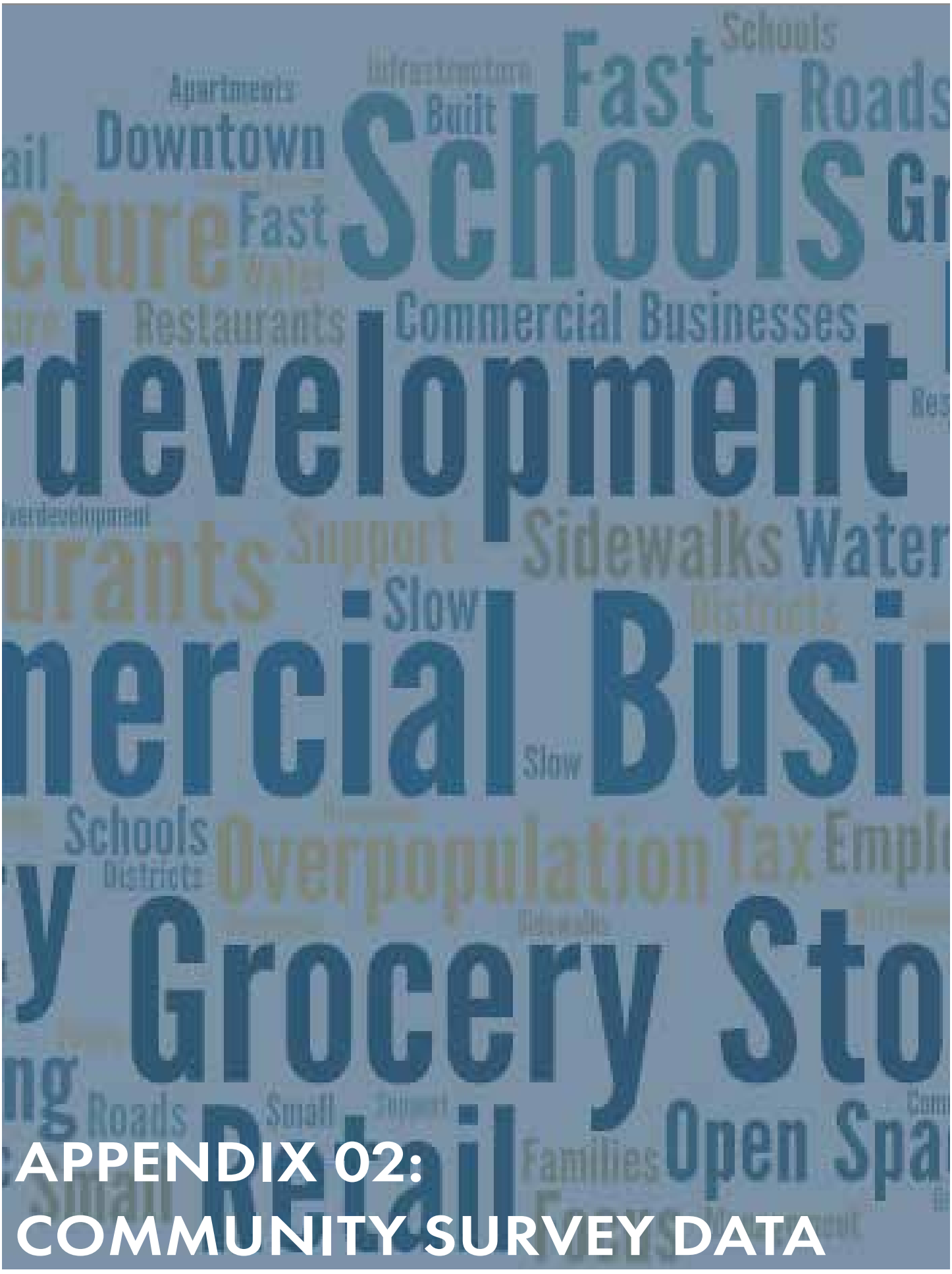
2,594
Total Housing Units



120%
growth in home value over the last 10 years

39%
growth in median income over the last 10 years

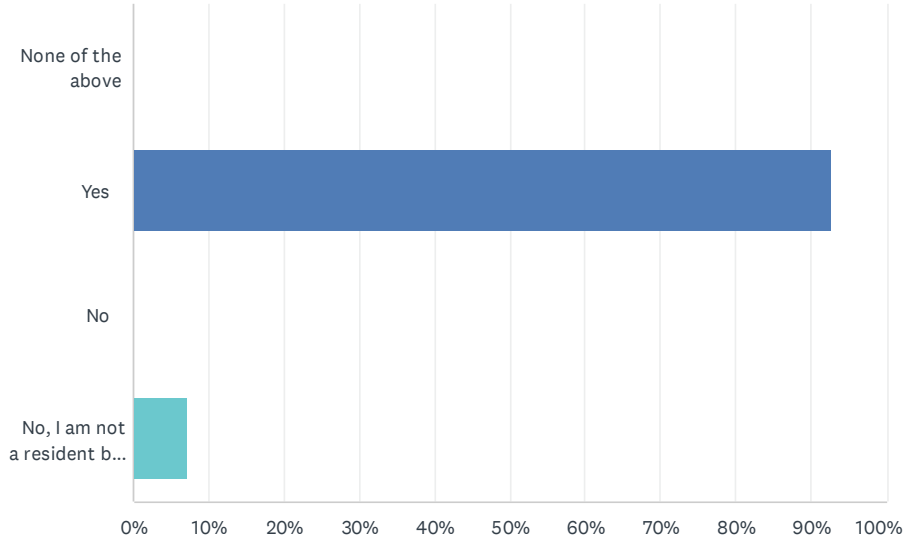
Sources: U.S. Census Bureu (2022). Community Profile. https://data.census.gov/profile/Severance_town_Colorado
Redfin Market Insights (2022). Community Profile. https://www.redfin.com/city/17690/CO/Severance/housing-market



APPENDIX 02: COMMUNITY SURVEY DATA

Q1 Do you currently live in the Town of Severance?

Answered: 545 Skipped: 0



ANSWER CHOICES	RESPONSES	
None of the above	0.00%	0
Yes	92.84%	506
No	0.00%	0
No, I am not a resident but I'm still concerned with the state of housing in Severance and would like to provide input. If you answer "No", we ask that you provide us with some insight as to why you are concerned with housing in Severance (IE I work in Severance, or I own land in Severance etc.)	7.16%	39
TOTAL		545

#	NO, I AM NOT A RESIDENT BUT I'M STILL CONCERNED WITH THE STATE OF HOUSING IN SEVERANCE AND WOULD LIKE TO PROVIDE INPUT. IF YOU ANSWER "NO", WE ASK THAT YOU PROVIDE US WITH SOME INSIGHT AS TO WHY YOU ARE CONCERNED WITH HOUSING IN SEVERANCE (IE I WORK IN SEVERANCE, OR I OWN LAND IN SEVERANCE ETC.)	DATE
1	I live between Windsor and severance	1/29/2023 4:22 PM
2	We live on the board of Severance	1/19/2023 7:53 AM
3	I live near the town limits.	12/27/2022 8:11 PM
4	Address is Windsor but live on outskirts of Severance	12/22/2022 5:22 PM
5	I live on the edge of Severance on county property, next to new development and am concerned with light pollution, density, and water issues.	12/15/2022 10:43 AM
6	i live on CR 19, about 1mile and 1/2 from CR 74. The traffic, as you might know is very heavy in this area.	12/12/2022 8:19 AM
7	We own a house in the town, but are not currently living there	12/9/2022 3:27 PM

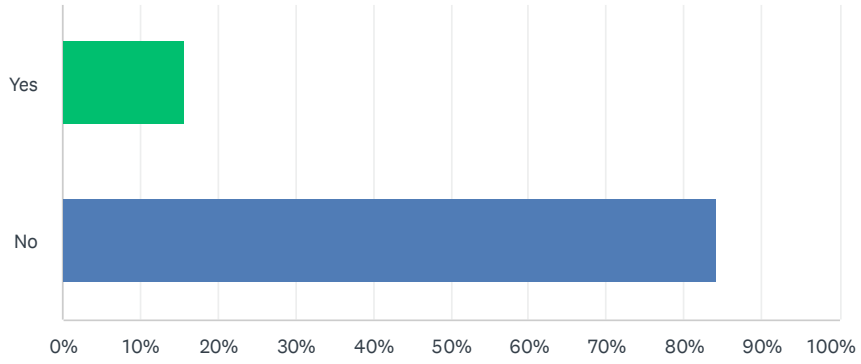
Severance Housing Needs Survey

8	We live on CR 19, right next door to Severance	12/8/2022 11:39 AM
9	We live adjacent to land annexed into the Town of Severance	12/8/2022 8:45 AM
10	I am a farm owner with 1/2 mile of the town limits to the north	12/7/2022 1:02 PM
11	In gma	12/6/2022 5:34 PM
12	Own property in Severance	12/5/2022 10:06 PM
13	My home property is adjacent to Severance.	12/5/2022 9:45 AM
14	I live 2 miles north of Severance. I also shop in Severance.	12/5/2022 9:09 AM
15	Close to	12/4/2022 3:47 PM
16	I live within a short distance from Severance and am impacted by roads, people etc. I live north of Windsor	12/4/2022 1:58 PM
17	Because we live just outside of town and feel it is growing to fast! It's more important to get it right as far as infrastructure etc than to build it fast!	12/3/2022 8:27 PM
18	Live and work here but are zoned Ag	12/3/2022 1:37 PM
19	Live close to severance	12/3/2022 11:29 AM
20	I own land that has been annexed into the town and the rest of our property borders and is completely surrounded by land annexed to the town. We support the town businesses, drive through every day, and are in the same school district as the town.	12/3/2022 8:44 AM
21	I live just north of severance	12/3/2022 8:14 AM
22	I live just outside of town limits	12/3/2022 8:13 AM
23	I live near Severance	12/2/2022 10:49 PM
24	Will be a resident in 3 months.	12/2/2022 8:05 PM
25	My farm is surrounded by Severance subdivisions but I am technically unincorporated.	12/2/2022 5:40 PM
26	because we love within a mile of severance	12/2/2022 5:33 PM
27	Live near town, long time resident of the area	12/2/2022 4:40 PM
28	I live right next door to severance boundary	12/2/2022 4:36 PM
29	my property borders Severance	12/2/2022 3:31 PM
30	The town of Severance is just across the street from me	12/2/2022 2:36 PM
31	I am adjacent to Severance City boundary	12/2/2022 11:21 AM
32	Children go to school in Severance	12/2/2022 7:11 AM
33	Work	12/1/2022 7:21 PM
34	I work in Severance	12/1/2022 6:52 PM
35	I live on the edge of town. CR 76 1/2	12/1/2022 6:43 PM
36	We live very near severance and my daughter goes to school there	12/1/2022 6:32 PM
37	We are moving to the area and our kids will be attending school there.	12/1/2022 6:11 PM
38	I live in weld county just outside of severance and will eventually live in severance.	12/1/2022 5:07 PM
39	I live on Antelope Hill, just on the city limits border	12/1/2022 4:09 PM

Severance Housing Needs Survey

Q2 Do you work in Severance?

Answered: 542 Skipped: 3

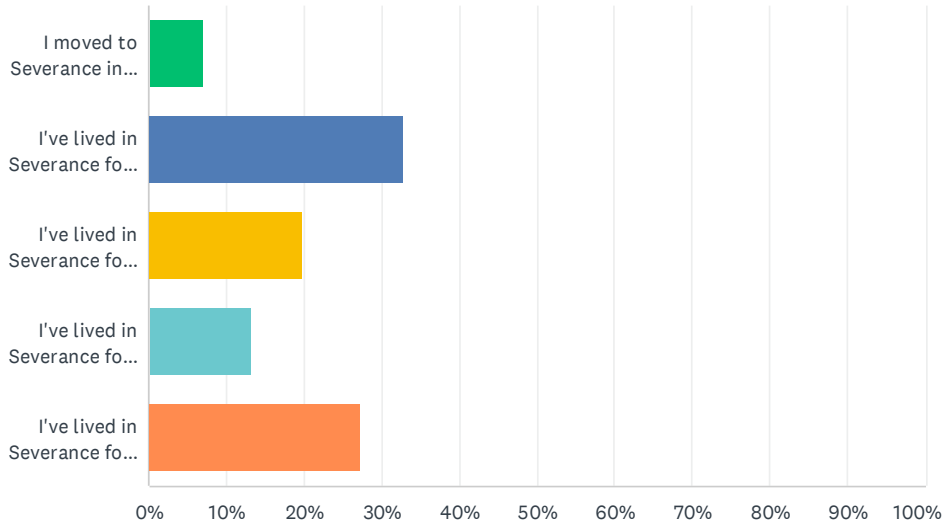


ANSWER CHOICES	RESPONSES	
Yes	15.87%	86
No	84.13%	456
TOTAL		542

Severance Housing Needs Survey

Q3 How long have you lived in Severance?

Answered: 540 Skipped: 5

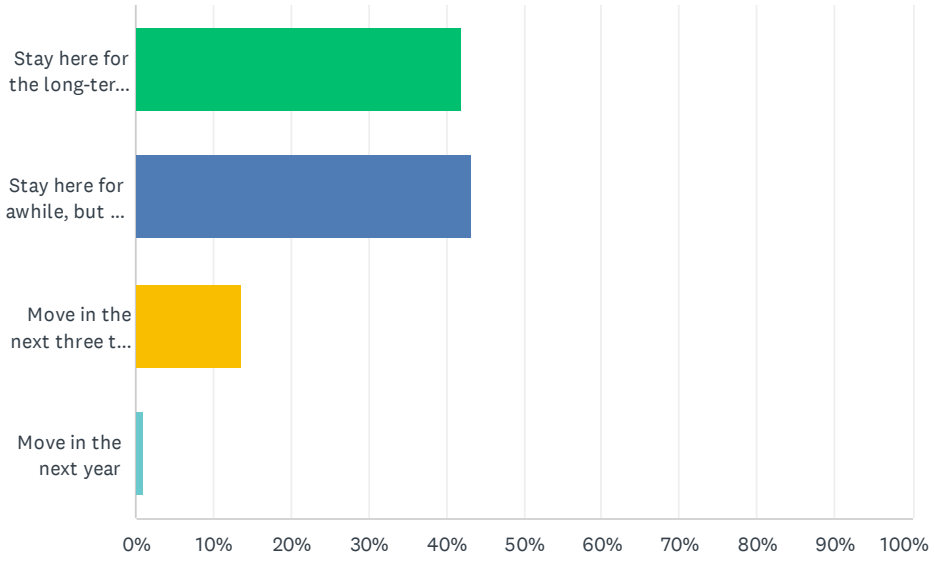


ANSWER CHOICES	RESPONSES	
I moved to Severance in the last 12 months	7.04%	38
I've lived in Severance for less than three years	32.78%	177
I've lived in Severance for less than five years	19.81%	107
I've lived in Severance for less than 10 years	13.15%	71
I've lived in Severance for more than 10 years	27.22%	147
TOTAL		540

Severance Housing Needs Survey

Q4 When thinking about my housing situation in Severance, I plan to...

Answered: 541 Skipped: 4

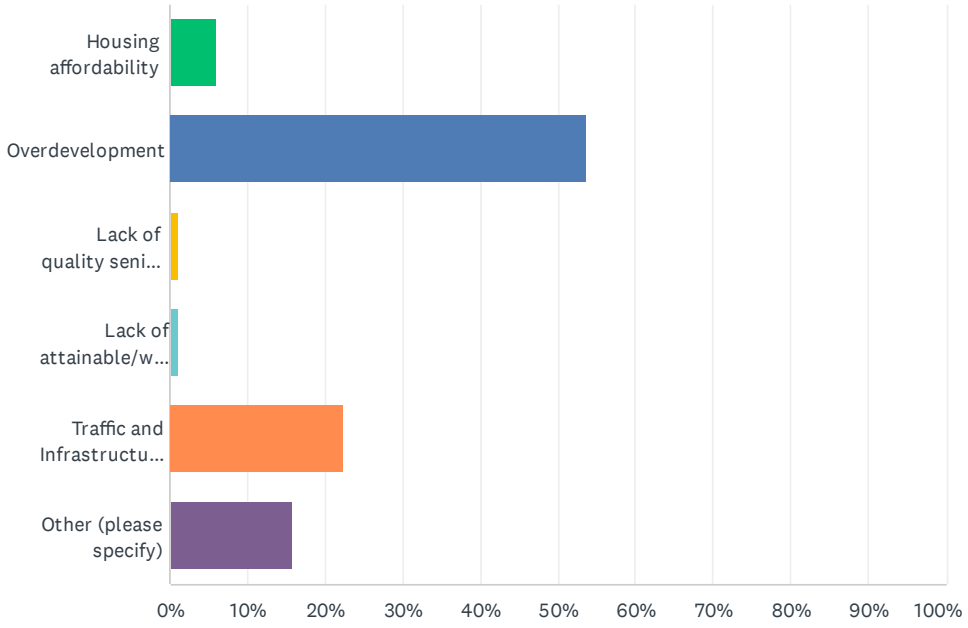


ANSWER CHOICES	RESPONSES	
Stay here for the long-term (through retirement)	41.96%	227
Stay here for awhile, but I may retire elsewhere	43.25%	234
Move in the next three to five years	13.68%	74
Move in the next year	1.11%	6
TOTAL		541

Severance Housing Needs Survey

Q5 My biggest concern regarding housing in the Town of Severance is...

Answered: 545 Skipped: 0



ANSWER CHOICES	RESPONSES	
Housing affordability	5.87%	32
Overdevelopment	53.76%	293
Lack of quality senior housing	1.10%	6
Lack of attainable/workforce housing	1.10%	6
Traffic and Infrastructure burden	22.39%	122
Other (please specify)	15.78%	86
TOTAL		545

#	OTHER (PLEASE SPECIFY)	DATE
1	Water costs; My water costs have gone up 57% despite your notification indicating less than that. I live in a new home, so there aren't any leaks, and I'm not using more water. My salary went up 2%, so I can't really keep up with this.	1/30/2023 9:52 AM
2	The metro taxes are too high	1/5/2023 6:48 PM
3	Cost of utilities and water avaiability(over population)	12/27/2022 10:12 PM
4	Multiple tax district needs removed	12/18/2022 10:44 AM
5	School and other services capacity including safety and infrastructure, light pollution, water supply, etc.	12/15/2022 10:43 AM
6	We have a lot of housing but none of the services/business to support all the people	12/14/2022 9:30 AM

Severance Housing Needs Survey

	here....and traffic.	
7	Cost of water and constant large price increases each year	12/13/2022 10:30 PM
8	All of the above	12/10/2022 4:51 PM
9	Restaurants and services	12/10/2022 8:04 AM
10	Developers and metro districts not being held accountable for the open spaces in new developments that they are to maintain.	12/8/2022 3:23 PM
11	All of the above!	12/8/2022 8:38 AM
12	Too many homes and not enough businesses. We need more retail and grocery stores to support the residents locally before adding more homes. It seems the town does absolutely nothing to incentivize businesses to come here.	12/8/2022 6:47 AM
13	Lack of matching community features. Severance has houses, 3 schools, and is a food desert.	12/7/2022 7:15 PM
14	Lack of commercial or retail accessibility.	12/7/2022 6:46 PM
15	Water that will be needed for all the new housing. We do not even have the storage tank that was supposed to be installed in 2022 and now we are paying more for the water. So, what does it look like for the future for new house? Keep raising the water rates till no one wants to move here?	12/7/2022 10:39 AM
16	Overdevelopment by developers who only care about making money selling homes and not supporting the community. We don't need more rooftops, we need more infrastructure and business to support what's already here.	12/7/2022 10:36 AM
17	Lack of planning	12/6/2022 5:34 PM
18	Combination of overdevelopment without planning for maintaining greenspace/rural feel and resulting traffic and infrastructure burden	12/5/2022 8:09 PM
19	Traffic and Town management	12/5/2022 9:07 AM
20	All of the above. There is too many housing in Severance. It use to be a nice small town, now there is way too many people and traffic has gotten really bad. Also, water has been an issue with our business since all the houses were developed. The Town of Severance has seem to become money hungry and has forgotten about it small town roots.	12/5/2022 8:20 AM
21	All of the above but mostly overdevelopement of housing & no enticement for businesses/restaurants/grocery store	12/5/2022 7:38 AM
22	Too much development losing the "small town" atmosphere	12/4/2022 5:05 PM
23	Crappy subpar housing that you let build in town. An overzealous police force and all bedroom communities like severance have extremely high price swings. Better home builders and better management. Journey Homes is banded from building in several places for a reason! Wake up!!!	12/4/2022 3:47 PM
24	Wish we get severance employees to do a full days work	12/4/2022 2:32 PM
25	Not enough commercial to support the housing	12/4/2022 1:06 PM
26	to many houses with no infrastructure, water, businesses to sustain it. Also more crime with the cheaper housing going in.	12/4/2022 9:34 AM
27	Not enough commercial land, no stores, sad looking "downtown".	12/4/2022 9:25 AM
28	Concerned about the low quality home builders building in our community.	12/4/2022 5:43 AM
29	Overdevelopment and too much traffic.	12/3/2022 10:51 PM
30	Underdevlopment, Few bike paths & sidewalks	12/3/2022 10:28 PM
31	Overbearing district rules and regulations.	12/3/2022 6:08 PM
32	Lack of infrastructure, needs to be more like it's own town before adding more houses	12/3/2022 5:50 PM
33	ALLof the above! I moved here after 20 yrs in Windsor. The growth there was not well planned	12/3/2022 12:18 PM

Severance Housing Needs Survey

	and exploded. Severance is turning into another Windsor. Please don't let it! I had planned on staying here (I'm older & retired), but am rethinking my position. The quickly increasing traffic, people, etc. are going to ruin this town.	
34	No businesses	12/3/2022 11:57 AM
35	The quality of builders in the area. Too many Journey Homes	12/3/2022 11:53 AM
36	Ovrdevolpment and traffic infrastructure and lack of businesses in town as well and housing affordability	12/3/2022 11:46 AM
37	Property taxes are way too expensive. Can not afford to stay here because of taxes.	12/3/2022 11:22 AM
38	Water usage and availability of which of course ties into multiple possible answers under question 5.	12/3/2022 11:02 AM
39	Lack of amenities like grocery store, restaurants and parks and rec for children	12/3/2022 10:11 AM
40	Lack of infrastructure development.	12/3/2022 9:09 AM
41	Keeping from being over developed by cheap homes	12/3/2022 7:06 AM
42	Water availability	12/3/2022 1:11 AM
43	Lack of business in the town, more retail, restaurants	12/2/2022 7:13 PM
44	too many houses with no retail development aka grocery store, shopping, etc.	12/2/2022 7:10 PM
45	We would like to see a sidewalk between Severance Shores and downtown. Also streetlights at CR 21 & 392, CR 23 & 392, and CR 19 & Harmony would help a lot.	12/2/2022 4:10 PM
46	I would say overdevelopment and lack of schools for all these new families that will be coming. Why not build a store or fast food for the high school kids, or a rec center for the kids to go to. There is nothing for these kids in Severance, stop building homes and develop more of the town for the people that are there now	12/2/2022 3:07 PM
47	Housing affordability, overdeveloped, and traffic	12/2/2022 3:06 PM
48	Lack of commercial properties such as restaurants and grocery stores	12/2/2022 1:49 PM
49	Overdevelopement with lack of commercial type businesses and enough school space	12/2/2022 1:47 PM
50	Over development, affordability, not enought food establishment, family entertainment, traffic and infrastructure, allowing metro districts and commercial and retail	12/2/2022 12:15 PM
51	Over population of the schools	12/2/2022 10:56 AM
52	Overdevelopment and overcrowding in schools.	12/2/2022 9:04 AM
53	Too many apartments	12/2/2022 8:13 AM
54	Grocery store.	12/2/2022 7:41 AM
55	Lack of retail. Specifically grocery. Also a lack of schools which hopefully will be helped with the passage of the new bonds.	12/2/2022 7:37 AM
56	Schools are overcrowded in the school district as it is. In addition, the town of Severance has little to no resources for the people living here. We NEED a grocery store at the very least before more houses are built.	12/2/2022 7:28 AM
57	Incentives for businesses. For example G5 just went out of business. How to bring business to support the amount of home growth	12/1/2022 11:06 PM
58	All of the above - too expensive and too many concerns for one particular Builders quality of homes, which I have heard many complaints about. The last thing we need is for so many structures going up and the quality being shotty work and needs to be rebuilt in 2-7 years. That's not affordable for anyone - do it right and with quality. Not with weeds growing out out of the living room carpet...We need Businesses before we need more houses, I'm sure a lot of people would like to work in town rather than driving 15-45 minutes away (depending on traffic) and giving money to other towns/businesses.	12/1/2022 10:03 PM
59	Infrastructure to match the growth	12/1/2022 9:50 PM

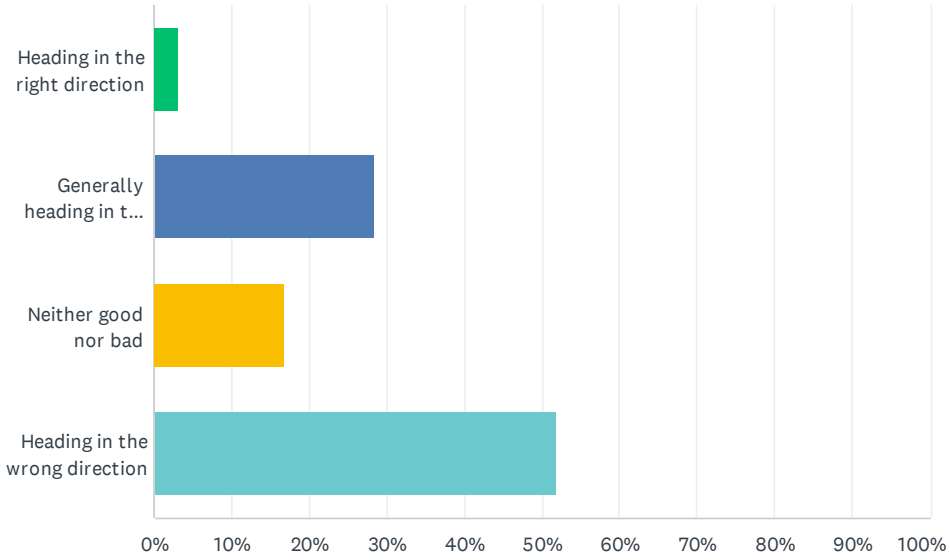
Severance Housing Needs Survey

60	Affordability of housing, and lack of commercial businesses inside town limits requiring me to work outside the community I live in.	12/1/2022 9:25 PM
61	Quality of journey homes making severance home seem run down and less attractive to purchase in the future	12/1/2022 9:07 PM
62	Water supply, lack of future planning	12/1/2022 9:05 PM
63	Lack of business development/opportunities in comparison to surrounding areas.	12/1/2022 8:54 PM
64	Town council and the mayor are more worried about appeasing journey homes then they are about actually building a livable community. Rapid Overdevelopment, lack of concern for the citizens that live here, and the absence of a long term growth plan are make this community the joke of NoCo. Probably time for a leadership change.	12/1/2022 8:50 PM
65	Homes being built too quickly for schools and infrastructure to keep up	12/1/2022 8:22 PM
66	Lack of resources (no grocery/retail stores, doctor offices, short post office hours, etc)	12/1/2022 8:22 PM
67	Lack of retail	12/1/2022 8:00 PM
68	Housing/Builder Diversity	12/1/2022 7:44 PM
69	Tax revenue-generating retail, restaurants, and development. Honestly there needs to be more.	12/1/2022 7:43 PM
70	Too many houses and not enough basic amenities such as a grocery store with produce, meat, etc	12/1/2022 7:18 PM
71	Lack of town infrastructure and lack of commercial spaces.	12/1/2022 7:17 PM
72	Over development with out proper grocery stores in town to serve the people. We need (even a smaller private owned) grocery store. If we dont. We cant have more and more families moving here.	12/1/2022 7:07 PM
73	So many houses and literally nothing else	12/1/2022 7:01 PM
74	Lack of supporting services	12/1/2022 6:43 PM
75	Traffic, infrastructure, amenities, schools, workforce	12/1/2022 6:23 PM
76	Cheaply built homes with no regard for water and schools. Also, overdevelopment and infrastructure.	12/1/2022 6:22 PM
77	Lack of schools, groceries, lack of community pool	12/1/2022 6:20 PM
78	Overdevelopment, lack of infrastructure, taxes	12/1/2022 6:17 PM
79	Too much housing not enough commercial	12/1/2022 6:07 PM
80	Schools	12/1/2022 5:52 PM
81	Lack of shopping, restaurants and general infrastructure It’s all just houses	12/1/2022 5:51 PM
82	Lack of grocery stores and accessibility to stores	12/1/2022 5:38 PM
83	Lack of a grocery store. Also, lack of "small dog" dog park.	12/1/2022 5:28 PM
84	School system, overcrowding schools, no rec center, no true grocery store, no real food options	12/1/2022 5:24 PM
85	Services to support growth.	12/1/2022 4:55 PM
86	Seemingly unrestrained passes to big builders. Planning for arterial bypass roads around the town before it's too late and everything is built up. Reducing speed limits is not a growth plan; faster, convenient access to nearby areas is. Water availability.	12/1/2022 3:40 PM

Severance Housing Needs Survey

Q6 In what direction do you think the Town of Severance is heading with regard to housing development and availability of different housing options?

Answered: 516 Skipped: 29



ANSWER CHOICES	RESPONSES	
Heading in the right direction	3.10%	16
Generally heading in the right direction but I have some concerns	28.29%	146
Neither good nor bad	16.86%	87
Heading in the wrong direction	51.74%	267
TOTAL		516

#	OTHER (PLEASE SPECIFY)	DATE
1	I'm a fan of the micro apartments. I know many hate multi-family housing but it is more affordable and preserves more land. We need to protect our land. I liked the cows off 74 and I'm sad there are houses there now.	1/31/2023 7:00 AM
2	Cheap housing at high proces	1/29/2023 4:22 PM
3	The cost of living (i.e. utilities, maintenance, HOA fees), are going to have a significant negative effect to affordability. Increases in rates have pushed many potential buyers out of the market as affordability of home ownership has exponentially grown. The infrastructure of roads, buildings and the town in general needs a lot of work. As the exponential growth of this area has created numerous new developments, the focus on improving infrastructure has lacked attention/action.	1/9/2023 10:12 AM
4	Too much growth and not having the proper infrastructure to support it. Of course, I ABSOLUTELY LOVE Severance the way it is…I would not change one thing as it is today. But I know I'm dreaming.	1/6/2023 10:18 AM

Severance Housing Needs Survey

5	Too much building without infrastructure	1/5/2023 6:49 PM
6	Not sure it’s direction	1/1/2023 10:13 PM
7	I do not belive that we need more housing at this point. I am more concerned with commercial opportunities.	12/29/2022 8:16 AM
8	Concern of over populating-water shortage	12/27/2022 10:12 PM
9	Need to take traffic patterns and water into consideration before adding a bunch more houses that no one can afford with a Metro Service District.	12/23/2022 11:34 AM
10	Building houses without concern for infrastructure, such as utilities and grocery stores.	12/22/2022 5:22 PM
11	I believe there should be some higher-end developments for buyers to consider. Custom homes, nice "patio" home communities (not duplexes), and maybe condos/ townhouses (not apartments). We don't need to continue to be the town with the least expensive or most affordable housing in Northern Colorado.	12/20/2022 9:02 AM
12	Adding too many homes too quickly.	12/19/2022 7:01 AM
13	I think the town should have listened to all the complaints about Journey Homes before letting them build all their houses in Severance. Slower growth would have been more ideal I believe.	12/18/2022 8:48 PM
14	All development should be put on hold until the water treatment and delivery systems and waste water systems are brought up to standards.	12/17/2022 6:10 PM
15	Planning should include not stressing or overcrowding our classrooms, protecting our night skies, multi-family and senior housing, grocery etc.	12/15/2022 10:43 AM
16	Quit giving the builders free reign and then passing the costs along to us - this water increase is ridiculous! OUR SCHOOLS ARE OVER-FULL - THIS IS YOUR FAULT!!!!!!	12/15/2022 10:31 AM
17	the town of Severance is over BUILDING	12/14/2022 1:39 PM
18	Too many cheap houses being quickly constructed that are low quality and will be falling apart in 10 years of so lowering values in nearby areas. Foundation settling is rampant in the journey homes.	12/13/2022 10:30 PM
19	The need of Health care facilities, Grocery's store in our area and other retail shopping stores.	12/13/2022 3:27 PM
20	Going in the wrong direction in regards to development. There is too much development being built too fast. I don’t think that Severance needs to worry too much about housing affordability because almost everybody works elsewhere, and people choose live here. They are not tied here because of jobs/work.	12/13/2022 3:25 PM
21	Planning the money to be gained for new development without considering the infrastructure needed to support it	12/12/2022 5:00 PM
22	too many houses, not enough local business	12/12/2022 2:18 PM
23	The Journey owners have built too many houses for this area to continue as a small town. It appears it's all about money. I hope the board will reconsider what it best for the area.	12/12/2022 8:19 AM
24	We need to decide if Severance is going to be great or just give up and ask to become Windsor.	12/11/2022 2:51 PM
25	More so than concern is the communication of what this plan is	12/10/2022 1:50 PM
26	Tell me the direction it’s going to?	12/10/2022 8:04 AM
27	Not taking schools, affordability, traffic and several other things into consideration when issuing permits	12/9/2022 6:42 PM
28	Growing too fast	12/9/2022 1:52 PM
29	We need a grocery store.	12/9/2022 10:58 AM
30	Over developed	12/9/2022 6:04 AM
31	Too many houses no grocery stores, not enough water nor irrigation water for lawns that HOA require us to have.	12/8/2022 6:01 PM

Severance Housing Needs Survey

32	Growing too fast.	12/8/2022 5:09 PM
33	The Town has primarily one builder. That builder does not provide a quality product for residents. That builder has too much control over housing within the Town. Diversity in builders provides a diversified product across the housing spectrum. Currently, Severance is made up of mostly starter homes on small lots.	12/8/2022 3:38 PM
34	Deterioration of country lifestyle Create traffic levels that will jeopardize the safety of everyone Homes that more-or-less all look the same Streets that discourage walking and cycling Speeding Need a "time out" to allow the town to catch up.	12/8/2022 9:37 AM
35	No real plan for improved roads for traffic loads. No commercial development to assist with costs. Allowing low quality homes to be built with lack of accountability from the developer. Not negotiating in good faith with neighbors who live next to annexed land. Not following through with proposed engineered intersections. Not working to increase safety at intersections 392 and 23 as well as other intersections along CR 23 and 21	12/8/2022 8:45 AM
36	Too many houses, not enough infrastructure, not enough commercial to support population	12/7/2022 10:22 PM
37	We headed in the wrong direction. We were over over building homes without having the proper infrastructure. Our roads and traffic are awful and our schools cannot keep up.	12/7/2022 8:51 PM
38	We need more affordable options for people to move to our town and have access to commercial/retail shops to keep our money in town	12/7/2022 6:46 PM
39	Way too many Journey homes. Way to many new neighborhoods in general but if you're going to allow them then maybe bring in some higher end builders like bridge water . No more journey homes! The quality and aesthetics of those homes are not up to par for such a growing community. All of the floor plans and colors are the same. Would like to limit residential growth. We need a grocery store! A king Soopers!	12/7/2022 5:25 PM
40	Our current infrastructure can't support the multiple housing developments already here. We need to take care of our current residents needs first & develop a plan that is beneficial to the community.	12/7/2022 1:13 PM
41	The availability of water and traffic concerns as well as affordable utilities should be addressed before any more housing annexations are considered, including the Moody plot	12/7/2022 1:02 PM
42	Need to work on the water issue before you move forward with more new housing.	12/7/2022 10:39 AM
43	We need to slow the building of homes and focus on development of infrastructure and business that support the families already here. We need tax revenues from sources other than property tax. Without simple amenities like a grocery store, people have to spend their money outside of town just for the basic needs. And if we have an abundance of low income housing with no local jobs or transportation, how are those with no car able to support themselves? If there are no jobs or activities for kids, crime will increase simply due to boredom.	12/7/2022 10:36 AM
44	There is nothing wrong with growth but it doesn't seem like Severance cares about long term sustainability. School are overcrowded yet we continue to build more houses and neighborhoods. Builders are not bringing enough to the table when they propose developments. They need to bring water and contribute to building the school, not just providing ground or money for it. There isn't enough water, not enough water storage, not enough schools and before the long roads and infrastructure will suffer. My taxes are going through the roof, what once was a quaint tiny town away from the masses has now turned into a crowded and unaffordable place to live. I'm a native to the Severance/Eaton area and I do not plan on staying around. I see the writing on the wall, we are no longer in a small town community. It is growing faster than what is sustainable or enjoyable.	12/7/2022 8:45 AM
45	A small number of anti growth voices have too much influence over board members. That influence could kill the town. Diverse housing development is proven to be economically sound and leads to balanced coommunities.	12/7/2022 7:39 AM
46	Loosing the rural feel that we've always known Severance. Too many fields being turned into track homes with subpar standards from a builder. People are moving out of homes because of the Metro taxes that they thought they could afford and couldn't. Traffic is a big concern as well with going forward. The roads can not hold more traffic. I'd rather see the downtown area cleaned up and business take over spaces.	12/6/2022 8:10 PM

Severance Housing Needs Survey

47	Small town mentality in Town Board	12/6/2022 5:34 PM
48	There are no walkways or bike lanes on CR 23. Moving within the town has significant safety issues for pedestrians, bikes, children, animals, walkers and runners.	12/6/2022 4:58 PM
49	The plan on CR21 is ridiculous. Too many homes with no thoughts on roads, schools, water usage	12/6/2022 3:28 PM
50	Want to keep it a Nice, Quiet Small-ish town. Mid-level and Up developments.	12/6/2022 11:17 AM
51	They sure developing too quickly and we can't get our kids the decent education we moved here for	12/6/2022 2:21 AM
52	Building single family homes too quickly without supporting businesses and infrastructure. Severance is just basically a town of houses now	12/5/2022 9:15 PM
53	Came here to get away from people and now everyone is moving here	12/5/2022 7:43 PM
54	Too many homes for the resources available. The schools are over crowded, we don't have a grocery store and these huge expensive houses are being built in what we wanted to be a small town.	12/5/2022 6:44 PM
55	To much building in the area. Needs to slow way way down. Moved here because it was small town atmosphere. Not the case anymore.	12/5/2022 2:51 PM
56	The town needs its own grocery store and other retail stores.	12/5/2022 2:08 PM
57	I don't know enough to say	12/5/2022 1:38 PM
58	We could use some infrastructure as we continue to grow.	12/5/2022 1:06 PM
59	Unlimited growth?	12/5/2022 9:45 AM
60	Housing growth is fine - would like to see a "downtown" area, small and quaint to grow with the residents.	12/5/2022 9:07 AM
61	Remember to do infrastructure first	12/5/2022 7:38 AM
62	Slow down growth. There are already too many people in the other towns, let us be the small community.	12/4/2022 10:37 PM
63	The current infrastructure and utilities cannot support the current residential developments. Severance has not brought in commercial developments to boost tax revenues.	12/4/2022 8:33 PM
64	Too much development, too fast.	12/4/2022 5:05 PM
65	There didn't seem to be any plan by the town. The developers did what they wanted	12/4/2022 4:48 PM
66	It is growing so quickly, so it may be hard for the town to prepare for such quick growth.	12/4/2022 2:54 PM
67	Too much building for the area and available infrastructure and water	12/4/2022 1:58 PM
68	Concerned about over development and lack of infrastructure	12/4/2022 10:52 AM
69	I only fear my children will be placed in overcrowded schools. With plans to build more homes I want to see another middle and elementary school built. The west side of greeley is also growing sending more children to RE-4 school district. The schools are already full as is and I moved here mainly because of the school districts and small town vibes. With more schools being built first and then more homes it will ease us all.	12/4/2022 10:09 AM
70	Too much housing not enough buisnesses	12/4/2022 10:04 AM
71	to many housing with no infrastructure, water, businesses to sustain it. Also more crime with the cheaper housing going in.	12/4/2022 9:34 AM
72	to many houses and not enough business	12/4/2022 9:23 AM
73	There's no doubt in my mind the city political leaders will allow unbridled housing growth no matter what this survey states.	12/4/2022 9:09 AM
74	Overbuilding! We have plenty of houses but need commercial development, natural areas and open spaces. Traffic is a huge concern as well.	12/4/2022 9:00 AM

Severance Housing Needs Survey

75	I feel like we have a ton of housing which is causing over development, but If we head that way we need infrastructure to support it……stores, restaurants, gas station. We need to maintain a lot of green space in the community!!	12/4/2022 7:18 AM
76	too many postage stamp sized house lots. Multifamily housing in inappropriate areas.	12/3/2022 7:40 PM
77	I don't know what the plans are	12/3/2022 5:27 PM
78	Over building high priced houses	12/3/2022 1:41 PM
79	Would not want to see over priced rentals of multi family apartments run by journey homes would affect the town of severance in multiple wsys	12/3/2022 11:46 AM
80	New growth has not been paying it's way. The water situation with North Weld Water district is the prime example	12/3/2022 11:15 AM
81	I am disappointed that I am spending my money on other towns on groceries, fast food, etc. (Windsor, Timnath) when I could spend it in Severance but we have only two restaurant options and no grocery store or other commercial stores. Keeping our money in town to benefit Severance is so important!	12/3/2022 10:21 AM
82	Too much housing before adding amenities	12/3/2022 10:11 AM
83	People are moving here, building houses, building families, Severance needs to evolve and grow with that. It's future depends on it.	12/3/2022 9:09 AM
84	I see only big houses being built. No other option.	12/3/2022 8:39 AM
85	It's about money not the citizens	12/3/2022 8:29 AM
86	I do not want anymore housing developments. Keep Severance small and great!	12/3/2022 8:18 AM
87	To many houses for the businesses and roads can handle	12/3/2022 8:14 AM
88	Smaller developers with fewer homes and larger property 1 to 5 acre lots keep the ranch lose the city	12/3/2022 7:06 AM
89	Water! Severance has spread itself way too thin. Neighborhoods like Golden Eagle Acres should never been annexed. Town services never reach outlying neighborhoods.	12/2/2022 11:04 PM
90	Too much housing already. Purely a "bedroom community" with practically everyone traveling out of town and back daily. But now on steroids. It's a significant drawback with all this housing growth and it's certainly a compounding problem. We don't need more housing… we need to initiate more business infrastructure and retail opportunity to help balance things out first and foremost. As well as improving the current traffic burdens and new found dangers that exist.	12/2/2022 8:55 PM
91	Roads do not support traffic volume	12/2/2022 8:02 PM
92	Severance needs to focus on commercial business development to generate a tax base and workforce development that will help support population growth	12/2/2022 6:48 PM
93	high density growth stressing infrastruture	12/2/2022 6:40 PM
94	This town had the appearance of single family homes. An outlying "bedroom" community from the larger towns. Now I hear word that apartments may be in the future… Ask yourself- who is going benefit from this? Certainly the developers. The city with increased tax revenue. But at what cost? The cost is the loss of the single family home feel. THAT should not be the direction the city goes!	12/2/2022 6:25 PM
95	Concerned with overbuilding, would like to see more businesses/resturants, rec center, splash park.	12/2/2022 6:24 PM
96	Too much growth too quickly. Severence growth is a burden on neighboring communities i.e. Windsor.	12/2/2022 5:19 PM
97	Over developed with no clear plan to support growth	12/2/2022 4:40 PM
98	Way too much building with no regard for roads, water, or schools that go along with rapid growth	12/2/2022 4:36 PM
99	I would like to keep single family homes as the main housing market. Not apartments or	12/2/2022 4:29 PM

Severance Housing Needs Survey

	townhouses.	
100	I was impressed that you required a developer to participate in providing land and cash toward an elementary school. Also, pleased that development was stopped due to water concerns.	12/2/2022 4:03 PM
101	some of the builders are putting up some pretty shoddy constructs	12/2/2022 3:31 PM
102	Too many homes going up with nowhere for the kids to go to school. no rec centers, no fast food for high school kids. It is constant housing going up and nothing else . stop building more homes and focus on the town for the people there now and our kids	12/2/2022 3:07 PM
103	To many houses all ready,short on water to much traffic no grocery store no medical facility. Schools are already crowded.	12/2/2022 2:37 PM
104	I have no idea! It appears that they are building without thought of where kids will go to school	12/2/2022 2:36 PM
105	To many houses not enough schools. And water	12/2/2022 2:15 PM
106	Severance does not need to focus on large scale, multifamily developments. Those can be located in the larger communities in the area (Ft Collins, Loveland, Greeley). Severance needs to focus on creating open space and natural areas to be used by residents.	12/2/2022 11:52 AM
107	Infrastructure can't keep up with overdevelopment	12/2/2022 10:53 AM
108	There does not seem to be a strong plan to manage the growth and infrastructure which will continue to lead to housing becoming less affordable as taxes have to continually be increased to pay for the unmanaged growth. Also often feels like the city is working too closely with the same developers who are making money and passing the cost of this unfettered growth to the citizens. I am supportive of growth but oppose growth with no true plan and for the benefit of a few companies rather than the citizens of severance.	12/2/2022 10:23 AM
109	We seriously need to consider the impact of increased housing development on our water supply and wastewater treatment capabilities.	12/2/2022 9:47 AM
110	We don't have enough water for all these developments. I liked the small town feel but it's vanishing fast.	12/2/2022 9:41 AM
111	Too many single houses, not enough other options	12/2/2022 9:41 AM
112	too fast and without needed infrastructure. Schools, roads, water	12/2/2022 8:54 AM
113	We are over developing when it comes to housing. We do not have enough space in our schools to keep building more homes.	12/2/2022 8:30 AM
114	too many houses being built - we don't have the water or other infrastructure to support this	12/2/2022 8:27 AM
115	NO. MORE. HOME. BUILDING! We moved to Severance to be a bit further from the rat race. We liked it being a small knit community. Now it is overrun and way too many people. One of the charms about Severance was that it was a small town. We don't have any revenue as everyone travels elsewhere to get their goods. We should work hard to keep Severance small and the income that we generate should be from Small, mom and pop places. Right now, Severance is running the risk of becoming just another place that people treat as a good starter home community.	12/2/2022 7:49 AM
116	We need more schools and a grocery store.	12/2/2022 7:28 AM
117	We have no grocery store, our schools are over capacity and do not have necessary infrastructure to take on any more housing before infrastructure is addressed.	12/2/2022 7:11 AM
118	Has a lot of options but doesn't have the schools or commercial business to support the people.	12/2/2022 6:42 AM
119	Not making developers pay for more, lack of water storage, lack of water making our bills go up.	12/2/2022 6:04 AM
120	Over development	12/2/2022 6:04 AM
121	Journey cookie cutter homes.	12/2/2022 5:53 AM
122	Too many houses too fast.	12/2/2022 5:27 AM
123	There isn't anything but houses in Severance. No businesses. More houses get built, and who	12/1/2022 11:13 PM

Severance Housing Needs Survey

	moves in? Families with school aged kids. Where are they going to school? They get bused to grandview? In windsor? It's absolutely ridiculous. If these developers want to build more homes, there should be some stipulation that they must also contribute to the education of the families that reside in those homes.	
124	Heading in the wrong direction — some people moved to Severance wanting a small town. The housing developments are not nice. Severance looks like nothing but Journey Homes now. I loved when it was a majority of farmland/open space, and a few neighborhoods. At least put nice developments in with larger lots if development must continue. The small town feel was the best, and the infrastructure of the town cannot accommodate the ever-growing population.	12/1/2022 10:22 PM
125	Please just stop building houses right now...	12/1/2022 10:03 PM
126	With 99% of the homes here being journey homes, the town is looking worse and worse every year. We need a variety of builders to diversify the town. To be honest the amount of journey homes here makes severance look cheap and unattractive. Get journey out of here. They have enough made their money on our town already.	12/1/2022 10:01 PM
127	Overdevelopment will ruin the small town atmosphere	12/1/2022 9:22 PM
128	Way too many houses without any other town amenities.	12/1/2022 9:18 PM
129	Too much multi density neighborhoods. Losing small town country feel with all the cookie cutter neighborhoods and our roads can't hold all the traffic as is	12/1/2022 9:08 PM
130	I think it could be a sought after community but there are lots of concerns about future planning and lack of planning for water, amenities etc	12/1/2022 9:05 PM
131	You are doing nothing to help generate tax revenue. It's wrong to only rely on home owners to pay for the town. You also need to stop letting Journey Homes build in this town. Journey homes is a horrible product.	12/1/2022 8:51 PM
132	We currently have enough housing options for what this town is. Town council should probably focus on a dedicated city center and the needs of the current citizens before they start looking at different housing options.	12/1/2022 8:50 PM
133	Not requiring developers to pay their way- should be collecting infrastructure fees	12/1/2022 8:33 PM
134	We need more apartments, townhomes or condos	12/1/2022 8:12 PM
135	The need for schools and businesses like a market and hardware store out way the need for more housing.	12/1/2022 8:09 PM
136	I'm concerned that we don't have the infrastructure we need. Also the burden on the schools as more families move in. We also need some commercial development such as a grocery store.	12/1/2022 8:06 PM
137	Too many new homes and not enough businesses	12/1/2022 8:05 PM
138	Growing too fast and not planning ahead.	12/1/2022 8:04 PM
139	Don't know	12/1/2022 8:04 PM
140	Please no more building	12/1/2022 7:45 PM
141	Too many houses, NO commercial	12/1/2022 7:40 PM
142	Overdevelopment with not enough infrastructure to support	12/1/2022 7:31 PM
143	Too much residential development without important infrastructure and retail/commercial development	12/1/2022 7:21 PM
144	The need for commercial in our town is needed. We love it here and dislike spending our money in nearby towns.	12/1/2022 7:20 PM
145	Too many cookie cutter homes being built	12/1/2022 7:13 PM
146	A bedroom community focus is not a good path for the future. Need retail and commercial/industrial for healthy future.	12/1/2022 7:12 PM
147	Can we please get something other than the crap that Journey builds? The quality of their houses is utter garbage.	12/1/2022 7:01 PM

Severance Housing Needs Survey

148	Would hate to see more subdivisions like we already have. Want to see more townhouses, or senior living, something different.	12/1/2022 6:56 PM
149	Too much growth of housing nothing to support it. Not enough water	12/1/2022 6:55 PM
150	Lack of water and overdevelopment is both a concern here and other areas locally. We are losing our soul and farm land to urban development.	12/1/2022 6:51 PM
151	Overcrowding, low stock in grocery stores as is, schools running over capacity, surrounding land becoming scarce	12/1/2022 6:48 PM
152	I am not seeing any different housing options. Development has been mostly packed lots of houses that look all the same.	12/1/2022 6:48 PM
153	They are pricing people out of their homes the property taxes are outrageous and metro district fees are outrageous and it just gets worse bought a house that was once affordable but now isn't	12/1/2022 6:42 PM
154	The large dense developments are draining resources for those that already live here. The schools are greatly impacted. Severance is no longer the rural community many moved here to be.	12/1/2022 6:40 PM
155	I feel like the builder is dictating the lay of the land and that it isn't thought out. Urban planning seems nonsensical.	12/1/2022 6:35 PM
156	Way too much homes… not enough infrastructure to support. Moved here over 10 years ago, enough to we would stay and retire… probably will leave in a few years.	12/1/2022 6:34 PM
157	The Moody Project is a case of overdevelopment and greed. The schools and infrastructure are not there to support this unchecked growth.	12/1/2022 6:22 PM
158	Hard to say. Seems like Severance wants to grow faster than it can handle.	12/1/2022 6:17 PM
159	Need diversity of housing including rental, apartments, town homes etc.	12/1/2022 6:12 PM
160	Concerned the focus is on growth without proper infrastructure. Traffic trying to get out of town in the mornings is a nightmare and you want to bring in more people?	12/1/2022 6:04 PM
161	Need more information	12/1/2022 5:57 PM
162	You keep extending permits for housing but roads, schools, water supply, metro districts are a mess and there is no grocery stores or main pieces of a town	12/1/2022 5:51 PM
163	Too many houses with no true town to support them	12/1/2022 5:24 PM
164	We don't have the infrastructure to handle the growing housing	12/1/2022 5:11 PM
165	Way to many houses and development for the roads and infrastructure. Way too congested	12/1/2022 5:08 PM
166	Need to slow growth down a bit and let infra structure (roads) and services (retail) catch up.	12/1/2022 5:07 PM
167	Too many new developments	12/1/2022 5:06 PM
168	Too much rapid growth with no plans for appropriate resources and infrastructure to support it.	12/1/2022 4:55 PM
169	Want less housing. We moved here to stay small.	12/1/2022 4:53 PM
170	What other infrastructure is being considered, as fast as we are growing, a grocery store, hardware store etc. would be nice to have with this many people. Or roads be widened into Ft. Collins, Windsor, Greeley	12/1/2022 4:50 PM
171	Too populated left FT Collins for smaller farming community	12/1/2022 4:21 PM
172	we moved here because we wanted a small town with the farmland feel. WE HATE THE AMOUNT OF HOUSES> ITS RUINING THE LAND, VIEWS and TRAFFIC IS AWFUL! Its tearing down the big beautiful trees. Hiding the mountains. bringing in more crime as teens from neighborhoods are bored and wandering down our dirt roads "looking" for things to do. neighborhood traffic keeps cutting through our dirt road. Its completely losing that small town feel we loved. Concerned about water supply. as well. THIS NEEDS TO STOP! It's that man on the hill . He is money hungry and ruining the landscape!!!! He had all the beautiful cotton wood trees cut down on county road 21 so he could put in yet another neighborhood!!! It used to be the prettiest drive going down CR 21. Now it looks like a warzone! No one in our area is	12/1/2022 4:03 PM

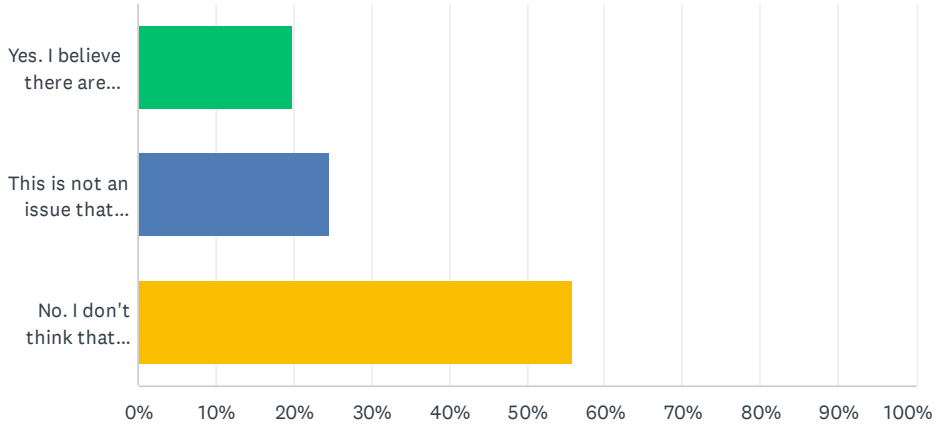
Severance Housing Needs Survey

	Happy!!! That man on the hill is more concerned about himself than anyone else. His houses are not even done correctly....they are put up way too fast so that cracking and settling is a problem. (had a friend that worked for him years ago) This town is going to go to trash with all the rows and rows and rows of cheap cookie cutter houses he is putting up.	
173	Too many houses. Schools and toads can not keep up	12/1/2022 3:47 PM
174	Our schools are becoming way too over crowded. Our water pressure is beyond terrible! And has reduced significantly since the new developments have started. Crime seems to be increasing. Also, our roads can not handle all the traffic! Getting in and out of our subdivision is a nightmare and so unsafe!	12/1/2022 3:18 PM
175	My husband and I are concerned that Severance is growing past what our water supply supports. In general, this is true of all of Colorado.	12/1/2022 3:13 PM
176	There is a need for retail and commercial development. Those need to be addressed. Those businesses are needed more than more housing.	12/1/2022 3:07 PM
177	No water and yet building continues	12/1/2022 2:19 PM
178	Overpopulation of housing is a concern based on current developments such as DRHorton. High density housing impacts all in value and quality of living.	12/1/2022 1:55 PM
179	Overgrowth with out infrastructure	11/1/2022 9:08 AM
180	Too much overdevelopment, regional lack of water, no real solution for school overcrowding except for bond issues every two years. Also, metro districts are going to bankrupt a lot of people here, as people may not be made aware as they should be of associated cost.	10/31/2022 2:47 PM

Severance Housing Needs Survey

Q7 Will children who grow up in the Town of Severance be able to remain in, or return to, the community as they start their own households?

Answered: 527 Skipped: 18



ANSWER CHOICES	RESPONSES	
Yes. I believe there are opportunities for first time homebuyers	19.73%	104
This is not an issue that concerns me	24.48%	129
No. I don't think that children will be able to afford to live here in the future	55.79%	294
TOTAL		527

#	OTHER COMMENT OR CONCERN	DATE
1	My own young adult children living in Fort Collins plan to leave Northern Colorado because of lack of affordable housing.	2/17/2023 8:09 AM
2	Home prices in CO will likely continue to increase and unless the middle class average income increases at a parallel rate as home process, I do not believe that homeownership will be available to most in the future.	1/9/2023 10:12 AM
3	Depends on whether decision makers can keep cost of housing, taxes and utilities to reasonable level.	12/27/2022 10:12 PM
4	Given the direction that housing prices have gone in Northern Colorado over the past 5-7 years, it's going to be a tough place for young, first time, homebuyers to locate. Much of the existing housing in Severance will still be the most affordable in the area 5-10 years from now. They'll be more likely to afford a home here than anywhere else in NOCO.	12/20/2022 9:02 AM
5	I think it will be very hard for children to afford living in Colorado when they're adults so this is not just a Town of Severance issue.	12/19/2022 7:01 AM
6	I don't think my children will WANT to live here after what a mess you have made of there CROWDED SCHOOLS and high costs you are passing along with your POOR PLANNING.	12/15/2022 10:31 AM
7	Me and my wife have lived here since 2004 we are in our mid 70's and early 80's it's getting harder to make ends meet, what with the rising cost of living	12/14/2022 1:39 PM
8	Not sure, maybe	12/14/2022 9:30 AM
9	Housing cost are going up faster the wages and we need more affordable homes for the middle	12/13/2022 3:27 PM

Severance Housing Needs Survey

	class.	
10	Prices are up all over, and if they can't afford here, they probably can't afford in other places.	12/13/2022 3:25 PM
11	The housing market will always go up and down. If they can afford to buy a home in Severance, at that time, they should. If they can't, they should look somewhere else. Continuing to build more housing is only going to further the problem. And, honestly, if the town continues to grow, I doubt my family would want to stay. The whole reason we live here is because it's a "small town".	12/12/2022 1:04 PM
12	Not enough commercial infrastructure.	12/8/2022 6:01 PM
13	The cost of housing in northern Colorado prevents young people, especially those who have grown up here, from attaining home ownership. Fees, fees, and more fees does nothing to improve this situation, from building permits to water tap fees. My daughter is a teacher in the Weld RE-4 school district. She will never be able to afford a home in this area. People have to rent and rentals take so much of a person's net income, nothing is left to save for a downpayment! Living in Colorado sucks unless you're wealthy.	12/8/2022 3:38 PM
14	I do not think children will want to return here. We are basically just a town of houses. You have to travel elsewhere for Entertainment and employment.	12/7/2022 8:51 PM
15	They will never be able to afford to live in Severance as long as housing costs continue to rise. Severance is wholly unaffordable.	12/7/2022 6:46 PM
16	The taxes and water issues	12/7/2022 10:39 AM
17	Why would they want to? The schools are overcrowded, infrstructure is lacking, and there are very few amenities or businesses. There are plenty of other places to live that offer more for the right price.	12/7/2022 10:36 AM
18	Taxes alone are ridiculous; now add in the school bond and teacher retention tax, the open land preservation and North Weld Water hikes, who can afford to live here anymore?	12/7/2022 8:45 AM
19	Not with the antigrowth influence.	12/7/2022 7:39 AM
20	Water will be an on-going issue in this area. There is little multiple unit housing.	12/6/2022 4:58 PM
21	Not a priority for Me.	12/6/2022 11:17 AM
22	At least not as a first home.	12/5/2022 5:08 PM
23	But it's not just a problem here...it's a Front Range issue.	12/5/2022 1:38 PM
24	Only if they plan to commute for work. There doesn't seem to be that many job opportunities or variety. There are lots but not in lots of areas.	12/4/2022 2:28 PM
25	I'm retired, what the children of Severance do really is not my concern.	12/4/2022 9:09 AM
26	I think the reason we have so much growth is because the housing is CHEAPER than the cities around where they work.	12/3/2022 8:27 PM
27	No jobs	12/3/2022 1:41 PM
28	I can hardly afford it now and I don't see how kids growing up will be able to afford it unless they live with their parents.	12/3/2022 12:18 PM
29	Not sure	12/3/2022 8:40 AM
30	None of these. Will they want to come back? It's just another city now.	12/3/2022 8:29 AM
31	All of Colorado is expensive!	12/3/2022 8:18 AM
32	A first time homebuyer can buy in the city. Severance is a town not a city	12/3/2022 7:06 AM
33	Relative to other areas in northern Colorado it is one of the most opportune for 1st time homebuyers. There's an excessive number of properties crammed on really small lots with many of those being of poor quality construction equating to some of the cheapest available in all of northern Colorado.	12/2/2022 8:55 PM
34	This is a too far fetched question. The city of Severance should not have the goal of self sustaining children to stay here. There isn't manufacturing, there isn't a huge retail presence	12/2/2022 6:25 PM

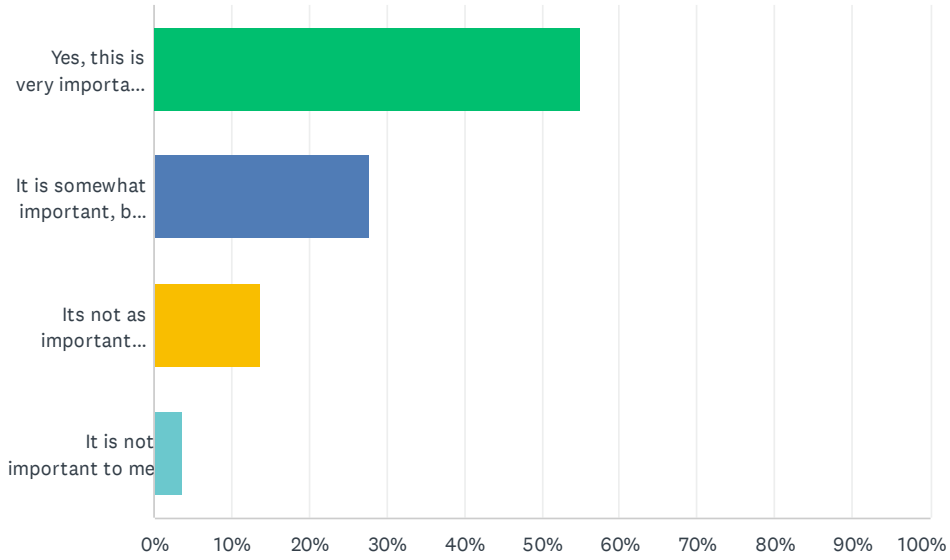
Severance Housing Needs Survey

	and there isn't even a large grocery store. It's premature to plan that far in advance.	
35	This is a weak argument supporting the need for growth. In today's society very few people end up living in the town they grew up in, and there are zero jobs in severance that can actually support living in severance	12/2/2022 4:40 PM
36	I don't think my children will be able to afford to live anywhere in Colorado.	12/2/2022 4:29 PM
37	It would be really tough for a young family to move here as a first home since the current market is so high. But that might adjust in the future.	12/2/2022 4:10 PM
38	No, because if they have kids of their own , they will not be able to attend a Severance elementary school because of overcrowding . The people of Severance are upset because of the lack of stores , restaurants, shops, and rec center or something for our kids, stop building new homes . My daughter could not attend the elementary school in our Neiborhood , she had to go to a school in Windsor that was almost to I-25, that is not fair, build more of the town up before adding MORE homes, it is way too much	12/2/2022 3:07 PM
39	Depends on if the kids choose to get a job and work hard, go to college and get a good career or if they choose to live off the government or work fast food their whole career	12/2/2022 2:36 PM
40	Not as a first time home buyer.	12/2/2022 11:37 AM
41	My daughter is a HS senior - she's upset she can't afford to live in this area unless she keeps living at home.	12/2/2022 8:27 AM
42	Colorado housing is too expensive, especially for those just starting out in their professional lives. Not a Severance issue but a Colorado as a whole issue.	12/2/2022 7:11 AM
43	With the price of water going up to add more subdivisions and people, and pricing going up and taxes, I think there is no way they'll be able to afford to if we continue down this path	12/2/2022 7:11 AM
44	Nothing pre own homes here for those just out of college or in college.	12/2/2022 6:02 AM
45	My daughter and her husband just bought. They quickly ruled out Severance as somewhere they could afford in spite of it being high on their list for desirability.	12/2/2022 5:28 AM
46	I don't think there are enough opportunities in Severance for children to remain in town to work	12/2/2022 4:36 AM
47	There are homes going for 800k. In a plot as big as mine. Ridiculous.	12/1/2022 11:13 PM
48	The future taxes look insane. Severance needs to do a better job planning. This could be a nice farm town, but every day it's getting more cheaply built homes with no infrastructure. It's sad to see.	12/1/2022 10:22 PM
49	With the fluctuating housing market and the cost of living - it's all going to be based off that...	12/1/2022 10:03 PM
50	Unknown sure hope so	12/1/2022 9:50 PM
51	Way to much development, water is getting to expensive because the town has allowed too much development without proper planing and making the new developers pay for infrastructure improvements. And besides that there are just too many people and crowded schools now!	12/1/2022 9:26 PM
52	Why would anyone want their children to move here? There are much better places to live. The schools have become horrible and over crowded due to poor planning by the city. The quality of the homes being built is substandard for the price, and there is nothing here for young families. This is not a community, just a bunch of houses. Give the town to Windsor or Eaton and let them run it.	12/1/2022 8:50 PM
53	I don't think there is much the town can offer if it's just full of houses so I imagine it won't be a desirable place to live.	12/1/2022 8:26 PM
54	Home prices are likely too high in this area for new homeowners.	12/1/2022 8:22 PM
55	Metro tax hurts everyone. Makes it unaffordable even for people that are well off.	12/1/2022 8:09 PM
56	All housing in Colorado is outrageously expensive.	12/1/2022 8:04 PM
57	It's not a Severance issue, it's a Colorado issue	12/1/2022 7:12 PM
58	We have a hard time even providing them with public education. Our schools are filled to the	12/1/2022 7:03 PM

Severance Housing Needs Survey

Q8 Do you think that it is important for those who provide essential public services, such as police, fire, health care and education be able to afford to live in the Town of Severance?

Answered: 539 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes, this is very important to me	54.92%	296
It is somewhat important, but I have greater concerns	27.64%	149
Its not as important locally, I think its a regional issue	13.73%	74
It is not important to me	3.71%	20
TOTAL		539

#	OTHER COMMENTS OR CONCERNS	DATE
1	I think having an opportunity to live in the community you serve is important; not mandatory, but important	1/31/2023 1:05 PM
2	for other people too	1/11/2023 7:12 AM
3	It is important to me, I believe that most individuals should be able to afford to live in our region regardless of job description. The sad truth, is that many cannot afford too.	1/9/2023 10:12 AM
4	These are all needed services to build a community.	12/13/2022 3:27 PM
5	First of all, why are we assuming these are the individuals who would be living in affordable housing? Secondly, there are plenty of housing options, in nearby towns and cities. The commute would not be a difficult one. People do it every day.	12/12/2022 1:04 PM
6	Our schools are overcrowded as of now. What plans are there for providing all these services for all the people who have already moved in all those new houses?	12/12/2022 8:19 AM

Severance Housing Needs Survey

7	Are you not paying comparable pay so that they cannot afford to live here	12/10/2022 6:03 PM
8	If they can't live here where are they going to live?	12/8/2022 6:01 PM
9	As a former educator, I would never be able to live in this area on my former salary. Rent is over half of what I made, and that dynamic is not sustainable	12/7/2022 7:15 PM
10	Those who serve the community should be able to live in the community.	12/7/2022 10:36 AM
11	Safety to and from schools and events needs to be addressed so that the amount of traffic is minimized	12/6/2022 4:58 PM
12	That would be nice, but maintain its small, quiet image.	12/6/2022 11:17 AM
13	Our police force is garbage so I couldn't care less if they lived here.	12/5/2022 11:05 PM
14	I think there needs to be the right amount of police and fire for what is in Severance. Healthcare we go else where. Again that is why we moved here was the small town feel.	12/5/2022 2:51 PM
15	These employees should be able to live within 30 minutes of their employment. Living in Severance isn't a priority	12/5/2022 9:07 AM
16	Don't overthink this, stop the growth. This area is going to look like Denver if we don't.	12/4/2022 10:37 PM
17	I am an educator, housing is high and our pay is low.	12/4/2022 7:18 AM
18	I think the city manager and mayor should be required to live in town but others can live elsewhere. Again the problem is that almost everyone who lives in Severance works out of town therefore cheaper should be a goal because apparently it is already cheaper than elsewhere	12/3/2022 8:27 PM
19	They should be able to live here if they choose to do so	12/3/2022 12:18 PM
20	I am not in one of those field so I can't say what might be important to them	12/3/2022 8:47 AM
21	There is no need to lower income expectations to include more people. It took me a lifetime to earn what I have others can do the same. Owning property in Severance is a privilege not a right	12/3/2022 7:06 AM
22	The Town of Severance paying for a gun range is SURE AS HELL not a priority.	12/2/2022 5:40 PM
23	We need to put essential public servants first. My main concern is the level of crime that having more houses will bring. We moved to Severance because it was a small town and we like the small town feel. We do not like the way that the town is growing. We have seen a HUGE increase in car break-ins, crime, car accidents, and in our neighborhood, we have seen an increase in the number of people living under one roof in single family homes-because 10 people can live in one home and afford it, thus increasing car traffic, parking on grass lawns, and speeding in our neighborhood. I like the quaint, quality of life that is Severance, the more we build, the more that will be lost. We want to raise our children in a safe neighborhood in a safe, close-knit town, and that will all soon be lost.	12/2/2022 4:29 PM
24	But we house more public service from other towns then we do are own. We are headed in that direction where they can't even live in the town they work in. Same as windsor.	12/2/2022 12:15 PM
25	It's essential! It's the best way to maximize their support	12/2/2022 4:36 AM
26	People tend to care more, when they are apart of the community they serve/reside in.	12/1/2022 11:13 PM
27	A community should be well thought out before throwing a bunch of additional homes in with no infrastructure. Severance has been poorly planned. We do not have a grocery store, gym, home store, library, water, etc. but keep throwing more homes in. A well developed town would have the accommodations to meet the needs of their residents so needing to leave town is a rare occurrence (which would also help with the horrendous traffic too).	12/1/2022 10:22 PM
28	Yes but not with the plan currently in place for where the school will be at. The plan for the school and businesses is fine, we have a HIGH demand for businesses almost 10,000 people in this town and houses are still being developed (that has been delayed). Public Services such as Police, Fire, Health Care and Education should probably receive a housing stipend honestly. We all know teachers don't get paid what they deserve, we can't developers or the town pay their mortgage (not with taxpayers money) since cost of living is so high, income is still low and houses are not cheap. Be there for the people who are there for us and our	12/1/2022 10:03 PM

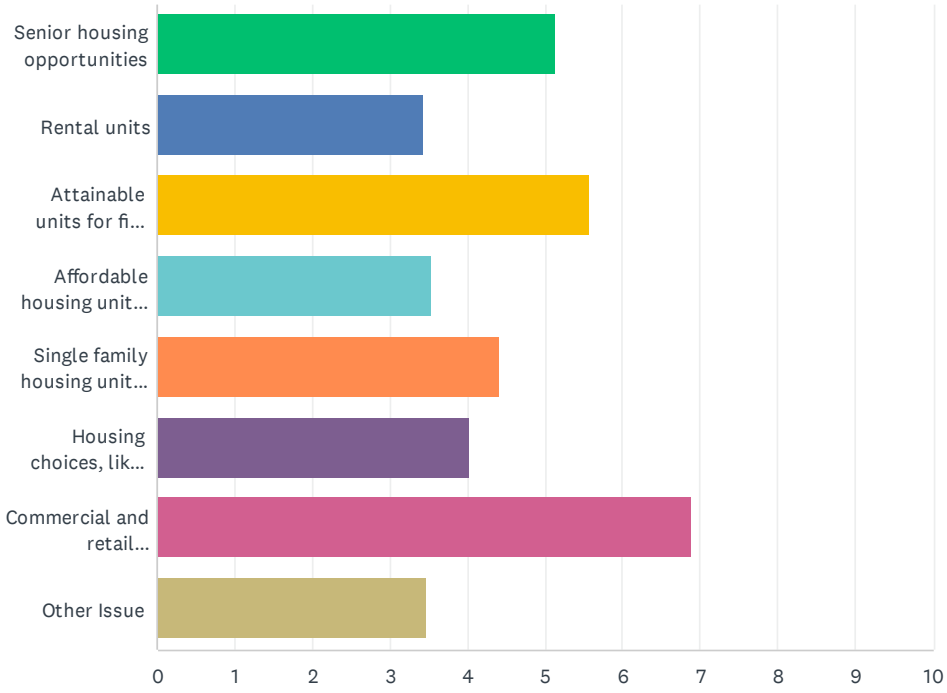
Severance Housing Needs Survey

	families... We are a community right? For #9 - I don't think severance needs anything other than Businesses.... I would delete all of the other options if I could...	
29	As A Firefighter myself this is of utmost importance! Our First responders should be able to live in the same town they serve and not be priced out. Same as teachers raise the salaries and provide affordable housing options if needed	12/1/2022 9:50 PM
30	I want our first responders to be able to afford to live in the community they serve. Unfortunately their current pay combined with housing options greatly restricts that.	12/1/2022 9:25 PM
31	Severance's current plan to allow low quality builders to build junk homes does not help anyone.	12/1/2022 8:50 PM
32	It's important we all be able to afford to live near our jobs	12/1/2022 8:04 PM
33	Don't make cheap housing a solution to underpaying these types of workers.	12/1/2022 6:51 PM
34	I think those who provide essential services will live and work where it is best for them. I don't think the decision has to do with affording to live in Severance	12/1/2022 6:48 PM
35	This is literally the cheapest suburb of Fort Collins.	12/1/2022 6:35 PM
36	I feel police, fire, teachers, etc should receive tax breaks, discounts, whatever it may be to live in the town they service. If Severance is good enough to work in and take money from - they should live here.	12/1/2022 5:08 PM
37	We need stores or more services but also understand I would rather travel then get more housing.	12/1/2022 4:53 PM
38	This would be ideal, but my greatest concern is the Town is building too quickly and on every available open space.	12/1/2022 4:09 PM
39	Many people commute to what ever town they work in whether its Denver or Cheyenne. Why would it matter if they live here. If they are at their house they are off duty anyway.	12/1/2022 4:03 PM
40	A lot of the reason people move here is because it is affordable. As growth happens the affordable areas keep moving out.	12/1/2022 3:40 PM
41	Living in the community you serve shouldn't be a priority. I work for the Denver Fire Department and live here, very few members in Denver live in Denver.	12/1/2022 3:07 PM
42	It goes far beyond the groups listed. Very few people live and work in Severance. The people that can earn enough from their job in Severance to afford a mortgage here number what, 50 at most?	10/31/2022 2:47 PM

Severance Housing Needs Survey

Q9 I think Severance needs more....(please rank)

Answered: 542 Skipped: 3

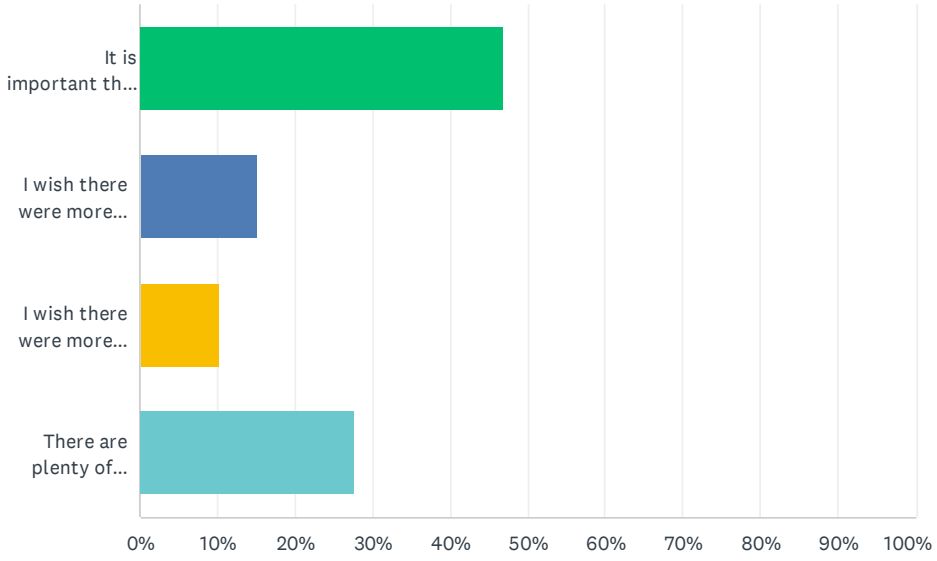


	1	2	3	4	5	6	7	8	TOTAL	SCORE
Senior housing opportunities	5.26% 25	19.16% 91	24.63% 117	18.95% 90	12.63% 60	8.63% 41	8.21% 39	2.53% 12	475	5.14
Rental units	1.09% 5	7.22% 33	7.66% 35	11.16% 51	13.35% 61	23.63% 108	21.66% 99	14.22% 65	457	3.43
Attainable units for first time homebuyers	7.43% 35	23.14% 109	24.63% 116	21.23% 100	13.80% 65	6.58% 31	2.34% 11	0.85% 4	471	5.56
Affordable housing units for lower income families	4.32% 20	4.32% 20	9.07% 42	14.25% 66	12.96% 60	16.85% 78	21.81% 101	16.41% 76	463	3.53
Single family housing units regardless of income	5.60% 26	13.36% 62	14.22% 66	12.07% 56	18.32% 85	15.95% 74	15.09% 70	5.39% 25	464	4.41
Housing choices, like condos, duplexes, or mixed-use type housing	2.55% 12	8.94% 42	11.28% 53	15.53% 73	20.00% 94	18.51% 87	15.96% 75	7.23% 34	470	4.03
Commercial and retail development, we have plenty of housing already	65.98% 353	11.96% 64	4.86% 26	2.43% 13	3.55% 19	2.99% 16	4.67% 25	3.55% 19	535	6.89
Other Issue	11.66% 52	16.37% 73	4.71% 21	3.36% 15	4.26% 19	4.93% 22	7.85% 35	46.86% 209	446	3.47

Severance Housing Needs Survey

Q10 What are your thoughts on opportunities for senior housing in the Town of Severance?

Answered: 519 Skipped: 26



ANSWER CHOICES	RESPONSES	
It is important that Severance have senior housing available to those who need it.	46.82%	243
I wish there were more senior housing opportunities locally for my aging parent/relative	15.22%	79
I wish there were more senior housing opportunities locally for myself, I'd like to stay in Severance as I get older	10.21%	53
There are plenty of senior housing option available locally, we don't need more	27.75%	144
TOTAL		519

#	ADDITIONAL COMMENTS OR CONCERNS	DATE
1	I just don't know if there is a need since I'm not looking for housing. Windsor is close enough but do they have space available? I think it is more important to have senior housing close to the services they need, medical, grocery, rec center, etc. Build those first.	1/31/2023 7:00 AM
2	This isn't to be heartless... The other small towns, i.e. Eaton, Ault, Pierce, Nunn, etc. Have it so why does Severance need it or need to worry about it? Windsor is a 10 min drive to their facilities. Greeley is 15-20 min drive... We have other things to worry about here in Severance...	1/11/2023 7:12 AM
3	The answer depends on what the senior housing will offer. Severance does not offer much for services so I wouldn't want seniors to feel siloed/alone by living here.	12/19/2022 7:01 AM
4	There is senior housing/activities in Windsor. There are more important problems facing Severance at the present time.	12/17/2022 6:10 PM
5	WE DON"T NEED ANY MORE HOUSING - REGARDLESS OF TYPE -hard to rank them above as we DO NOT NEED ANY MORE HOUSING!!	12/15/2022 10:31 AM
6	I would love to stay in my own home, but the rates of services continue to skyrocket	12/14/2022 1:39 PM

Severance Housing Needs Survey

7	Senior housing helps keeps families close together to care for older family members and assist in making them stay in the same area.	12/13/2022 3:27 PM
8	I don't have an opinion on this as I'm not familiar with this type of housing	12/12/2022 8:19 AM
9	If you have senior housing, you need public transportation. How will they access medical and shopping services since there are none here?	12/11/2022 3:36 PM
10	Why would seniors want to live where there is nothing for them to do? Nothing here supports a senior lifestyle.	12/11/2022 3:17 PM
11	Why?	12/11/2022 2:51 PM
12	Nursing homes?? Please define senior housing	12/10/2022 6:03 PM
13	There is no reason to be concerned with senior housing until The Town has the commercial base to support the needs of the elderly. What are these people suppose to do in Severance?	12/8/2022 3:38 PM
14	We need more affordable options in all localities.	12/7/2022 7:15 PM
15	There really isn't any retail that would benefit senior living in Severance. Dollar General is really the only place seniors can purchase from.	12/6/2022 8:10 PM
16	This is hard to answer because I'm not sure it's a great place for seniors considering the lack of access to any amenities or resources. They would have to travel for doctors and groceries etc	12/5/2022 6:44 PM
17	Without many close businesses like grocery stores Or care centers, I don't see it making sense for senior housing to be here. It wouldn't seem very convenient.	12/5/2022 5:08 PM
18	I do think there is a need in NOCO for good senior housing and complexes.	12/5/2022 1:06 PM
19	Need retail/commercial business before senior housing. Land availability does seem limited	12/5/2022 9:07 AM
20	I think there is plenty of housing and commercial properties that we need to put a stop on ALL building.	12/5/2022 8:20 AM
21	Senior housing is a tough sell for Severance without any supporting infrastructure - medical care, mass transit, pedestrian friendly grocery, pharmacy, and other related services	12/4/2022 6:13 PM
22	Doesn't matter it's inflation	12/4/2022 3:47 PM
23	I don't know enough about Severance's plan for senior housing to comment.	12/4/2022 3:10 PM
24	Don't care	12/4/2022 2:32 PM
25	Windsor is near by and has plenty of opportunities for senior living.	12/4/2022 10:09 AM
26	Not sure what you are talking about for seniors. Is it nursing home, assisted living, independent living or single family homes seniors can afford? An independent living option would be a good idea.	12/3/2022 8:27 PM
27	one story duplexes would be great for Seniors!	12/3/2022 7:40 PM
28	We need to get some medical offices and a grocery store with a pharmacy to support senior needs	12/3/2022 1:37 PM
29	Even though I am against MORE expansion (this town cannot support the growth at the rate it's growing) there should be affordable senior housing.	12/3/2022 12:18 PM
30	The items for ranking in question 9, in my opinion are all no higher than 7 or 8 in importance. Severance needs to slow down ALL growth until the cost of growth can be paid for by the new construction. NOT by people that have lived here for years	12/3/2022 11:15 AM
31	No opinion	12/3/2022 10:24 AM
32	I feel like seniors are buying a lot of the small ranches because they don't have dedicated senior housing where they might have more appropriate living assistance	12/3/2022 10:11 AM
33	Seniors need to be able to shop locally. Build retail first	12/3/2022 9:22 AM
34	Might be a good idea. Possibly after there are more local businesses, centers and supporting	12/2/2022 8:55 PM

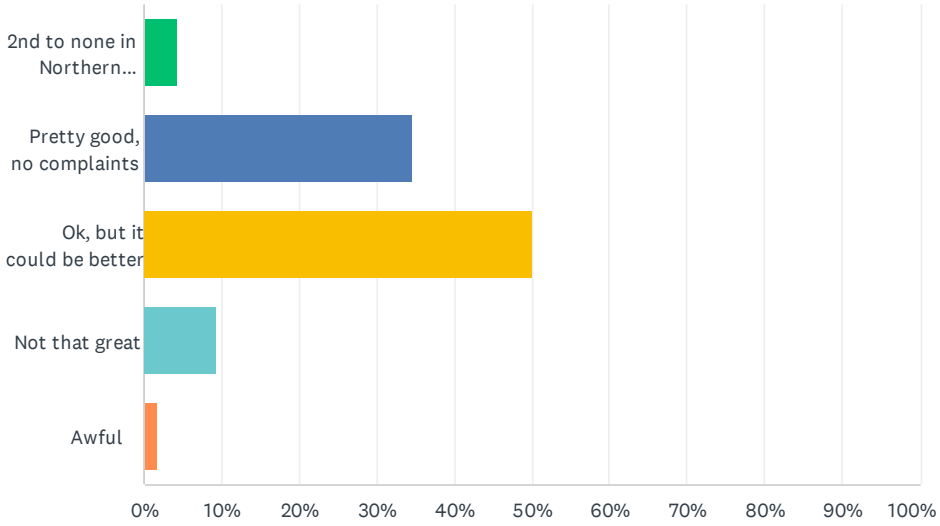
Severance Housing Needs Survey

	facilities in town.	
35	Look, this town and properties are known as “higher end”. People move here because of that. Why are you changing that? There’s no public transit. No grocery stores. Why the push for public housing? Greeley and Fort Collins have the infrastructure, stores and places to work to support those goals. The change for that will cost money and it’s not my desire to turn this town into a Greeley.	12/2/2022 6:25 PM
36	Continuous care retirement community is becoming an important consideration for us.	12/2/2022 4:16 PM
37	I'm not for or against it, neutral	12/2/2022 2:36 PM
38	No opinion	12/2/2022 1:47 PM
39	Severance is a younger community.	12/2/2022 11:59 AM
40	There are no admenities in this town for Seniors to live here	12/2/2022 6:02 AM
41	Not a concern of mine	12/2/2022 4:36 AM
42	None of these answers fit me	12/2/2022 12:50 AM
43	They wouldn’t be affordable any way.	12/1/2022 11:13 PM
44	This should be the least of Severance’s concern. This isn’t going to be a nice town to live in for future years with all of the cheap Journey homes and no accommodations.	12/1/2022 10:22 PM
45	And I only say this because if 1000 more homes get built in this town, it's going to be too congested, too much for seniors to enjoy and get around, safely and in general. Seniors always have a big place in my heart and need an affordable place to live but if the town keeps growing with people and homes, I think it will make it less enjoyable for them and the community.	12/1/2022 10:03 PM
46	This is less of a concern to me right now, because I believe it would be silly to house a bunch of senior citizens in a town that has limited resources to help them recreationally, medically, or provide basic groceries to them.	12/1/2022 8:12 PM
47	The problem with this is most seniors need to shop and have things to do to be active and Severance has none of this currently.	12/1/2022 7:16 PM
48	There are so many in Windsor, I don’t think Severance could compete with the ones in Windsor	12/1/2022 7:01 PM
49	Most of my neighbors are seniors and have been here from the beginning. It’s cheaper here than anywhere else around fort collins	12/1/2022 6:35 PM
50	We are going to be in the market for senior housing / 1 person housing within the next 1-3 years. It would be great to have them close to us so we can spend time together and help take care of their property.	12/1/2022 4:11 PM
51	There are CLOSE TOWNS everywhere with plenty of Senior Housing. It used to take me 20 to 30 min. to get to Loveland. Keep building in Severence and it will take 20 minutes just to get somewhere here in this town! STOP with the building.	12/1/2022 4:03 PM
52	It would be nice, but right now not urgent.	12/1/2022 3:40 PM
53	Until our population stabilizes, people with fixed income will continue to be faced with increased taxation needed to fund our overcrowded schools, that is, until we run these housing developers off who keep shoving growth down our throats. Options could be similar to the senior housing development south of Windsor's 7th ave on Road 17 or the one east of I-25 on Hwy 14. Options for Severance could be for higher density development along 392 and up on Hwy 14, which would allow easy access to amenities from surrounding areas as well.	10/31/2022 2:47 PM

Severance Housing Needs Survey

Q11 As a resident of Severance, I would rate the Quality of Life locally as...

Answered: 535 Skipped: 10



ANSWER CHOICES	RESPONSES	
2nd to none in Northern Colorado	4.30%	23
Pretty good, no complaints	34.58%	185
Ok, but it could be better	50.09%	268
Not that great	9.35%	50
Awful	1.68%	9
TOTAL		535

#	OTHER (PLEASE SPECIFY)	DATE
1	Severance needs a good sized grocery store like King Soopers	2/17/2023 8:09 AM
2	Some dumpy looking areas on 4th street, between Mahogany and 1st street. Properties don't need to look wealthy, but tidy improves the area greatly.	1/5/2023 6:37 PM
3	Good, just a few tweaks like a good small local eatery, a couple cute downtown shops. Don't want big box, stores, etc. Also, discouraging truck traffic on 74 is very important to me	1/1/2023 10:13 PM
4	I would like to be able to stay in Severance when I need things- more commerical so I don't have to drive to Windsor, Greeley or Fort Collins.	12/29/2022 8:16 AM
5	No shopping available, have to travel to one of the other towns and that is where our money is going to other towns around us. The quality of housing is poor	12/23/2022 11:34 AM
6	the cost of living is increasing to support the infrastructure.	12/23/2022 10:33 AM
7	We desperately need a grocery store. Need to get rid of the eyesore automotive shop across from Bruce's	12/19/2022 7:12 AM

Severance Housing Needs Survey

8	We live in Severance but are always driving to other towns to do our shopping and activities since there is very little to do here in town.	12/19/2022 7:01 AM
9	This survey is putting the cart before the horse! Development is fine when the infrastructure is up to standards. No further development should take place, except for commercial development until the water and sewer systems have been updated. Where have the tap fee, building permit funds, etc. gone instead of being put toward infrastructure updating. How can the town justify raising water rates by 20% per year when they have received enough revenue from tap and building fees to build a new water treatment and delivery system?	12/17/2022 6:10 PM
10	I bought my house almost 17 years ago and was on the South End of town. Looking for that small town feel with the convenience to get to Windsor, Greeley or Fort Collins or even Centerra, All in LESS then 20 minutes. Now I can barely get out of town in 20 minutes as you have surrounded me with low income renters and no good way to get out of town. Not to mention my kids are crowded in their classrooms and have been sitting on crates in trailers for at least the last FOUR YEARS - this is UNACCEPTABLE - I do not blame the bond for failing the last time (thank goodness it passed this time) I BLAME YOU FOR OVER BUILDING WITH PISS POOR PLANNING - where were you planning to educate all these kids? Where were you planning to get water? Get a clue!	12/15/2022 10:31 AM
11	we used to have an HOA that took pretty good care of everything for a reasonably fare price. Now that's going up and I see there not taking of anything	12/14/2022 1:39 PM
12	Having a senior center would be great.	12/13/2022 3:27 PM
13	Need more commercial/retail, maybe a big grocery store, and mor road infrastructure, ie more 4 lane roads before we just blast in more housing developments. CR. 74/Harmony Rd is way too crowded and overused as it is..	12/13/2022 3:25 PM
14	The truck traffic is horrible. Infrastructure needs to catch up with the out of control building that was not regulated before any more subdivisions are built.	12/13/2022 11:08 AM
15	Love the small town feel it has at the moment. Hate that it won't stay that way. I grew up here and chose to raise my kids here. If I wanted to live in a booming metropolis, I would have moved to one.	12/12/2022 1:04 PM
16	The traffic has become a huge problem	12/12/2022 8:19 AM
17	Over taxation, and a small business improvement	12/10/2022 6:03 PM
18	Yax hikes are getting out of hand.	12/10/2022 6:02 PM
19	We need an actual grocery store closer and rec center	12/10/2022 1:50 PM
20	There has been no benefit to us as the town has grown. Noise and light pollution is horrendous now. The town is nothing but ugly, crammed together houses and a dollar general. Would be nice to see more rural style horse properties go in.	12/9/2022 1:52 PM
21	We have to drive to Fort Collins for everything.	12/8/2022 6:01 PM
22	Severance needs commercial development, not more houses!	12/8/2022 3:38 PM
23	There is a distinct lack of a grocery store of significant size. With so many new constructions, it should be possible to build a grocery store that is closer to us than Windsor.	12/8/2022 3:05 PM
24	Would love to have a grocery store. And more accessible ways to know what is going on in Severance Also when will the library be built	12/8/2022 8:45 AM
25	Have to leave town and take business to other towns/counties. Results in gas use increase and local gas station is near criminal price gouging, so my gas money leaves the town too.	12/8/2022 8:16 AM
26	I would honestly love for Severance to be annexed by Windsor to move entirely to Windsor or Timnath. Anywhere more convenient.	12/8/2022 6:47 AM
27	We have to travel outside of town for groceries, gas, fast food. No water to support growth. Why are so many houses going up before water, commercial, infrastructure, schools ??	12/7/2022 10:22 PM
28	We need a grocery store	12/7/2022 7:15 PM
29	I want to keep my hard earned money in town. I want to buy my groceries here, eat out in town with many different options and buy things I need in town without having to spend my money	12/7/2022 6:46 PM

Severance Housing Needs Survey

	for other towns to better their communities.	
30	Grocery store would be beneficial	12/7/2022 1:13 PM
31	As a native and a person wanting the country life I would say the accelerated progress and growth is very close to making Severance less enjoyable than it was. It's not quite a Windsor problem, but close. Why can't Severance separate from Windsor and become our own town? If not can we start getting our own Rec center or grocery store and taxes? Can we start getting restaurants and quit making it hard for current, or what used to be current places like G5, restaurants to expand in ways that would serve our community? We need a 3-5 year hiatus on ALL residential building until we can get infrastructure, schools and water back into surplus. We may have just passed a bond but with the Moody project and the new housing development along Hwy 257 as well as by Raindance those new schools are already over crowded and they aren't even built yet. It looks to me the town and people in leadership are only interested in their kickbacks and aren't actually doing the right thing to ensure a prosperous, quiet place to live. Money always talks and it's clear that has been the priority for the last 3 to 4 years. Sure it's great for folks moving from big cities, of course they think it's so wonderful and such an improvement. They leave their over crowded schools, crime ridden neighborhoods and corrupt cities to come to ours thinking it's great but they also bring the very thought process and mindset that corrupted their previous homes to our town; before long we become what they left. I'm not alone in my thinking, the people that have called this area their home for over 5 years are unhappy and will continue to be so as the growth continues out of control.	12/7/2022 8:45 AM
32	A Couple more businesses, ie. restaurant, grocery… otherwise, very nice.	12/6/2022 11:17 AM
33	Continue development of trail system including around New Windsor Reservoir per long range plan.	12/6/2022 8:26 AM
34	I spend far too much time worrying about Development that will negatively impact my kids and my safety. We need sidewalks not more people	12/6/2022 2:21 AM
35	I would love to have closer amenities here such as a grocery store (how do we convince Aldi to come this way), outdoor neighborhood pool, some more food businesses…	12/5/2022 5:08 PM
36	I wouldn't want to live anywhere else, however I would like to see more local commercial businesses built in Severance, especially restaurants. I would like to see better infrastructure and more improvements to the traffic. I also live in a Journey home that was built 2 years ago and am still working with their warranty department to fix issues that should've been fixed prior to the closing of the house. I believe they shouldn't build anymore houses until they honor their commitment and responsibility to their current homeowners in this community.	12/5/2022 4:13 PM
37	Too big too fast. Not much of a small town anymore. Really sad.	12/5/2022 2:51 PM
38	There are very few amenities here as the population expands rapidly.	12/5/2022 1:38 PM
39	We love the small town feel and the little bit of affordability over FTC and Loveland. Love not being too crowded and nice farmland around us. Not looking to make this a big town.	12/5/2022 1:06 PM
40	I'm not a resident	12/5/2022 9:09 AM
41	Way to many people compared to 10 years ago. It has made the town less enjoyable to live in. Miss the small town vibes that use to make Severance unique.	12/5/2022 8:20 AM
42	As surrounding areas develop at lightning speed areas like Severance will see an increase in demand.	12/4/2022 6:13 PM
43	There is a lack of nice parks and restaurants for social life. We have it better than most but can always improve. We just cannot over develop and become like Fort Collins and Timnath.	12/4/2022 2:54 PM
44	I wish severance employees did what they get paid for	12/4/2022 2:32 PM
45	a grocery store would be nice since others are too crowded and further away-more traffic makes it take longer to get there. Need library, which is supposed to be coming. A few shops would be nice.	12/4/2022 2:28 PM
46	Need more stores	12/4/2022 9:25 AM
47	We have a very nice town! I recommend focusing on safety, high quality education and infrastructure. I'm not sure our roads are equipped to handle the many homes being built here. I	12/4/2022 9:00 AM

Severance Housing Needs Survey

	also would like to make sure we have enough water for our residents. I don't want to hear about a water shortage when houses are continually being built without securing enough water.	
48	housing developers should be required to donate/reduced price certain amount of lots to be used for habitat for humanity	12/4/2022 8:57 AM
49	Severance needs to keep its small town feel. The rural lifestyle is its best draw. This is the reason GOOD planning is a must. I am afraid the town board is more interested in growth than the what is good for the town itself.	12/3/2022 8:27 PM
50	More things for kids and families to do, like a Community center with pool and basketball courts, exercise rooms, etc.	12/3/2022 7:40 PM
51	Our biggest complaint again is the infrastructure, We really wish there was at least a grocery store in town, maybe some fast food options. All severance seems to be is houses. Would be nice to stay in town for more things	12/3/2022 5:50 PM
52	We need businesses here instead of everybody having to commute for work.	12/3/2022 1:37 PM
53	Severance needs to make sure there are enough schools and enough water to support this community	12/3/2022 1:37 PM
54	I've already listed my complaint	12/3/2022 12:18 PM
55	Most of us moved here for a semi-rural quality of life. Unfortunately Severance is moving in the same direction as Windsor and Timnath. That is not the quality of life I desire	12/3/2022 11:15 AM
56	We don’t have any commercial tax base to continue to upgrade and improve our town and the only solution to cover costs has been to increase taxes on homeowners in town, making severance unaffordable to live in. We need commercial amenities here like a grocery store, 24 hr gas station, fast food restaurants for convenience sake, more restaurants in general, etc. I am tired of my hard earned money being spent in other cities to be used on the upgrades in their towns/cities while ours is in dire need of upgrade projects. We don’t have 24/7 police services by our own police department, either and I think that is unacceptable. Why isn’t our police 24/7, this seems like a safety issue for us as residents. When I have had to call police, sometimes I’m told there’s only one officer available and they’re handling another call?? Why not two or three? What if the one is tied up on an emergency and another emergency happens?	12/3/2022 10:21 AM
57	Grocery store and more restaurants needed	12/3/2022 10:11 AM
58	I would like the two lane widened out of Timnath going east on 74. I really would like access to bike paths from severance	12/3/2022 8:40 AM
59	It would be better if I didn't have to drive to another town for needs such as groceries or dining options.	12/3/2022 8:39 AM
60	Used to be great. Now it's just Fort Collins jr.	12/3/2022 8:29 AM
61	The more we build, the more issues and crime will arise! Keep Severance small!!! Keep quality of life high!	12/3/2022 8:18 AM
62	Not enough commercial	12/3/2022 7:25 AM
63	Don’t change a good thing	12/3/2022 7:06 AM
64	We desperately need a grocery store here!! Would love Sprouts to come	12/2/2022 10:36 PM
65	Do not turn into Windsor or Fort Collins. Those towns are 10 minutes away	12/2/2022 9:19 PM
66	Severance has allowed builders to develop large communities with zero amenities… this is a problem	12/2/2022 6:48 PM
67	We love the community but we need to make it more of a community by making it more of a town which includes for example a swimming pool that is easily accessible to the children in our community and a grocery store which will provide tax revenue for our town. We also need more businesses besides these and begin to let people go and socialize with other community members where they don’t have to go windsor for example a golf course or a pool again.	12/2/2022 6:26 PM
68	Want to spiff up the city. Get the local businesses to clean up their front yard(s). Just look at the corner of main and 74. Also… you could change the city motto to not include bulls crying. How disgusting. You should be ashamed of yourselves.	12/2/2022 6:25 PM

Severance Housing Needs Survey

69	No complaints, just concerns for future if rampant housing growth continues	12/2/2022 6:24 PM
70	Needs a grocery store and a community swimming pool	12/2/2022 5:33 PM
71	Good but declining with overdevelopment and severe crowding coupled with lack of infrastructure to support the undesirable rampant growth	12/2/2022 5:27 PM
72	When we chose to raise our family here, we knew the quality of life would be great. That was our top priority when choosing to live here. Second was schools. And both of those choices were decided upon because we loved that Severance was small. Because Severance is small, both quality of life and good schools could be obtained. The more we build and grow, the more those things become harder to obtain. Crime will increase, traffic accidents and busy traffic will increase, schools will become overcrowded thus lowering the quality of education that my kids deserve because of large class sizes and less teachers, and this once beautiful, quiet town will become large and overrun, and unpleasant to live in. I wish we had more of a say in stopping the growth, that is was less political and the residents had more of a say. We moved here because we thought this would be it. We didn't move to Severance, hoping that it would grow and grow and bring in more crime, traffic, people. Please keep Severance small.	12/2/2022 4:29 PM
73	Relatively small community located conveniently near larger communities. All the benefits of a smaller community with the benefits of larger communities within easy reach.	12/2/2022 4:16 PM
74	We need a grocery store	12/2/2022 4:03 PM
75	retail, grocery opportunities are lacking. Most all shopping goes out of town. Need better church representation.	12/2/2022 3:31 PM
76	we have nothing here but homes, do not bring low income to severance , it will bring crime, drugs, We moved to severance to get away from all that, so do not bring it to the town of severance	12/2/2022 3:07 PM
77	There needs to be a closer grocery store (King Soopers) and other conveniences available	12/2/2022 2:19 PM
78	Local shopping very limited	12/2/2022 2:01 PM
79	Refer to question 5	12/2/2022 12:15 PM
80	Used to be a good place, but mis-management and rapid, poorly planned growth has ruined it. you should consider renaming the town "Journey".	12/2/2022 11:59 AM
81	Lacks grocery stores and other resources for how large it has become.	12/2/2022 11:52 AM
82	Need more schools, ease traffic congestion, and less growth. All the festivals and things are so crowded now we don't even want to attend.	12/2/2022 11:37 AM
83	Better infrastructure development (sidewalks, stop signs, lights at major intersections on County Road 21). Lower speed limits on all of County Road 21.	12/2/2022 10:47 AM
84	Need better infrastructure, road repair, more recreational spaces and activities for our children and teens, a real grocery store would be fantastic. I'm tired if having to drive 15 minutes into Windsor or Timnath	12/2/2022 10:32 AM
85	we need more community resources, recreation. A center, a pool, library, Your survey should have asked if these things would be supported.	12/2/2022 8:54 AM
86	Our one gas stations consistently gouges prices. It would be really nice to have more retail, grocery, and/or gas stations on the 74 corridor	12/2/2022 8:38 AM
87	way over developed with no services or amenities locally	12/2/2022 8:27 AM
88	We need a grocery store.	12/2/2022 8:13 AM
89	We need a grocery store, but it cannot be a commercial store. We need to keep Severance a small bedroom community. This part of its charm. Bring in a grocery stores and retail stores that are not big chains. That's how we said ourselves apart.	12/2/2022 7:49 AM
90	Need more businesses, we don't have water for what's already here, traffic flow should also be addressed before adding more congestion.	12/2/2022 7:11 AM
91	Grocery store	12/2/2022 7:11 AM

Severance Housing Needs Survey

92	Need some stores or restaurants in severance not more houses - schools are already overflowing and taxes keep going up	12/2/2022 6:48 AM
93	Was better 5+years ago	12/2/2022 6:04 AM
94	Was much better before all the houses went up.	12/2/2022 5:53 AM
95	Closer amenities would make it 2nd to none	12/2/2022 5:45 AM
96	It was better before all the Journey homes filled every open space. Now I'm kind of embarrassed to live here.	12/2/2022 5:28 AM
97	We need commercial development so we stop taking our tax dollars to Windsor and can get 7x 24 police support	12/2/2022 4:36 AM
98	We need a pool or splash pad	12/2/2022 3:32 AM
99	Too many houses, roads first and then schools and then condos	12/2/2022 1:33 AM
100	Three years ago, I was thrilled to live in Severance and would have ranked it #1. I absolutely loved all the farm land and small town feel. There was hardly any traffic and the people were always kind to each other. Now, it's starting to feel crowded, we're losing restaurants and have hardly any accommodations to fulfill the needs of residents. I used to feel very safe out here and lately it seems like I'm constantly seeing numerous posts of breaking into people's cars, vandalism, and crazy people going into people's homes. This is not like the Severance I loved.	12/1/2022 10:22 PM
101	Need more restaurants and fun events	12/1/2022 10:03 PM
102	Please stop all the development! We don't have enough infrastructure, school space, grocery stores, restaurants and traffic is already getting really bad! Please preserve the "country/land, open space" that we all loved and why we moved here!	12/1/2022 9:57 PM
103	It was awesome 15 years ago, way to many people now	12/1/2022 9:26 PM
104	Severance used to be a great small town and a great place raise a family. It is quickly losing its appeal.	12/1/2022 8:50 PM
105	Infrastructure is needed to accommodate the housing	12/1/2022 8:33 PM
106	I miss the town I moved to.	12/1/2022 8:26 PM
107	We need more shopping options here, specifically a grocery store. I would also like to see more bike lanes to make it possible to get around town (especially county road 23) without a vehicle.	12/1/2022 8:22 PM
108	The Journey Homes neighborhoods are not great.	12/1/2022 8:19 PM
109	We need sidewalks that actually connect the housing areas to town. We need an actual grocery store and some type of food service (not coffee!!)	12/1/2022 8:12 PM
110	Would like Biking/Walking Trails	12/1/2022 8:04 PM
111	There are very limited amenities. We need commercial options.	12/1/2022 8:01 PM
112	Less building keep it small	12/1/2022 7:45 PM
113	Unless I'm going to Bruce's... I'm leaving Severance. With the closure of G5 the town really needs to look into its business-friendly incentives and how to attract retail business it a growing consumer area.	12/1/2022 7:43 PM
114	I love it, but we really need a grocery store.	12/1/2022 7:43 PM
115	Need a grocery store.	12/1/2022 7:07 PM
116	We HAVE to leave Severance to do anything. Retail, grocery stores, gas, all has to be done in Timnath/Fort Collins/Windsor.	12/1/2022 7:01 PM
117	Housing Development in past 5 years is too much.	12/1/2022 6:51 PM
118	Need a grocery store, restaurants, etc	12/1/2022 6:45 PM
119	Except for the constant construction traffic tearing up our roads	12/1/2022 6:35 PM

Severance Housing Needs Survey

120	Walking/biking trails would make Severance incredible.	12/1/2022 6:31 PM
121	Overdevelopment has negatively impacted the quality of life.	12/1/2022 6:22 PM
122	Would love an affordable community pool	12/1/2022 6:20 PM
123	Great town to live in. Quite and small. Traffic is bad roads can't handle it. Every time we turn around it seems that taxes are being raise. We have children that go to Windsor for school when we have an Elementary school right across the street. I have learned that our fire department runs a 2 man engine and maybe a part timer if one is available. Seems like the PD needs more man power as well. A lot of things need to be improved before Severance starts to build more homes.	12/1/2022 6:17 PM
124	I would love to see more downtown shops, stores and more family events.	12/1/2022 6:11 PM
125	Was better before all the growth, traffic and stoplights. Loved this area for the country feel surrounded by farmland that now keeps being plowed under to pad pockets of developers.	12/1/2022 6:04 PM
126	Downtown could be cuter, more rules enforced. Clean it up add a few trees	12/1/2022 5:57 PM
127	There are few retail and business opportunities. Town feels more like just houses than an actual community to be in	12/1/2022 5:40 PM
128	Not safe - crime is increasing - traffic is terrible - lost small town feel	12/1/2022 5:08 PM
129	Ten years ago it was great, but currently the town can't adequately provide safety, recreation, and other resources (i.e. grocery store, restaurants, youth sports) for the community due to overpopulation.	12/1/2022 4:55 PM
130	Was 2nd to none 5 years ago. Overdevelopment without corresponding infrastructure improvements has reduced quality of life.	12/1/2022 3:36 PM
131	We've only lived here for 6 months, but so far no complaints.	12/1/2022 3:13 PM
132	Parks, open spaces, did you know there isn't 1 baseball field available for use to the public that isn't fenced and locked off! My boys aha their friends need a place to play baseball in the spring summer and fall with their friends.	12/1/2022 3:07 PM
133	Need more commercial opportunities..I.e restaurants, grocery store	12/1/2022 2:19 PM
134	desperately need services in the area to draw more commercial businesses. The town seems a bit stagnant in that regard. Slow growth is not a viable alternative. Those who feel that way need to step into new millenium!	12/1/2022 1:55 PM
135	People moving here might like it, but I know what we've lost. When we were a much smaller community, life was so much better. We didn't have crowded roads, noise pollution, light pollution, and had great views and a sense of community. We had wildlife, we could see stars, and it was quiet at night. We may have more expensive houses now, but our quality of life is much worse. I can't think of a single thing we have now as a result of all this growth over the past 10 years, in particular, that makes up for everything we've lost. The small town attitude towards self-sufficiency that Severance residents shared at the time has been supplanted by people moving here from the city with expectations that all the amenities of the city would be available here.	10/31/2022 2:47 PM

TOWN OF SEVERANCE
RESOLUTION NO. 2026-04R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, PROVIDING FOR ADDITIONAL APPROPRIATIONS IN FISCAL YEAR 2026 FOR THE REAPPROPRIATION OF THE BUDGET OF 2025 CAPITAL PROJECTS STILL IN PROGRESS AND AMENDMENTS TO THE 2026 ADOPTED BUDGET

WHEREAS, the 2025 budget appropriations lapsed on December 31st, 2025; and

WHEREAS, the Town had appropriations for projects and equipment purchases to be continued in 2026; and

WHEREAS, the Town has the money available in fund balances; and

WHEREAS, the Town would like to reappropriate funding that was appropriated in the 2025 Amended Budget for these ongoing projects; and

WHEREAS, the Town had identified revenues received in 2025 that are for projects to begin or continue in 2026; and

WHEREAS, the Town would like to appropriate the identified revenues into the fund balance; and

WHEREAS, in accordance with Section 8.10 of the Town of Severance Home Rule Charter, the Town Council may modify appropriations by resolution during the fiscal year for unanticipated budgetary issues, so long as such modified appropriations do not cause total expenditures within a fund to exceed the beginning fund balance or the funds available plus anticipated revenues and other sources of funds within the fund as estimated in the budget; and

WHEREAS, the Town Council desires to modify appropriations and to authorize the expenditure of certain 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:

Section 1. The following modifications to unencumbered appropriation balances for Fiscal Year 2026, as set forth below, are hereby approved:

A. Appropriations of Additional Fund Balance:

APPROPRIATIONS FROM FUND BALANCE	
GENERAL FUND	$7,649,880
WATER FUND	$2,320,600
WASTEWATER FUND	$200,000
GRANTS FUND	$362,363

TOTAL FUNDS TO BE APPROPRIATED: $10,532,843.00

Section 2. The following modifications to budget expenditures for Fiscal Year 2026, as set forth below, are hereby approved:

A. Expenditures by Project and Fund:

PROJECT	TITLE	CODE	AMOUNT
TC-2401	Town Council Discretionary Fund	124 75-75-7000	$65,000
CED-26-ED	Economic Development	172 75-75-7500	$1,249,000
-	Mag Chloride Tank Sprayer	75-75-7000	$58,467
-	Concrete Blocks Materials	75-75-7000	$8,000
PROG-ADMIN1	Welcome and Directional Signage	141 75-75-7500	$10,249
WW-26-ACCP	Wastewater Treatment Facility (Adrijeski Connection Community Park)	173 52-83-7500	$140,000
WW-26-BLSR	Wastewater Treatment Facility (Baldridge Lift Station Repairs)	174 52-83-7500	$60,000
P-2402	Loup Reservoir Rehabilitation	120 75-75-7500	$518,115
G-25-MPS	Master Plans and Studies	146 75-75-7000	$137,898
PROG-FAC	Facilities Capital Maintenance	66 75-75-7000	$250,000
TR-2201	Traffic Signals (WCR19 & E Harmony)	56 75-77-7500	$17,950
CED-2401	Great Western Trail Paving	119 75-75-7500	$606,662
ADMIN-2303	Safe Passages	139 75-75-7000	$350,000
G-25-CP	Community Park	153 75-75-7500	$3,500,000

W-25-DWMRS	Digital Water Meter Reading System	150 51-83-7500	$34,600
G-25-HPTL	E. Harmony and Poderosa Dr. Traffic Light	147 75-75-7500	$525,210
TR-2402	Weld County Road 80 Bridge Restoration	122 75-75-7500	$671,660
IW-25-WPIP	Water Plant Investment Program	151 51-84-7550	$2,286,000
G-25-DPR	Dog Park Rehab	148 75-75-7500	$14,500
PROG-PARK1	Town Parks Improvement Program	26 75-75-7000	$29,532

TOTAL EXPENDITURES: $10,532,843.00

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 24TH DAY OF FEBRUARY 2026

TOWN OF SEVERANCE, COLORADO

_____

Matthew Fries, Mayor

ATTEST

_____

Sarah Jacobsen, Town Clerk

Revenue Type Summary

Period: 1/1/2026 - 1/31/2026
Created by: DANIELLE CRAWFORD on 2/2/2026 8:57:15 AM

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

Payment Amounts by Type

Type	Amount
COURT COSTS	$990.00
FINE	$150.00
FINES	$16,100.00
SUR-CHARGE	$2,220.00
Payments Total	**$19,460.00**

Payment Amounts by Subtype

Revenue Summary

Period: 1/1/2026 - 1/31/2026
Created by: DANIELLE CRAWFORD on 2/2/2026 8:56:02 AM

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3268	$75.00	$0.00	$75.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500248	$350.00	$0.00	$350.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$350.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600040	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/18/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600035	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/29/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500443	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/17/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500328	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500305	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$200.00	CHECK (#2562)	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500340	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/15/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600027	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/26/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3269	$350.00	$0.00	$350.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$350.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100459	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/30/2026	$70.00	CASH	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500433	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/2/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500291	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/5/2026	$70.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600053	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/26/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600005	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/24/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3547	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3233	$350.00	$0.00	$350.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$350.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600021	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/12/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500430	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600010	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/11/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600056	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/30/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600045	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/26/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3250	$75.00	$0.00	$75.00

Payment Details

Date	Amount	Type	Notes
1/22/2026	$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
D2500450	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/10/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3442	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/9/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500441	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$170.00	CREDIT CARD	
1/16/2026	$30.00	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
D2600016	$320.00	$0.00	$320.00

Payment Details

Date	Amount	Type	Notes
1/30/2026	$320.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$300.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500402	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500424	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/3/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600033	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/15/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3611	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/5/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500452	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/12/2026	$170.00	CHECK (#1044)	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500428	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/23/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600034	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/14/2026	$170.00	CASH	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500451	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/6/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500364	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500437	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/7/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100442	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/5/2026	$70.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100561	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/7/2026	$70.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100275	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$70.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500245	$350.00	$0.00	$100.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$100.00	CHECK (#2029)	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500374	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/15/2026	$70.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500429	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/7/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500423	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/4/2026	$70.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3613	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/12/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3531	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2600006	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500333	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3549	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3619	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/12/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3266	$75.00	$0.00	$75.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500297	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/15/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500314	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3603	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/6/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600041	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/23/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500282	$240.00	$0.00	$240.00

Payment Details

Date	Amount	Type	Notes
1/13/2026	$240.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$200.00
SUR-CHARGE	$40.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500442	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/5/2026	$170.00	CASH	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600022	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/30/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3615	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/15/2026	$170.00	CASH	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600020	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$170.00	CASH	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600058	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/21/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600029	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/13/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500304	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/9/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3616	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/23/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600026	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/27/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500431	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/2/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3624	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/23/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3112	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3583	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/15/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500448	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/6/2026	$170.00	CHECK (#7641)	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500290	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/12/2026	$70.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500432	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/10/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500446	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/12/2026	$170.00	CHECK (#7403)	Citation 2500446

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600031	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/20/2026	$170.00	CHECK (#1042)	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3267	$75.00	$0.00	$75.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3237	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/20/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3651	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/26/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500453	$70.00	$0.00	$70.00

Payment Details

Date	Amount	Type	Notes
1/23/2026	$70.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3533	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500361	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2600065	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/29/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600025	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/30/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3265	$75.00	$0.00	$75.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500300	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500401	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$200.00	CHECK (#121)	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3588	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500447	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/23/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600008	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/13/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D100454	$50.00	$0.00	$50.00

Payment Details

Date	Amount	Type	Notes
1/15/2026	$50.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3232	$350.00	$0.00	$350.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$350.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600017	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/14/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600046	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/28/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500425	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/6/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3445	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/12/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3580	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2500376	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3183	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3589	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3620	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/15/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500409	$320.00	$0.00	$320.00

Payment Details

Date	Amount	Type	Notes
1/26/2026	$320.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$300.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500329	$75.00	$0.00	$75.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2600018	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/28/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3439	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D2600024	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/26/2026	$170.00	CHECK (#6962)	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3542	$200.00	$0.00	$200.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$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
D3451	$520.00	$0.00	$520.00

Payment Details

Date	Amount	Type	Notes
1/5/2026	$520.00	CREDIT CARD	

Fines/Fees Details

Fine/Fee	Amount
FINES	$500.00
SUR-CHARGE	$20.00

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3236	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/26/2026	$170.00	CHECK (#3236)	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D3449	$350.00	$0.00	$350.00

Payment Details

Date	Amount	Type	Notes
1/16/2026	$350.00	CHECK (#1710)	PIF

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600052	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/30/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2500343	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/6/2026	$170.00	CREDIT CARD	

Fines/Fees Details

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

[redacted]

Docket #	Total Fines	Restitution	Total Payments
D2600048	$170.00	$0.00	$170.00

Payment Details

Date	Amount	Type	Notes
1/27/2026	$170.00	CHECK (#4330)	

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	$990.00
DEFAULT FEE	$0.00
FINE	$150.00
FINES	$16,100.00
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	$2,220.00
WARNING LETTER	$0.00

Total Fees	**$19,690.00**
Over Charged Amount	**$0.00**
Total Paid	**$19,460.00**

Fines Paid by Pay Method

Description	Amount
CASH	$1,425.00
CHECK	$2,040.00
CREDIT CARD	$15,995.00

Overpaid Cases

Case	OverPaid

Police Chief Report

Kenneth Chavez, Chief of Police

January 2026

Projects & Updates

- The Severance Police Department is currently fully staffed by thirteen Officers, a Community Service Officer, and two Administrative Staff members.

- In order to provide more accurate police and code enforcement data to town council members, starting this month, we will now be providing this data two months afterwards rather than just one. Therefore, the January stats will be presented in the March council packet.

- On January 7th, Chief Chavez and Sgt. Tucker attended the Weld County District Attorney CIRT (Critical Incident Response Team) briefing of the Severance Police Department December 9th officer involved shooting. The facts of the case were presented to DA Rourke and Chief Chavez. The DA Rourke was comfortable with all the actions taken by the involved Severance Police Officers and will be providing a DA Clearance Letter in the near future.

- On January 14th, Chief Chavez held a Command Staff meeting where Town Manager Wharton and Deputy Town Manager Radcliff-Coombes spoke.

- During the evening of January 14th from 6pm to 9pm, Severance Officers covered emergent police calls for service in Windsor as they were holding their annual Police Department Awards Ceremony. This is another example of the improved working relationships between both police departments forged by Chief Chavez and Chief Garrison.

- On January 19th thru 21st, Chief Chavez attended the annual County Sheriffs of Colorado (CSOC) conference at the Gaylord Resort Conference Center in Aurora, CO. Chief Chavez attended 15 hours of training in various law enforcement topics to include Legislative Updates, Dept of Corrections updates, Breakfast at the Colorado Capital with Legislators, and several critical incident debriefs.

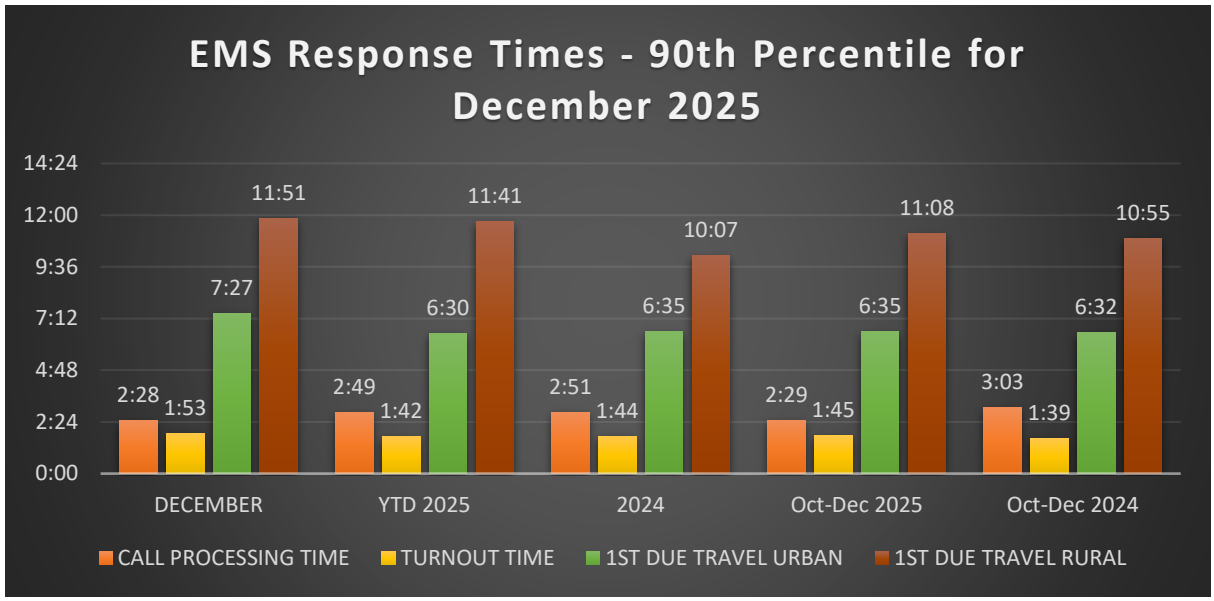
- On January 29th, Chief Chavez along with Planning & Development Director Shani Porter conducted a site visit at the Black Hollow Phase II build site. Emergency response plans were discussed with their staff.

Community Support and Relations

- Chief Chavez met with numerous key local government and law enforcement officials this month to include the following:

    - Attended the monthly Active Shooter Full Scale Exercise planning committee meeting on January 5th
    - Attended the Weld RE-4 Security Team Meeting on January 16th.
    - Attended the North Weld Co-Responder meeting on January 26th.
    - Attended the weekly CACP 2026 Legislative Committee meeting on January 27th.
    - Attended the Weld County Communications Board meeting on January 27th.

February 11, 2026, Board Meeting Response Report



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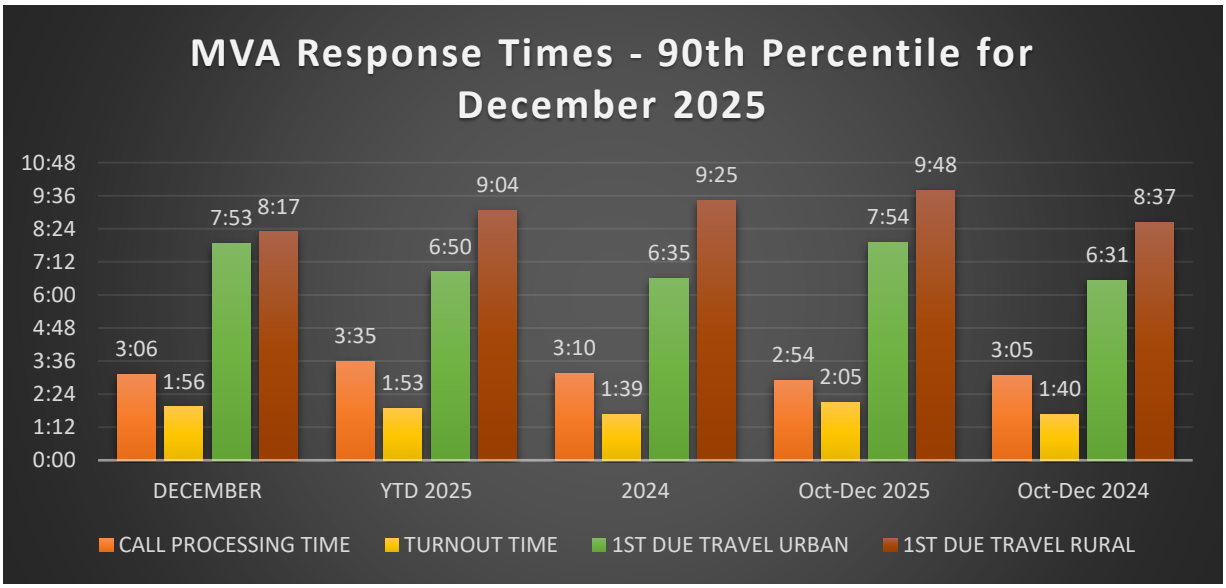

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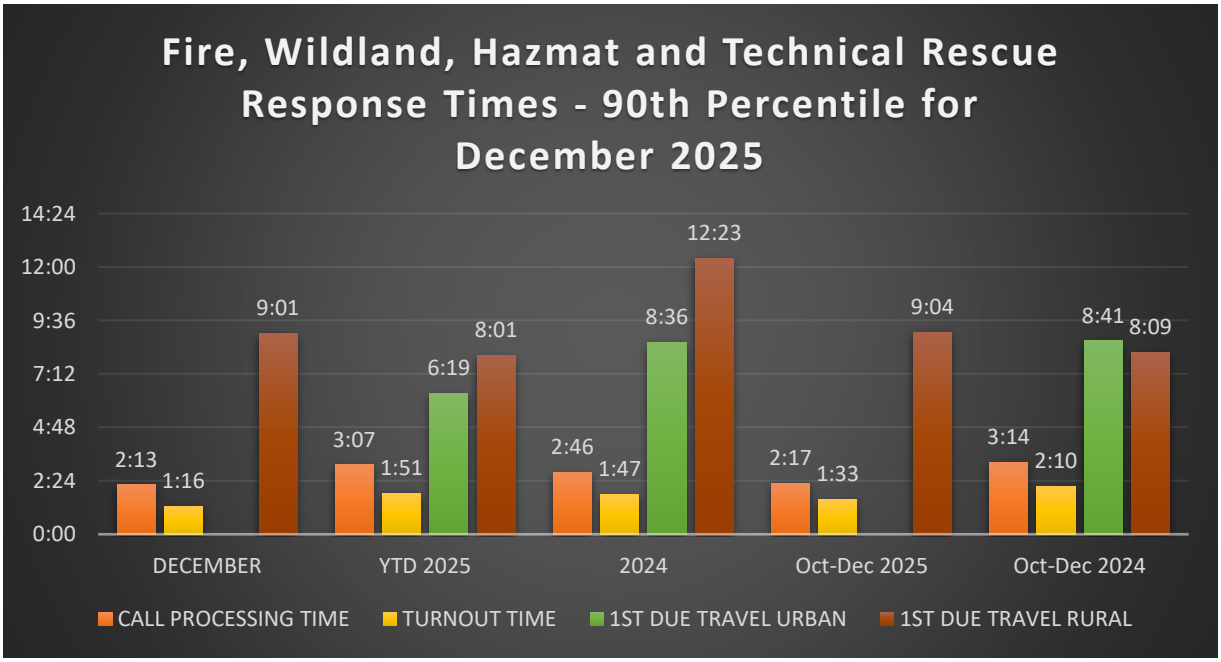

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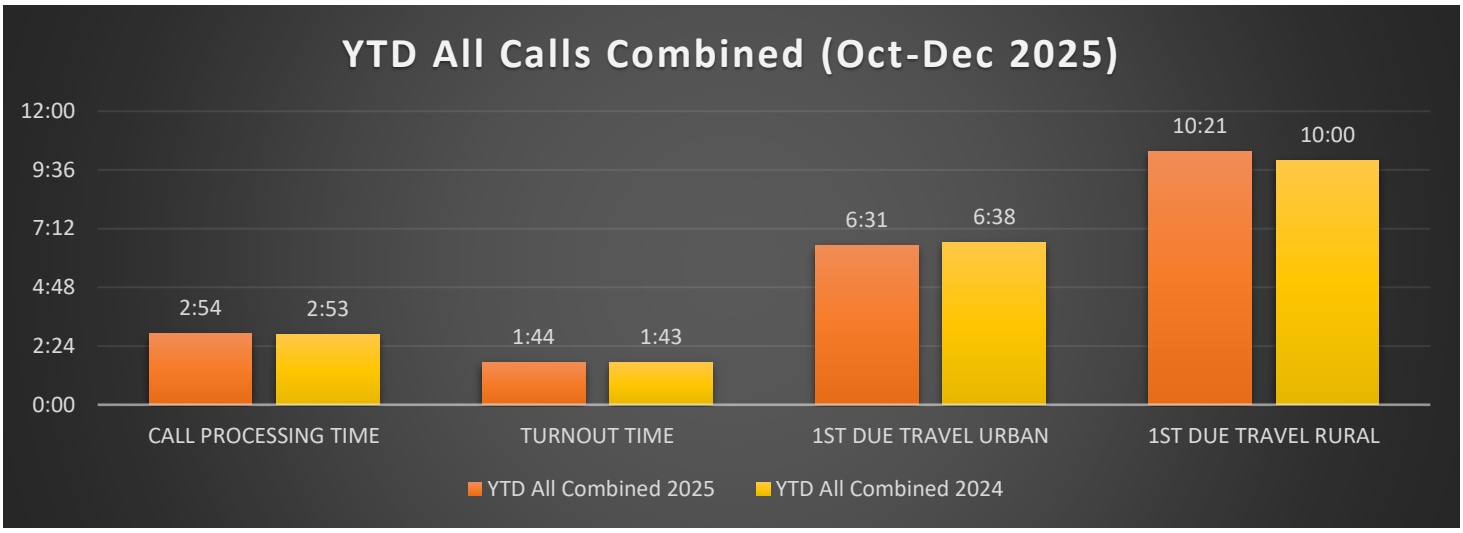
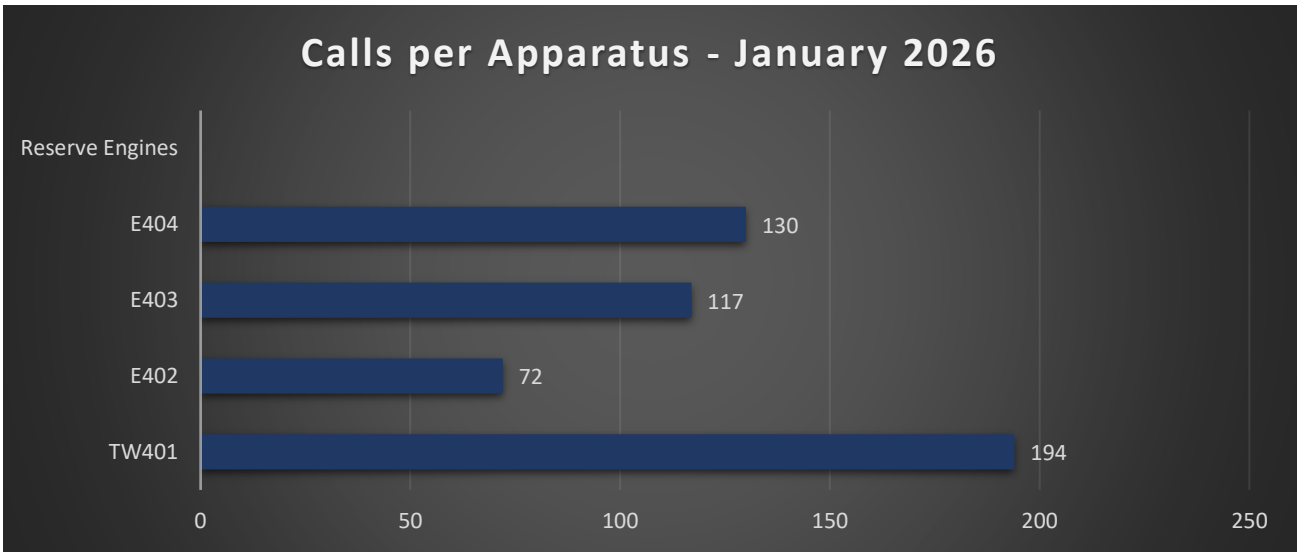
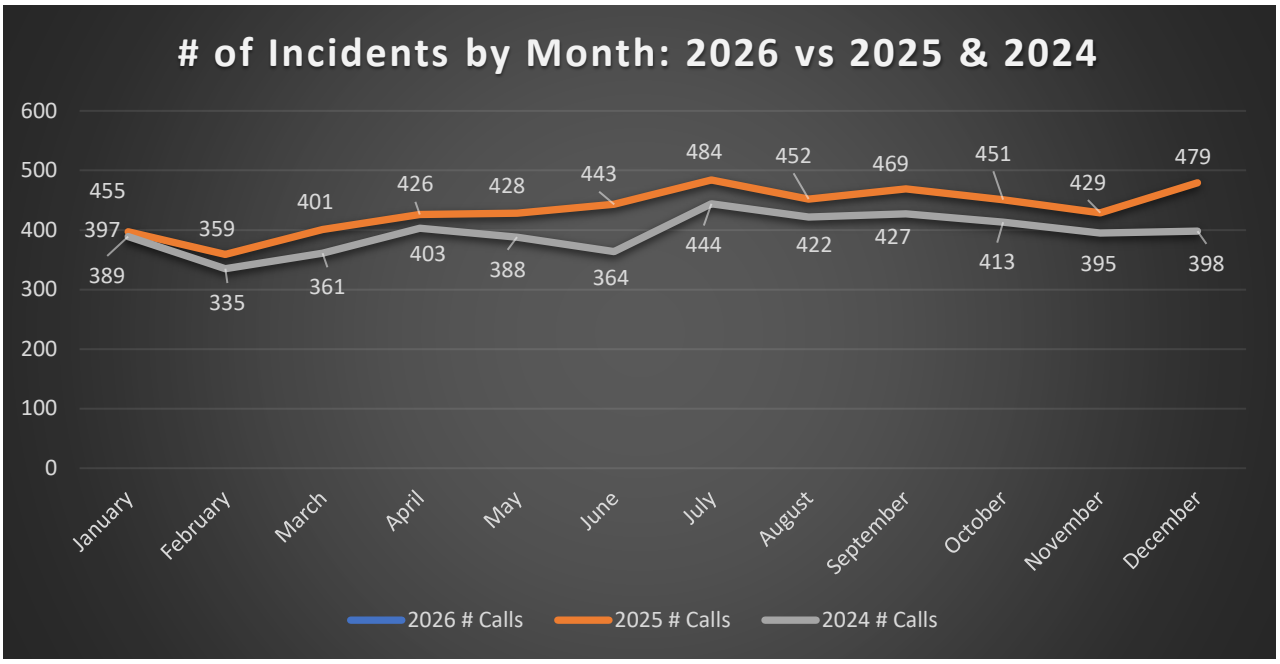
February 11, 2026, Board Meeting Response Report



MAJOR INCIDENT TYPE	# INCIDENTS	
	Jan	YTD 2025
Fires	8	8
Hazardous Situation	26	26
Medical	250	250
Public Service	77	77
Rescue	1	1
No Emergency	89	89
Law Enforment Support	4	4
TOTAL	455	455
Mutual Aid/Auto Aid Given	4	4
Mutual Aid/Auto Aid Received	7	7



February 11, 2026, Board Meeting Response Report



Engineering Department

February 2026 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

CCG and the Public Works Department continues to work on finding a cabinet enclosure solution that will allow Comcast to install their fiber optic service modem. CDOT is reviewing the final paperwork for the project, and a final request will be submitted in early March for the Federal Funds reimbursement, with final closeout of the project anticipated the end of April. This project is expected to be under the approved Town of Severance budget by about $260,000, depending on the final reimbursement amount from CDOT.

South Water Line Loop (SWLL)

CCG is currently working with Ayres Associates and the Public Works Department to finalize the water line design associated with the Severance Community Park – Phase 5 site plan. The Phase 1 SWLL Construction Drawings were Issued For Bidding on February 2, 2026. The Phase 2 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. As mentioned above, this project has been split into two (2) phases to keep this water line installation on schedule with the Severance Community Park – Phase 5 improvements.

1ST Street (WCR 23) 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 currently working with Ayres Associates and the Public Works Department on the 30% construction drawing submittal package. Current coordination includes the geotechnical engineering report, utility locates, topographic survey, and upcoming utility potholing.

Great Western Trail (Harmony Road to WCR 23)

Advertisement for Bids for the construction of the trail was posted on January 16, 2026. On February 13, 2-026, seven (7) contractors submitted very competitive bids with the apparent low bidder being GLH Construction. The apparent low bid was approximately $200,000 lower than

the Engineer's Estimate. Documents will be submitted to CDOT for review and approval to proceed with construction. Construction is anticipated to start the beginning of April. "Glow Stones" were part of an alternate bid and will be installed with this project.

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, Maximum Annual Delivery Volume (MAADV), and Minimum Annual Delivery Volume (MIADV) are listed below along with the capacity purchased from the NWCWD:

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)
Maximum ADV (NWCWD): 198,185,000 GPY

2024 (calendar year)

ADD (customer): 558,410 GPD
MDD (customer): 1,053,251 GPD (29-Jul-24), MDD Factor: 1.89
MDD (NWCWD): 1,061,232 GPD (13-Jul-24)
Maximum ADV (NWCWD): 220,629,000

2025 (calendar year)

ADD (customer): DATA PENDING
MDD (customer): 1,032,415 GPD (17-Aug-25)
MDD (NWCWD): 1,333,000 GPD (10-Jun-25)
Maximum ADV (NWCWD): 201,018,000 GPY

CAPACITY (PURCHASED) BASED ON 1,160 ASPITs

MDD (NWCWD): 1,670,400 GPD
Maximum ADV (NWCWD): 264,480,000 GPY
Minimum ADV (NWCWD): 213,408,000 GPY – 90% of Maximum ADV (2026 – 2035)

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. A meeting to review these settings will be scheduled with the NWCWD in March 2026.

NWCWD Amended and Restated Water Service Agreement

The Amended and Restated Water Service Agreement was approved by the Severance Town Council and executed by the NWCWD with an effective date of December 30, 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 has requested approval of a Utility Plan Amendment (UPA), which includes a 208 Boundary Adjustment. The NFRWQPA distributed this UPA for review in February 2026, 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: 399,963 GPD (January 1, 2025 – December 31, 2025)
May Day wastewater flowrate (Severance WWTF): 238,038 GPD (November 16, 2025)
May Day wastewater flowrate (Windsor WWTF): 514,000 GPD (March 2, 2025)
May Day wastewater flowrate (Combined): 552,234 GPD (November 9, 2025)

2026 (calendar year)

Average wastewater flowrate: 417,203 GPD (January 1, 2026 – January 31, 2026)
May Day wastewater flowrate (Severance WWTF): 216,602 GPD (January 11, 2026)
May Day wastewater flowrate (Windsor WWTF): 329,000 GPD (January 11, 2026)
May Day wastewater flowrate (Combined): 545,602 GPD (January 11, 2026)

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

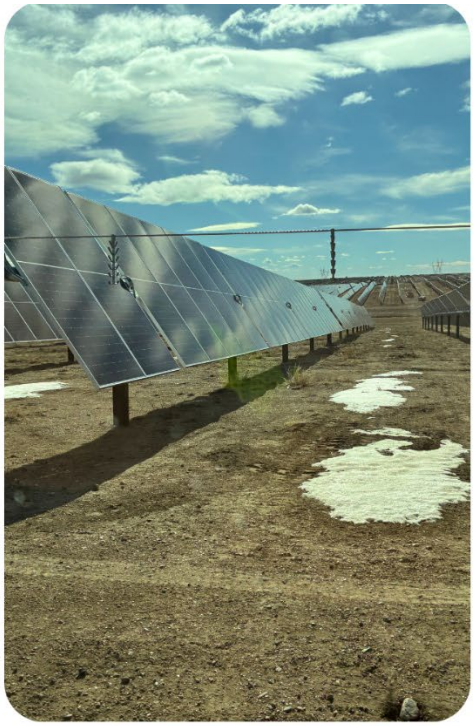
February 2026 Department Update

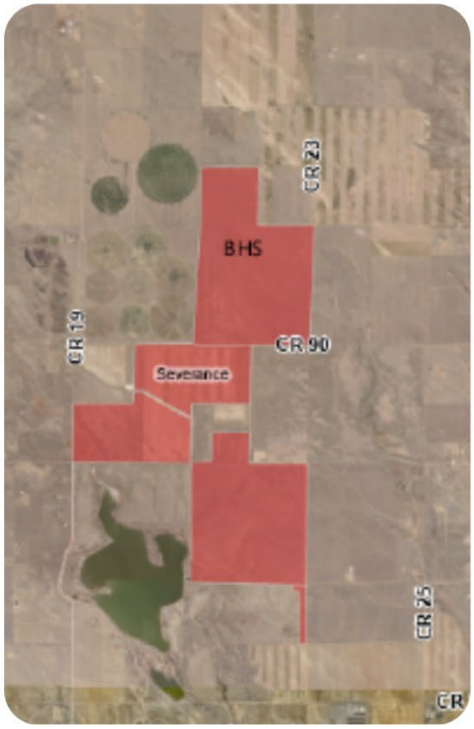
The Planning Department continues to review several development applications across Town. Below is a summary of projects currently under review.

- **Northgate Lake (Final Plat):** 315 acres north of Harmony Road and east of CR 21, proposing 600 single-family homes with future mixed uses and open space.
- **WinDance (Preliminary Plat):** 168 acres north of Highway 392, proposing approximately 569 single-family homes and 34 acres of open space.
- **Platte Valley Veterinary Clinic (Site Plan):** Proposed two-story, 7,856-sq-ft clinic at 335 W. 4th Ave.
- **Saddle Ridge Tracts 9 & 10 (Final Plat):** 11 acres north of SH 14, proposing paired homes and single-family lots.
- **Schlagel Minor Subdivision:** Four rural residential lots west of CR 21.
- **Saddler Southern (Preliminary Plat):** 46 acres proposing single-family homes and commercial space.
- **Berrado Holdings (Minor Subdivision):** 20-acre lot for an existing PRPA electrical substation.
- **Bower North (Preliminary Plat):** 160 acres south of Hunters Crossing and west of CR 19, proposing 31 large residential lots, 278 single family, 5 acre commercial area and open space.

Several of these projects will move forward to public hearings before the Planning Commission and Town Council.

Town Staff visited the Black Hollow Solar Facility located in the northern outskirts of Severance to see firsthand the construction and coordination of the facility.





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 water and wastewater testing is being conducted 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. The new clay valve solenoids have been installed.

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

STORM WATER

- John Law Ditch cleaning will continue.
- Street sweeping is done once a week, weather pending this time of year.
- Cr21 West drainage ditch to be cleaned
- Ditch between Ponderosa and Cr72 to be cleaned this year.
- Russian Olive trees in the ROW to be cut down this year.

STREETS

- New street signs have been installed within Overlook. Hidden Valley Street signs are halfway completed.
- Our mag tank sprayer conversion has been delivered to OJ Watson for installation.
- Winter operations have begun.
- Gravel road grading is ongoing until it is treated again in 2026.

Public Works Director Report

- Fire hydrant maintenance has been completed.
- Water meter installations for the GATEWAY are ongoing.
- All road work needs are out for bid.
- Gravel road dust suppressant is out for bid.
- Locating the next manholes to be lined in 2026.
- Grader-Backhoe-Loader and tractors to go in for service soon.
- I'm sending 2 techs to the motor grader training in May.

PARKS

- Park's mowing and leaf mulching will continue.
- Park beds and shrubs to be cleaned and trimmed.
- Dog Park rehab has been completed. The water fountain still needs to be installed.
- Karen Sumen Park play equipment rehab has been completed.
- Large overhanging tree trimming is going out for bid.
- Mower & small equipment maintenance is going on.
- Waiting on the new gate at the park's shed.

Submitted on 02-17-2026, by the Public Works Director John Zacklene.

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 311 - Resolution 2026-05R: A Resolution of the Town Council of the Town of Severance, Colorado, approving a site development plan for the Platte Valley Veterinarian Clinic, located within the Town of Severance	Shani Porter, Planning Director	Nicholas Wharton, Town Manager

ACTION REQUESTED

Town Staff and the Planning Commission request that the Town Council and take action on the proposed Site Plan as follows:

1. Move to approve Resolution 2026-06R with Conditions
2. Move to deny Resolution 2026-06R
3. Take no action

Resolution
Site Plan
Attorney Approved
Action Requested

BRIEF HISTORY OF ITEM

BRIEF SUMMARY

The development will serve as an office and clinic for Platte Valley Veterinary Clinic. The single-phase site plan proposes a two-story 7,856 square foot building to be constructed on a current vacant 1.477-acre parcel. The property is located south of Blue Spruce to the north, Mahogany Way to the east, Scotch Pine Drive to the south and existing commercial development to the west. The property is zoned Town Core.

The Planning Commission reviewed and recommended approval of the Site Plan to Town Council on January 21, 2026.

PUBLIC SUPPORT/CONCERN

None at this time

ANALYSIS AND RECOMMENDATION

Town Staff and the Planning Commission has reviewed the application for the Site Plan and finds it consistent with Town of Severance Comprehensive Plan and Section 16.2.240(d) Site Plan review criteria of the Land Use Code. Town Staff and the Planning Commission recommend approval to Town Council with the following conditions:

1. A Flood Hazard Development Permit (FHDP) must be approved, or a letter from FEMA must be submitted for approval of any development in the floodway;
2. All remaining technical corrections to the Site Plan and Construction Drawings requested by Town staff shall be finalized prior to signing the plat;
3. The Development Agreement will be reviewed by Town Staff and approved by the Town Attorney prior to any construction on the property; and
4. The Recreational Easement Agreement for the sidewalk will be reviewed by Town Staff and

approved by Town Council prior to any construction on the property.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2026-05R - To Approve Platte Valley Vet Site Plan
2. Platte Valley Veterinary - 2nd Site Plan (2025-10-28) (1)
3. Platte Valley Veterinary - Letter of Intent (2025-10-28)
4. TOS Comment memo
5. Site Plan Development Agreement - Platte Valley Vet (2026-02-17)
6. Recreational Easement and Agreement - Platte Valley Vet (2026-02-17)

TOWN OF SEVERANCE
RESOLUTION NO. 2026-05R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROVING A SITE DEVELOPMENT PLAN FOR THE PLATTE VALLEY VETERINARIAN CLINIC, LOCATED WITHIN THE TOWN OF SEVERANCE

WHEREAS, the Platte Valley Vererinarian Clinic – Andrew Kidd, (the "Applicant"), as owner of certain real property legally described as Lot 5 Block 1, Scotch Pine Commercial at Timber Ridge PUD, Town of Severance (the "Property"), has submitted to the Town of Severance (the "Town") an application for site plan approval to develop and construct a two-story, 7,856 square foot veterinary clinic on the Property (the "Application"); and

WHEREAS, the Town of Severance Planning Commission (the "Planning Commission"), after reviewing and considering the Application on January 21, 2026, rendered a decision recommending approval of the Application; and

WHEREAS, after considering and reviewing the Application and the review criteria and other approval criteria in Section 16.2.240 of the Severance Municipal Code (the "Code"), as well as the Planning Commission's decision, the Town Council for the Town of Severance (the "Town Council") finds and determines that the Application is complete, and that the Applicant has met the relevant standards and site plan review criteria set forth in Section 16.2.240 of the Code, subject to the occurrence of the conditions set forth below.

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

Section 1. The above recitals and findings of the Town Council are hereby incorporated into this resolution.

Section 2. The Final Site Plan for the Platte Valley Vererinarian Clinic, L Lot 5, Block 1, Scotch Pine Commercial at Timber Ridge PUD, Town of Severance, Weld County, State of Colorado, attached hereto as **Exhibit A** and incorporated herein by this reference, is hereby approved, with the following conditions:

1) A Flood Hazard Development Permit (FHDP) must be approved, or a letter from FEMA must be submitted for approval of any development in the floodway;

2) All remaining technical corrections to the Site Plan and Construction Drawings requested by Town staff shall be finalized prior to signing the plat;

3) The Development Agreement will be reviewed by Town Staff and approved by the Town Attorney prior to any construction on the property; and

4) The Recreational Easement Agreement for the sidewalk will be reviewed by Town Staff and approved by Town Council prior to any construction on the property.

RESOLVED AND APPROVED THIS 24TH DAY OF FEBRUARY 2026

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO

GENERAL NOTES:

1. ALL CONSTRUCTION WORK TO BE ACCEPTED BY THE TOWN SHALL CONFORM TO THE CITY OF GREELEY CONSTRUCTION SPECIFICATIONS AND DESIGN STANDARDS, UNLESS OTHERWISE NOTED.
2. ALL OVER LOT GRADING IN THE RIGHT-OF-WAY OR EASEMENT SHALL BE COMPLETED PRIOR TO INSTALLING POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES.
3. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. CALL UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987 OR DIAL 811 FOR UTILITY LOCATES 48 HOURS PRIOR TO ANY EXCAVATION WORK
4. MAINTAIN A MINIMUM OF TEN (10) FEET HORIZONTAL CLEAR DISTANCE SEPARATION BETWEEN POTABLE WATER MAINS/SERVICES AND SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. POTABLE WATER MAINS/SERVICES ARE TO BE LOCATED 18-INCHES MINIMUM ABOVE THE SANITARY SEWER OR NON-POTABLE IRRIGATION MAINS/SERVICES. IF FIELD CONDITIONS VARY FROM THOSE SHOWN ON THESE PLANS AND THE SANITARY SEWER OR NON-POTABLE MAINS/SERVICES CANNOT BE LOCATED BELOW THE WATER MAIN OR SERVICE, A CLEAR VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BELOW CANNOT BE MAINTAINED, OR A MINIMUM TEN (10) FOOT HORIZONTAL SEPARATION CANNOT BE ACHIEVED, THE TOWN SHALL BE CONTACTED IMMEDIATELY TO REVIEW THE SITUATION.
5. IN ALL INSTANCES WHERE A WATER LINE LOWERING, POTABLE OR NON-POTABLE, IS REQUIRED DUE TO UNFORSEEN FIELD CONDITIONS, A DETAILED DRAWING SHALL BE PROVIDED TO THE TOWN FOR ACCEPTANCE PRIOR TO PERFORMING THE WORK.
6. WHERE POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION LINES ARE LOCATED IN COMMON UTILITY EASEMENT AREAS, THERE SHALL BE NO OTHER UTILITIES LOCATED HORIZONTALLY WITHIN TEN (10) FEET OF EITHER LINE EXCEPT AT APPROVED CROSSINGS.
7. CONTRACTOR SHALL NOTIFY THE TOWN ONE (1) WEEK PRIOR TO COMMENCING WORK AFTER TOWN ACCEPTED CONSTRUCTION DRAWINGS HAVE BEEN DISTRIBUTED AND A PRECONSTRUCTION MEETING HAS BEEN HELD WITH THE TOWN.
8. CONTRACTOR SHALL POTHOLE ALL EXISTING UTILITIES TO BE CROSSED BY POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION LINES AT LEAST 24 HOURS PRIOR TO CROSSING TO ENSURE 18" MINIMUM CLEARANCE FOR OPEN CUT CROSSINGS AND 36" MINIMUM CLEARANCE FOR BORED CROSSINGS. HORIZONTAL AND VERTICAL LOCATION OF CROSSED EXISTING UTILITIES SHALL BE RECORDED ON THE AS-CONSTRUCTED RECORD DRAWINGS.
9. SHOULD ANY VARIATIONS BEFORE OR DURING CONSTRUCTION TO THE POTABLE WATER DISTRIBUTION, SANITARY SEWER COLLECTION, OR NON-POTABLE IRRIGATION SYSTEM DESIGNS BE CONSIDERED, NOTICE MUST FIRST BE GIVEN TO THE TOWN TO DETERMINE IF IT NEEDS ACCEPTANCE BY THE TOWN. IF SO, A NEW PLAN SHALL BE DRAWN AND SUBMITTED TO THE TOWN FOR ACCEPTANCE BY THE DESIGN ENGINEER 72 HOURS PRIOR TO CONSTRUCTION.
10. ALL POTABLE WATER MAINS, SERVICES, AND HYDRANT LINES SHALL HAVE A MINIMUM COVER OF FIVE (5) FEET AND A MAXIMUM COVER OF SIX (6) FEET UNLESS OTHERWISE INDICATED ON THE ACCEPTED CONSTRUCTION DRAWINGS.
11. ALL NON-POTABLE WATER MAINS AND SERVICES SHALL HAVE A MINIMUM COVER OF THREE AND A HALF (3.5) FEET AND A MAXIMUM COVER OF SIX (6) FEET UNLESS OTHERWISE INDICATED ON THE ACCEPTED CONSTRUCTION DRAWINGS.
12. ALL NEW WATER MAINS SHALL BE BULKHEADED AND TESTED AND APPROVED PRIOR TO CONNECTION TO THE EXISTING WATER SYSTEM. VALVES WHICH PASS TESTING FOR PRESSURE AND LEAKAGE AT THE TIME OF INSTALLATION AND THE TESTING WAS PERFORMED IN THE PRESENCE OF THE TOWN MAY BE CONSIDERED AS A BULKHEAD.
13. VERIFICATION SURVEY - TOP OF PIPE ELEVATIONS AT ALL POTABLE AND NON-POTABLE WATER LINE VALVES, AND SANITARY SEWER MANHOLE INVERTS SHALL BE SURVEYED AND PROVIDED TO THE TOWN BY THE DESIGN ENGINEER FOR ACCEPTANCE PRIOR TO PAVING CONSTRUCTION. THE VERIFICATION SURVEY SHALL ALSO PROVIDE SEWER PIPE SLOPES AND LENGTH AND PROPOSED FINISHED GROUND ELEVATIONS AT ALL VALVE BOXES AND MANHOLE RIM ELEVATIONS.
14. ALL UTILITY CONDUIT CROSSINGS OF POTABLE WATER, SANITARY SEWER AND NON-POTABLE IRRIGATION LINES SHALL BE ENCASED IN HIGH DENSITY POLYETHYLENE (HDPE) PIPE, WITH A MINIMUM STANDARD DIMENSION RATIO (SDR) 11 ACROSS THE ENTIRE EASEMENT OR RIGHT-OF-WAY WIDTH. THE ENCASEMENT JOINT SHALL BE BUTT FUSED. FLEXIBLE JOINTS ARE NOT ALLOWED.
15. FOR ANY NEW WATER SERVICES TAPPING INTO EXISTING MAINS THE CONTRACTOR SHALL NOTIFY THE TOWN OF SEVERANCE PUBLIC WORKS AT 970-686-1218 72 HOURS PRIOR TO TAPPING.
16. WATER SERVICE AND MAIN ABANDONMENT MUST BE SCHEDULED WITH THE TOWN OF SEVERANCE PUBLIC WORKS AT 970-686-1218 72 HOURS IN ADVANCE.

WATER DEDICATION NOTES:

SEE WATER DEDICATION REQUIREMENT SUMMARY TABLE FOR THE NUMBER OF EQUIVALENT RESIDENTIAL UNITS (ERU) OF WATER REQUIRED FOR DEVELOPMENT OF LOT. UNLESS OTHERWISE SPECIFIED IN A DEVELOPMENT AGREEMENT ENTERED INTO BETWEEN OWNER AND THE TOWN, NO BUILDING PERMITS SHALL BE ISSUED UNLESS AND UNTIL THE TOWN BECOMES TITLED OWNER OF ALL WATER RIGHTS REQUIRED FOR DEVELOPMENT. IF, IN THE FUTURE, THE ACTUAL ANNUAL WATER NEEDS OF DEVELOPMENT EXCEED THE PROJECTED WATER DEDICATION REQUIREMENT FOR DEVELOPMENT, THEN THE TOWN RESERVES THE RIGHT TO REQUIRE OWNER TO ACQUIRE AND DEDICATE ADDITIONAL WATER RIGHTS IN AN AMOUNT TO MAKE UP FOR ANY SHORTFALL AND IN A FORM SOLELY DETERMINED BY THE TOWN.

WATER DEDICATION REQUIREMENT SUMMARY TABLE

COVERAGE	AREA (SF)	USE	DEMAND TYPE	ESTIMATED WATER DEMAND (gallons/year)	ESTIMATED TOTAL WATER DEMAND (gallons/year)	WATER METER SIZE	CALCULATED ERU	REQUIRED ERU
BUILDING	7,856	VETERINARY - COMMERCIAL	DOMESTIC IN-BUILDING	377,956	737,956	1.5"	3.6	5.0
IRRIGATED LANDSCAPING	9,020	VETERINARY - COMMERCIAL	IRRIGATION	360,000				

SITE DATA TABLE

DESCRIPTION	REQUIRED (PER MUNICIPAL CODE)	PROPOSED
PRIMARY LAND USE	N/A	TOWN CORE - COMMERCIAL - CLINIC
ACCESSORY LAND USE	N/A	TOWN CORE - COMMERCIAL - CLINIC
SITE AREA (64,725 SF)		
BUILDING COVERAGE	N/A	12.1% (7,856 SF)
PARKING AND DRIVEWAYS	N/A	26.9% (17,360 SF)
SIDEWALKS AND TRAILS	N/A	8.3% (5,393 SF)
OPEN SPACES	10%	52.7% (34,116 SF)
MINIMUM SETBACKS		
FRONT SETBACK	20 FEET	70.5 FEET
REAR SETBACK	15 FEET	34.4 FEET
SIDE SETBACK	20 FEET	67.1 FEET
GENERAL SITE INFORMATION		
FLOOR AREA RATIO	N/A	0.12
DENSITY	15 UNITS PER ACRE	1 UNIT PER ACRE
MAXIMUM BUILDING HEIGHT	3 STORIES	2 STORIES
SIGNAGE	N/A	1 MONUMENT SIGN
PARKING		
STANDARD SPACES	15	18
ADA SPACES	2	2
EV SPACES	0	0
OVERFLOW SPACES	0	14
BICYCLE SPACES	0	0

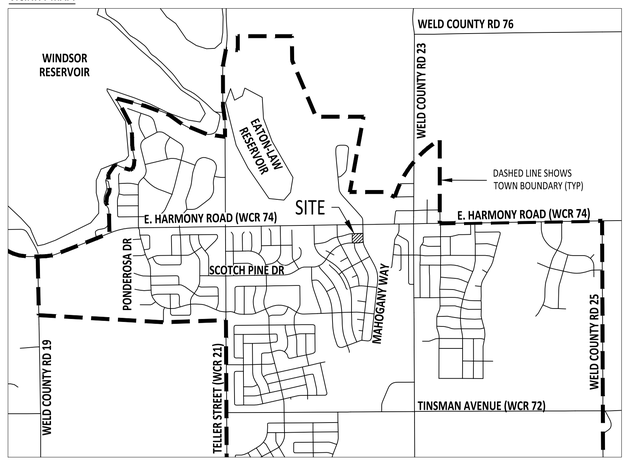
SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING (RCE) RELIED ON THE LAND SURVEY PREPARED BY KING SURVEYORS. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BASIS OF BEARINGS:
ASSUMING THE NORTH LINE OF LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD, AS BEARING NORTH 89°03'30" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 252.20 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

BENCHMARK STATEMENT:
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) & GEOID18.
BENCHMARK: Q 136
ELEV = 4767.82

VICINITY MAP:



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8 -	C8.1	CONSTRUCTION DETAILS (1 OF 3)
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18 -	E2	LIGHTING SCHEDULES

CONTACTS

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(970) 686-5011
CONTACT@KINGSURVEYORS.COM

LANDSCAPE ARCHITECT
TN DESIGN LLC
1060 S HARRISON ST
DENVER, CO 80209
CONTACT: TROY NOSER, PLA
(303) 246-3577
TROY.NOSER@TNDESIGNLLC.COM

OWNER APPROVAL

The undersigned owner has reviewed and approves the proposed improvements shown in this set of drawings.
Reviewed this _____ day of _____, 20___.

_____
Owner

TOWN ENGINEERING REVIEW

Reviewed this _____ day of _____, 20___.

_____
Town Engineer

TOWN PLANNING REVIEW

Reviewed this _____ day of _____, 20___.

_____
Town Planner

WINDSOR-SEVERANCE FIRE RESCUE APPROVAL

Reviewed this _____ day of _____, 20___.

_____
Windsor-Severance Fire Rescue

PLANNING COMMISSION REVIEW

Recommended for Approval this _____ day of _____, 20___.

_____
Chairman,
Severance Planning Commission

TOWN COUNCIL CERTIFICATE

This is to certify that the Site Plan was approved on the _____ [insert no.] day of _____ [insert month], 20____, by Resolution No. _____ [insert res. no.], passed and adopted at the regular meeting of the Town Council of the Town of Severance, held on this _____ [insert no.] day of _____ [insert month], 20____, and may be filed with the Clerk and Recorder of Weld County.

_____ ATTEST: _____
Mayor Town Clerk

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

25-017

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REVISION BLOCK

#	DATE	BY
1	5/20/2025	RCE
2	10/28/2025	RCE

COVER SHEET

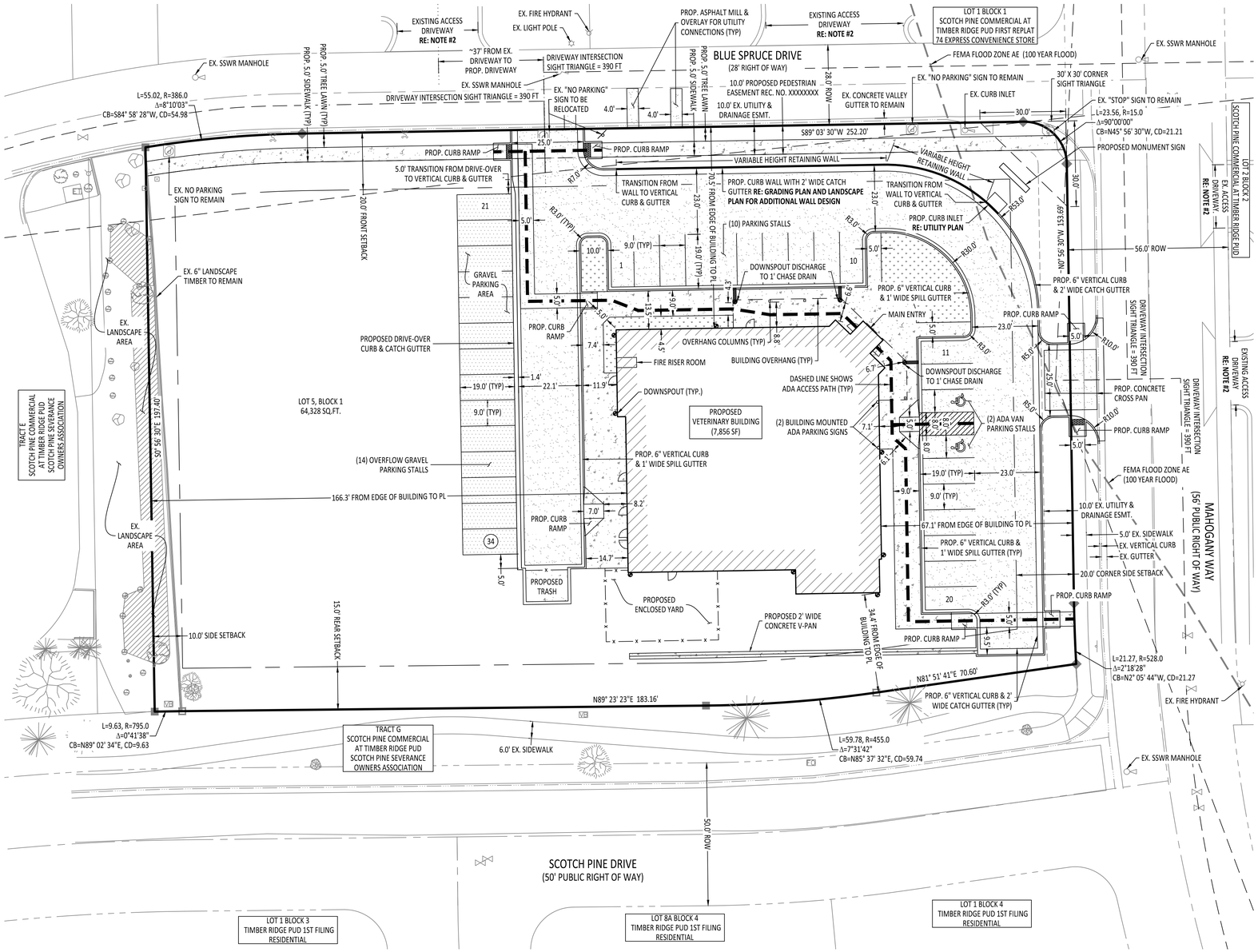
C1

SHEET 1 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO



SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING (RCE) RELIED ON THE LAND SURVEY PREPARED BY KING SURVEYORS. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BASIS OF BEARINGS:
ASSUMING THE NORTH LINE OF LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD, AS BEARING NORTH 89°03'30" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 252.20 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

BENCHMARK STATEMENT:
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) & GEIOD18.
BENCHMARK: Q 136
ELEV = 4767.82

SITE NOTES:
1. THE GRAVEL OVERFLOW PARKING AREA WILL BE MAINTAINED BY THE BUILDING OWNER. MAINTENANCE SHALL BE PROVIDED TO AVOID POTHOLES AND SUPPORT SITE SAFETY. IF GRAVEL OVERFLOW PARKING AREA IS NOT BEING PROPERLY MAINTAINED, OWNERSHIP SHALL CONSIDER INSTALLING A PERMANENT IMPERMEABLE SURFACE LIKE CONCRETE OR ASPHALT.
2. THE ADJACENT ACCESS DRIVEWAYS WERE DELINEATED PER AERIAL IMAGERY. THE LOCATION IS APPROXIMATE AND INCLUDED FOR DEMONSTRATION ONLY. CONTRACTOR TO VERIFY ACCESS LOCATION PRIOR TO CONSTRUCTION AND CONTACT RAPTOR CIVIL ENGINEERING (RCE) WITH ANY DISCREPANCIES.

NORTH
0' 10' 20' 40'
SCALE: 1"=20'

LEGEND:
- PROPERTY LINE
- ADA ROUTE
- EASEMENT
- SETBACK
- FLOOD ZONE
- GRAVEL
- LANDSCAPE
- CONCRETE
- ASPHALT
- RETAINING WALL
- FENCE
- DOWNSPOUT

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PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

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REVISION BLOCK

#	DATE	BY
1	5/20/2025	RCE
2	10/28/2025	RCE

SITE PLAN

C2

SHEET 2 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO

GRADING NOTES:

1) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING FOUNDATION. IF IT IS DETERMINED IN THE FIELD THAT POSITIVE DRAINAGE IS NOT POSSIBLE, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
2) CONTRACTOR SHALL ENSURE FAMILIARITY WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR SURFACE DRAINAGE ON THE PROJECT. CONTRACTOR SHALL ENSURE 4" CLEARANCE FROM BOTTOM OF BUILDING FACADE TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. CONTRACTOR SHALL ENSURE 6" CLEARANCE FROM TOP OF SLAB TO EXISTING/FINISHED GRADE ADJACENT TO FOUNDATION UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. IF THESE CONDITIONS ARE NOT POSSIBLE IN FIELD, CONTRACTOR SHALL CONTACT ENGINEERING IMMEDIATELY.
3) DOWNSPOUT DISCHARGE SHALL NOT BE ROUTED TOWARD ADJACENT PROPERTIES. ADDITIONALLY, DOWNSPOUTS SHALL BE ROUTED AWAY FROM SIDEWALKS WHENEVER POSSIBLE TO AVOID ICING AND PEDESTRIAN RISK.
4) ALL CONCENTRATED FLOWS SHALL BE RELEASED NO CLOSER THAN 10' TO FRONT PROPERTY LINE AND 3' TO SIDE PROPERTY LINES. ALL FLOWS SHALL BE ROUTED AWAY FROM ADJACENT PROPERTIES.
5) ALL CURBS SHOWN HEREON ARE ASSUMED TO BE 6" VERTICAL CURB UNLESS OTHERWISE NOTED. ALL ADA RAMPS SHOWN HEREON ARE ASSUMED TO BE 12:1 SLOPE UNLESS OTHERWISE NOTED.
6) CONTRACTOR SHALL REFER TO ALL STRUCTURAL DRAWINGS AND CIVIL ENGINEER DRAWINGS PRIOR TO CONSTRUCTION OF FOUNDATION. ANY DISCREPANCIES SHALL BE BROUGHT TO CIVIL ENGINEER'S ATTENTION IMMEDIATELY.
7) MAXIMUM ADA CROSS-SLOPE IS 2% AND MAXIMUM LONGITUDINAL SLOPE IS 5% WITHOUT HANDRAILS. CONTRACTOR SHALL CONTACT ENGINEER IF ADA PATHES/ACCESS POINTS DO NOT MEET THESE CONDITIONS IN THE FIELD.

SURVEY STATEMENT:

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BASIS OF BEARINGS:

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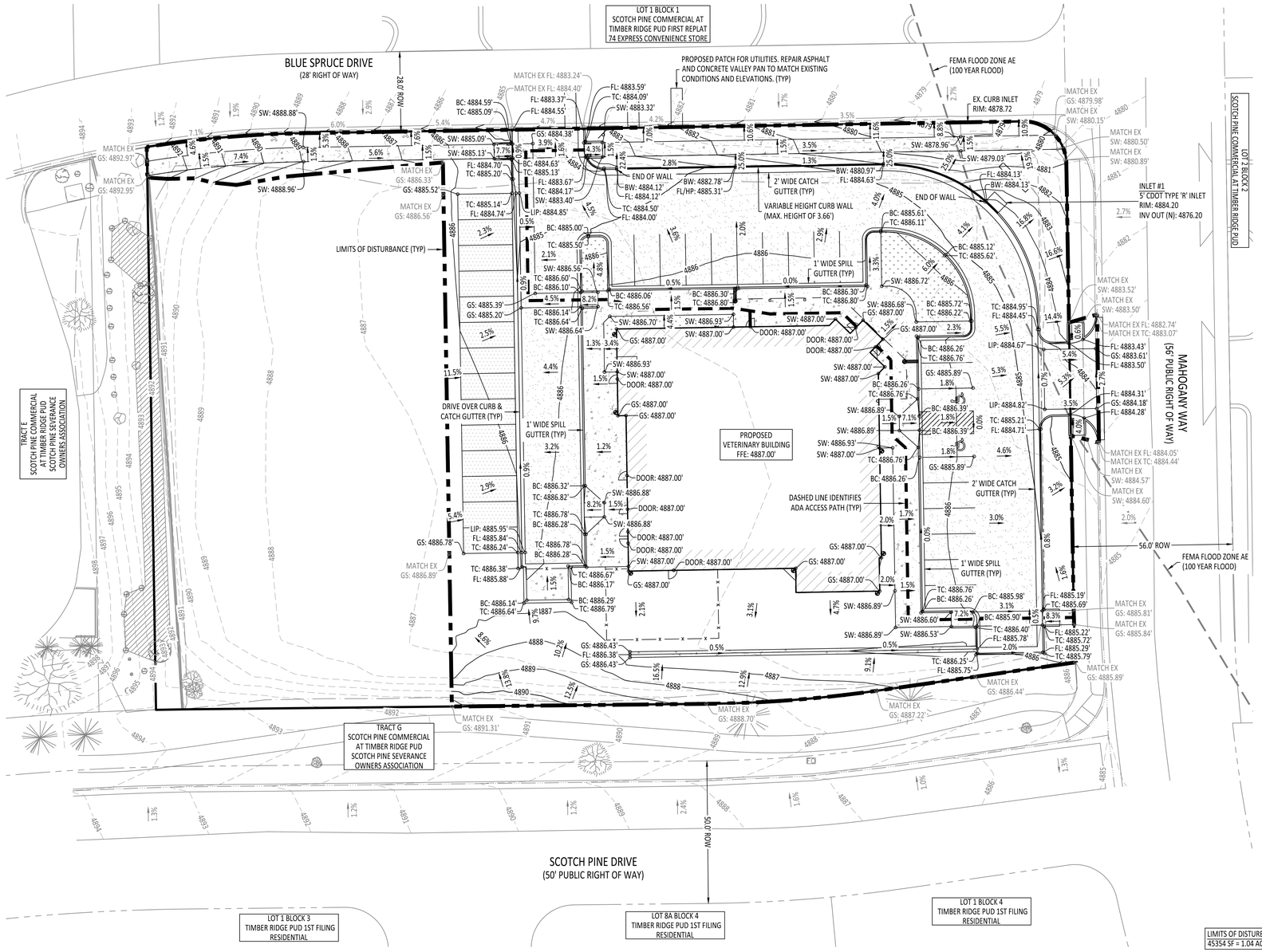
THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

BENCHMARK STATEMENT:

NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) & GEIOD18.
BENCHMARK: Q 136
ELEV = 4767.82



NORTH

0' 10' 20' 40'

SCALE: 1"=20'

LEGEND:

- PROPERTY LINE
- ADA ROUTE
- FLOOD ZONE
- LIMITS OF DISTURBANCE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- SLOPE ARROW
- SPOT ELEVATION
- RETAINING WALL
- DOWNSPOUT

LIMITS OF DISTURBANCE:
45354 SF = 1.04 AC

ABBREVIATION LIST:

FG: FINISHED GRADE
EG: EXISTING GRADE
EX: EXISTING
LIP: GUTTER LIP
FL: FLOWLINE
TC: TOP OF CURB
BC: BOTTOM OF CURB
TW: TOP OF WALL
BW: BOTTOM OF WALL
GS: GROUND SHOT
TS: TOP OF STEP
BS: BOTTOM OF STEP
SW: SIDEWALK
GB: GRADE BREAK
FFE: FINISHED FLOOR ELEVATION

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REVISION BLOCK

#	DATE	BY
1	5/20/2025	RCE
2	10/28/2025	RCE

GRADING PLAN

C3

SHEET 3 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO

UTILITY NOTES:

1) HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UNDERGROUND UTILITIES WERE NOT PROVIDED BY SURVEY USED IN PREPARATION THESE THESE DRAWINGS. APPROXIMATE LOCATIONS OF EXISTING UTILITIES SHOWN HEREON ARE SHOWN USING AS-BUILT DRAWINGS PROVIDED BY THE TOWN OF SEVERANCE. CONTRACTOR SHALL FIELD VERIFY HORIZONTAL AND VERTICAL LOCATIONS FOR ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR TO CONTACT RCE IMMEDIATELY FOR DISCREPANCIES FOUND IN THE FIELD
2) ALL DOMESTIC TAPS SHALL BE INSPECTED BY LOCAL WATER JURISDICTION AT TIME OF TAP. CONTRACTOR IS RESPONSIBLE FOR ENSURING PROPER FIELD INSPECTIONS ARE COMPLETED.
3) CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE WITHIN GRAVITY PIPES. MINIMUM LONGITUDINAL SLOPE OF STORM PIPES IS 0.5%. MINIMUM LONGITUDINAL OF SANITARY SEWER PIPES IS 2% (4 INCH), 1% (6 INCH) AND 0.4% (8 INCH). RCE RECOMMENDS EXCEEDING THESE MINIMUMS WHEREVER POSSIBLE.
4) ALL STORM MANHOLES SHALL HAVE 0.1' DROP MINIMUM UNLESS OTHERWISE NOTES ON THIS PLAN. ALL SANITARY MANHOLES SHALL HAVE 0.2' DROP MINIMUM UNLESS OTHERWISE NOTED ON THIS PLAN. CONTRACTOR SHALL CONTACT ENGINEER WITH ANY FIELD DISCREPANCIES.
5) CONTRACTOR TO CUT EXISTING COPPER SERVICE NEXT TO THE CORPORATION STOP, INSTALL A SOLDERED CAP, AND REMOVE ABANDONED COPPER SERVICE LINE.

FIRE SPRINKLER MAIN NOTE:

1) IT SHOULD BE NOTED THAT FIRE SPRINKLER DIAMETER SHOWN HEREON IS SHOWN PRIOR TO ENGAGEMENT WITH FIRE SPRINKLER ENGINEER. DUE TO THIS, RCE HAS SHOWN AN ESTIMATED FIRE SPRINKLER MAIN DIAMETER BASED UPON EXPERIENCE WITH SIMILAR PROJECTS. FIRE SPRINKLER ENGINEER SHOULD BE CONSULTED PRIOR TO INSTALLATION OF UNDERGROUND FIRE SPRINKLER MAIN TO ENSURE PROPER SIZING. IF AMENDMENTS TO PROPOSED SIZING ARE REQUIRED, CLIENT SHALL CONTACT ENGINEER TO AMEND PLAN DOCUMENTATION.

SURVEY STATEMENT:

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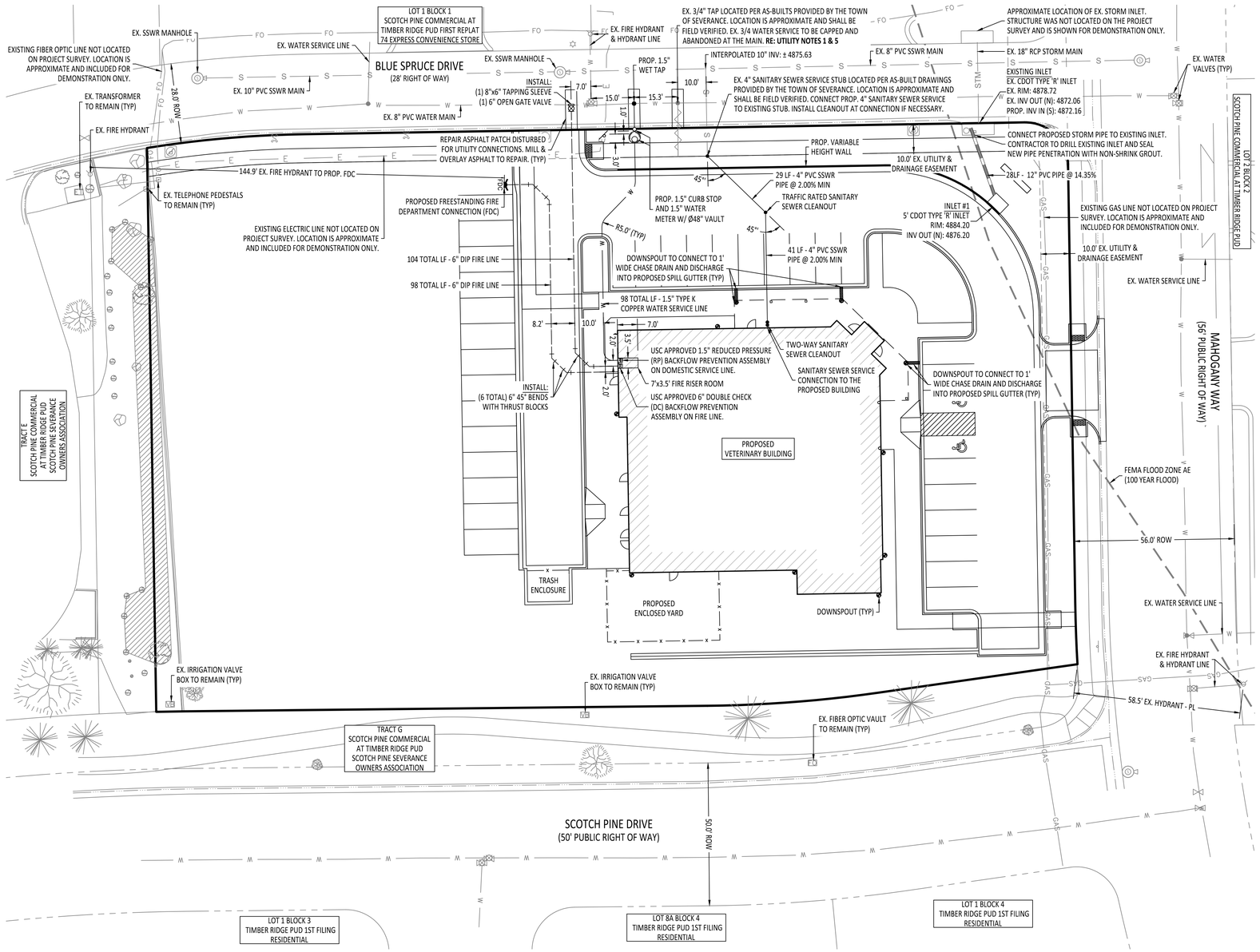
BENCHMARK STATEMENT:

NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) & GEIOD18.
BENCHMARK: Q 136
ELEV = 4767.82

TOTAL FIRE FLOW REQUIRED FOR THIS SITE IS 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE
THIS FLOW MUST BE PROVIDED FROM A MINIMUM OF 1 FIRE HYDRANTS
INDIVIDUALLY, EACH FIRE HYDRANT MUST SUPPLY 1500 GPM MINIMUM AT 20 PSI RESIDUAL PRESSURE

CODE USED FOR ANALYSIS: 2018 IFC W/ 2019 AMENDMENTS
OCCUPANCY GROUP(S): B
CONSTRUCTION TYPE(S): V-B
FIRE FLOW CALCULATION AREA: 7,430 SF
THIS BUILDING **IS FULLY** SPRINKLERED (50% REDUCTION APPLIED)



NORTH

0' 10' 20' 40'

SCALE: 1"=20'

LEGEND:

- PROPERTY LINE
- EASEMENT
- FLOOD ZONE
- UTILITY LINE TO ABANDON
- DOWNSPOUT
- SANITARY CLEANOUT
- STORM PIPE
- 45° FITTING W/ THRUST BLOCK
- WATER LINE
- FIRE LINE
- WATER VALVE
- WATER TAP
- CURB STOP
- WATER METER

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REVISION BLOCK

#	DATE	BY
1	5/20/2025	RCE
2	10/28/2025	RCE

UTILITY PLAN

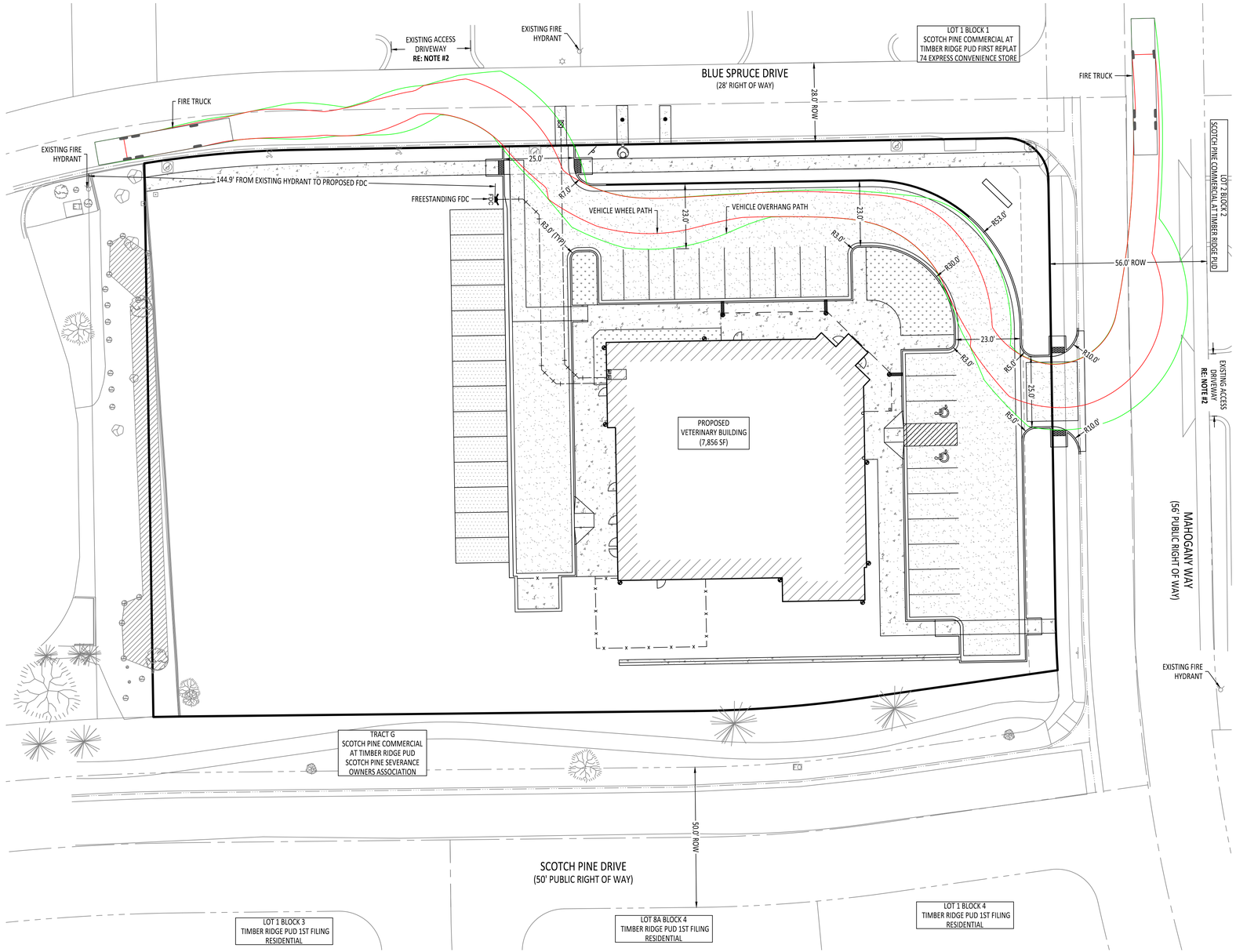
C4

SHEET 4 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO



NORTH

0' 10' 20' 40'

SCALE: 1"=20'

LEGEND:

- PROPERTY LINE
- GRAVEL
- CONCRETE
- ASPHALT
- LANDSCAPING
- RETAINING WALL
- TRUCK WHEEL PATH
- TRUCK OVERHANG PATH

SURVEY STATEMENT:
RAPTOR CIVIL ENGINEERING (RCE) RELIED ON THE LAND SURVEY PREPARED BY KING SURVEYORS. RCE TAKES NO RESPONSIBILITY FOR ERRORS/OMISSIONS BY LAND SURVEYOR.

BASIS OF BEARINGS:
ASSUMING THE NORTH LINE OF LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD, AS BEARING NORTH 89°03'30" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 252.20 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

BENCHMARK STATEMENT:
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) & GEIOD18.
BENCHMARK: Q 136
ELEV = 4767.82

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
720-774-7736

PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

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1	5/20/2025	RCE
2	10/28/2025	RCE

FIRE TRUCK MANEUVERING

C5

SHEET 5 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
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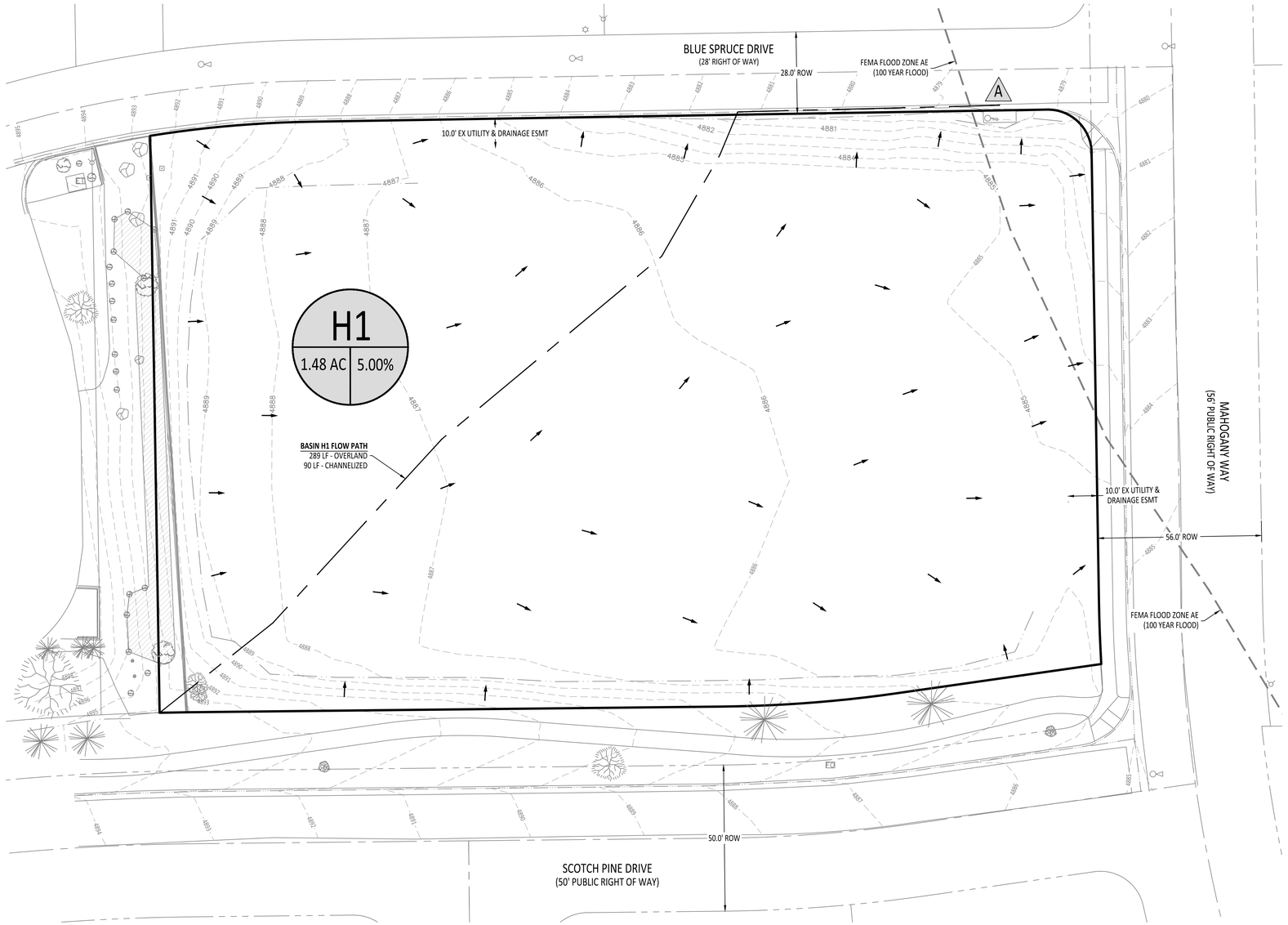

Historic Summary Runoff Table									
Basin	**Area (ac)**	**Imperviousness**	**Design Point**	**C_5**	**C_{100}**	**I_5 (in/hr)**	**I_{100} (in/hr)**	**Q_5 (cfs)**	**Q_{100} (cfs)**
H1	1.48	5.00%	A	0.03	0.45	1.93	4.66	0.09	3.10
TOTAL SITE - Historic	**1.48**	**5.00%**						**0.09**	**3.10**

DRAINAGE NOTES:
REFER TO DRAINAGE LETTER PREPARED BY RAPTOR CIVIL ENGINEERING FOR THIS PROJECT FOR ALL STORM SYSTEM CALCULATIONS.

SURVEY STATEMENT:
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THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

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BENCHMARK: Q 136
ELEV = 4767.82

NORTH

0' 10' 20' 40'
SCALE: 1"=20'

LEGEND:
- PROPERTY LINE
- FLOOD ZONE
- ASPHALT
- CONCRETE
- RETAINING WALL
- EXISTING CONTOUR
- PROPOSED CONTOUR

DRAINAGE LEGEND:
- BASIN BOUNDARY LINE
- A = BASIN DESIGNATION; B = AREA IN ACRES; I = % IMPERVIOUSNESS
- BASIN FLOW ARROW
- D = DESIGN POINT DESIGNATION

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PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

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REVISION BLOCK

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HISTORIC DRAINAGE PLAN

C6

SHEET 6 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
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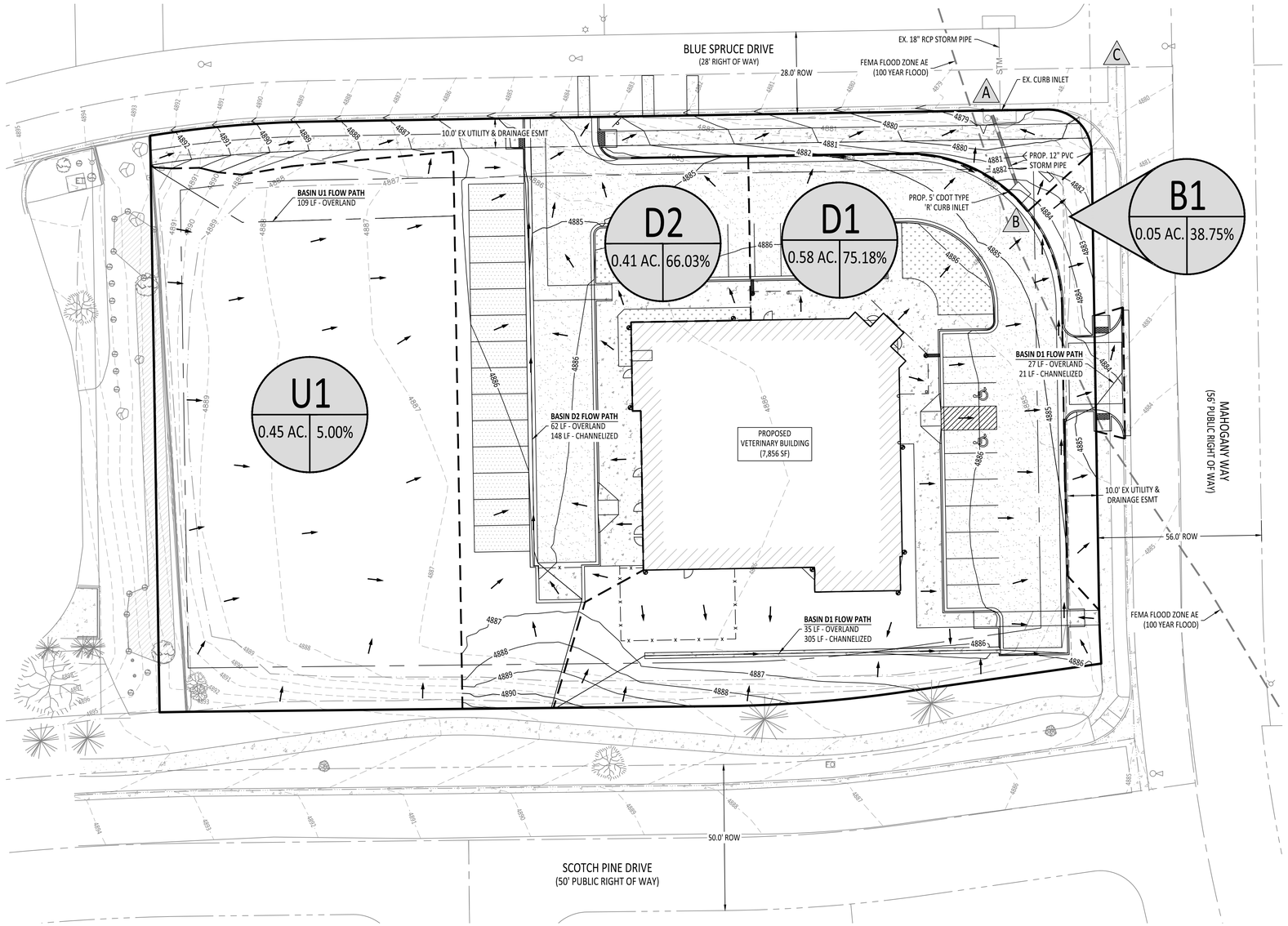

Developed Summary Runoff Table									
Basin	**Area (ac)**	**Imperviousness**	**Design Point**	**C_5**	**C_{100}**	**I_5 (in/hr)**	**I_{100} (in/hr)**	**Q_5 (cfs)**	**Q_{100} (cfs)**
D1	0.58	75.18%	B	0.64	0.78	3.83	9.26	1.42	4.19
D2	0.41	66.03%	A	0.55	0.73	3.83	9.26	0.87	2.78
B1	0.05	38.75%	C	0.32	0.61	3.83	9.26	0.06	0.28
U1	0.45	0.05	A	0.03	0.45	2.92	7.06	0.04	1.41
TOTAL SITE - Developed Limits of Disturbance	**1.04**	**69.85%**						**2.35**	**7.25**
TOTAL SITE - Developed	**1.49**	**50.42%**						**2.39**	**8.67**

DRAINAGE NOTES:
REFER TO DRAINAGE LETTER PREPARED BY RAPTOR CIVIL ENGINEERING FOR THIS PROJECT FOR ALL STORM SYSTEM CALCULATIONS.

SURVEY STATEMENT:
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BASIS OF BEARINGS:
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BENCHMARK: Q.136
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0' 10' 20' 40'
SCALE: 1"=20'

LEGEND:
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- ASPHALT
- CONCRETE
- RETAINING WALL
- EXISTING CONTOUR
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DRAINAGE LEGEND:
- BASIN BOUNDARY LINE
- A = BASIN DESIGNATION; B = AREA IN ACRES; I = % IMPERVIOUSNESS
- BASIN FLOW ARROW
- D = DESIGN POINT DESIGNATION

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PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

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REVISION BLOCK

#	DATE	BY
1	5/20/2025	RCE
2	10/28/2025	RCE

DEVELOPED DRAINAGE PLAN

C7

SHEET 7 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
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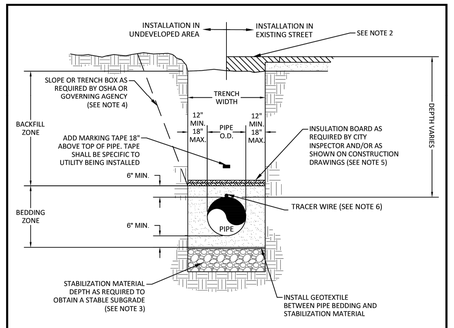


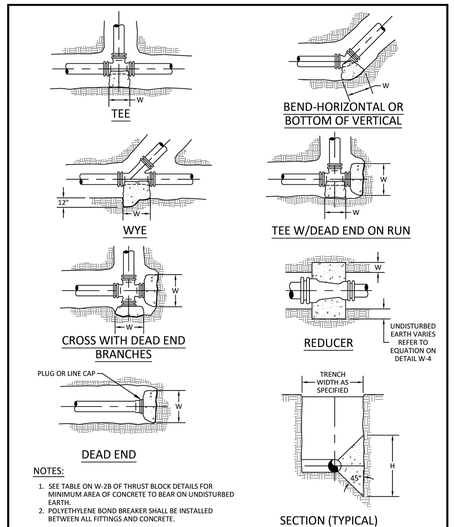
NOTES:

1. REFER TO WATER & SEWER (W&S) DEPARTMENT CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR STABILIZATION, GEOTEXTILE, BEDDING, BACKFILL MATERIAL, COMPACTION, AND MARKING TAPE REQUIREMENTS. FOR ANY CONFLICT BETWEEN WATER AND SEWER AND PUBLIC WORKS BACKFILL MATERIAL SPECIFICATIONS AND COMPACTION REQUIREMENTS, THE MORE STRINGENT SPECIFICATION SHALL APPLY.
2. REFER TO STREETS DETAIL S-31 "EXISTING STREET PAVEMENT PATCH DETAIL FOR ASPHALT & CONCRETE", CURRENT VERSION, FOR STREET CUT REQUIREMENTS.
3. AN OVER EXCAVATED TRENCH SHALL BE BACKFILLED AND COMPACTED WITH STABILIZATION OR BEDDING MATERIALS (AS PER SPECIFICATIONS) UNDER THE DIRECTION OF THE CITY.
4. TRENCHES SHALL BE SHORED, BRACED, OR SHEETED PER OSHA REQUIREMENT AND AS NECESSARY FOR THE SAFETY AND PROTECTION OF PERSONNEL AND OTHER UTILITIES.
5. INSULATION BOARD SHALL BE 2" THICK MINIMUM, CONSISTING OF TWO BOARDS (1" MINIMUM PER BOARD) WITH OFFSET JOINTS PLACED ACROSS FULL TRENCH WIDTH. REFER TO SPECIFICATIONS.
6. INSTALL TRACER WIRE ACCORDING TO SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.

TRENCH CROSS SECTION

DETAIL WS-2

DATE: JANUARY 2023 SCALE: N.T.S.



NOTES:

1. SEE TABLE ON W-2B OF THRUST BLOCK DETAILS FOR MINIMUM AREA OF CONCRETE TO BEAR ON UNDISTURBED EARTH.
2. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.

HORIZONTAL THRUST BLOCKS

DETAIL W-2A

DATE: JANUARY 2023 SCALE: N.T.S.

THRUST BLOCK BEARING AREAS (SQ-FT) FOR INTERNAL STATIC PRESSURE OF 150 PSI, DIP I.D., SOIL BEARING CAPACITY OF 1000 PSF AND 1.5 SAFETY FACTOR (S.F.)

PIPE SIZE	90° BEND	45° BEND	22½° BEND	11¼° BEND	DEAD ENDS, VALVES & TEES, PLUGGED CROSS BRANCHES
4"	3.3	2.5	1.3	0.6	3.3
6"	10.2	5.5	2.8	1.4	7.2
8"	18.3	9.9	5.0	2.5	12.9
12"	39.9	21.6	11.0	5.5	28.2
16"	70.5	38.2	19.5	9.8	49.9
20"	SPECIAL DESIGN REQUIRED				
24"					

UNDISTURBED EARTH [FT²] = W [FT] X H [FT]

THRUST FORCE FOR REDUCERS [LB] =TEST PRESSURE [PSI] X (A_{LARGE} [IN²] - A_{SMALL} [IN²])

∴ GRAVITY BLOCK SIZE FOR REDUCERS [FT²] =0.225 X (A_{LARGE} [IN²] - A_{SMALL} [IN²])

NOTES:

1. POLYETHYLENE BOND BREAKER SHALL BE INSTALLED BETWEEN ALL FITTINGS AND CONCRETE.
2. ALL THRUST BLOCKING SHALL BE CAST-IN-PLACE CONCRETE WITH A MINIMUM YIELD 28 DAY STRENGTH OF 2500 P.S.I.
3. THRUST BLOCKING SHALL BE CAST AGAINST UNDISTURBED SOIL. FORMS SHALL BE USED AS REQUIRED TO OBTAIN ADEQUATE BEARING AREA AND TO CONFINE THE CONCRETE. THRUST BLOCKING SHALL BEAR ON THE FITTING OR END CAP ONLY AND WILL NOT BE ALLOWED TO SPILL OVER THE JOINT OR AGAINST THE PIPE.
4. THE CITY MAY REQUIRE LARGER THRUST BLOCKS THAN SPECIFIED IF SOILS ARE DETERMINED TO PROVIDE LESS THAN 1000 PSF BEARING CAPACITY.
5. IN THE ABSENCE OF SOIL BEARING CAPACITY INFORMATION USE 1000 PSF.
6. NO LESS THAN 150 PSI TEST PRESSURE SHALL BE USED FOR THRUST BLOCK CALCULATIONS.
7. BEARING AREAS FOR ANY PRESSURE AND SOIL BEARING CAPACITY MAY BE OBTAINED BY MULTIPLYING THE TABULATED BEARING AREAS BY A CORRECTION FACTOR "F":

$$F = \frac{\text{(ACTUAL SPECIFIED TEST PRESSURE IN PSI)/(150 PSI)}}{\text{(ACTUAL SOIL BEARING CAPACITY IN PSF)/(1000 PSF)}}$$

8. EXAMPLE: CALCULATE THE BEARING AREA FOR 8"-90° BEND WITH A TEST PRESSURE OF 200 PSI AND SOIL BEARING CAPACITY OF 3000 PSF.

FROM TABLE BEARING AREA = 18.3 SF

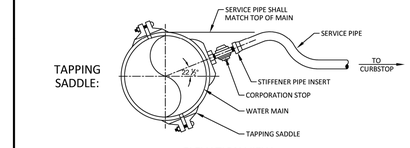
$$F = \frac{\text{(200 PSI)/(150 PSI)}}{\text{(3000 PSF)/(1000 PSF)}} = 0.44$$

REQUIRED BEARING AREA ON UNDISTURBED SOIL = (0.44)(18.3 SF) = 8.1 SF

HORIZONTAL THRUST BLOCKS

DETAIL W-2B

DATE: JANUARY 2023 SCALE: N.T.S.



ELEVATION VIEW

TYPE OF PIPE AND SIZE OF TAP

PIPE SIZE	CAST IRON					DUCTILE IRON					PVC C-900	
	3/4"	1"	1 1/2"	2"	3"&4"	3/4"	1"	1 1/2"	2"	3"&4"	< 2"	> 2"
4"	S	S	NO	NO	TSV	S	S	NO	NO	TSV	S	TSV
6"	S	S	S	S	TSV	S	S	S	S	TSV	S	TSV
8"	S	S	S	S	TSV	S	S	S	S	TSV	S	TSV
12"	S	S	S	S	TSV	S	S	S	S	TSV	S	TSV
16"	S	S	S	S	TSV	S	S	S	S	TSV	N/A	N/A

"S" - TAPPING SADDLE REQUIRED, ALL SADDLES SHALL HAVE AWWA TAPER THREADS.
"NO" - NO TAP PERMITTED WITH OR WITHOUT A SADDLE, A TEE CONNECTION MAY BE PERMITTED IF SPECIFICALLY AUTHORIZED BY THE WATER DEPARTMENT.
"TSV" - TAPPING SLEEVE AND VALVE REQUIRED.
"N/A" - NOT APPLICABLE.

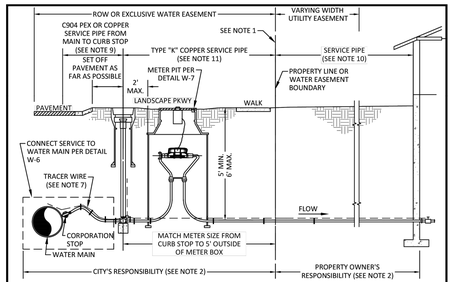
NOTES:

1. REFERENCE CITY OF GREELEY, WATER & SEWER CONSTRUCTION SPECIFICATIONS, LATEST REVISION, FOR TAPPING SADDLE SPECIFICATIONS.
2. EXISTING STEEL MAINS, TWELVE INCHES (12") IN DIAMETER OR LESS, SHALL BE TAPPED USING A CITY ACCEPTED TAPPING SADDLE.
3. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE RESTRAINED AND INSTALLED PER CITY OF GREELEY WATER & SEWER SPECIFICATIONS, LATEST REVISION.
4. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") STANDARD DETAILS, LATEST REVISION OF EACH.
5. REFER TO CITY OF GREELEY WATER AND SEWER SPECIFICATIONS, LATEST REVISION, FOR PRODUCT AND MFR SPECIFICATIONS.
6. THIS DETAIL ALSO APPLIES TO NON-POTABLE IRRIGATION SERVICE CONNECTIONS TO NON-POTABLE IRRIGATION MAINS.
7. SERVICE TAPS ON WATER MAINS LARGER THAN 16" MAY BE CONSIDERED UNDER CERTAIN CIRCUMSTANCES WITH SPECIAL DESIGN ON A CASE-BY-CASE SCENARIO.
8. FOR ANY NEW WATER SERVICES TAPPING INTO EXISTING MAINS THE CONTRACTOR SHALL NOTIFY THE CITY 72 HOURS PRIOR AT 970-350-9320.

WATER SERVICE CONNECTION

DETAIL W-6

DATE: JANUARY 2023 SCALE: N.T.S.



ELEVATION VIEW

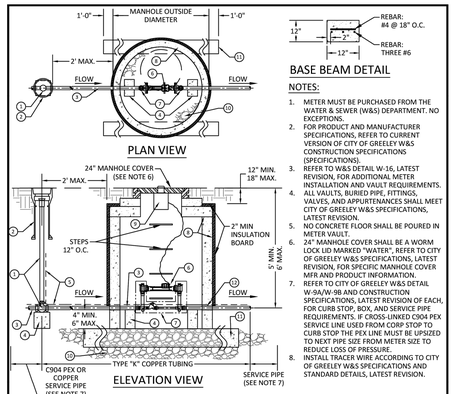
NOTES:

1. PLACEMENT OF CURB STOP SERVICE BOX MAY VARY FROM LANDSCAPE PARKWAY OR A MAXIMUM OF ±1 FOOT OF THE PROPERTY LINE. ANY VARIANCE OF LOCATION OF CURB STOP MUST BE APPROVED PRIOR TO CONSTRUCTION.SEE DESIGN CRITERIA, LATEST REVISION, FOR METER PIT LOCATION.
2. WATER DEPARTMENT'S RESPONSIBILITY SHALL BE THE WATER MAIN, THE METER INSIDE THE METER PIT, THE CORPORATION STOP, AND SERVICE PIPING FROM THE WATER MAIN UP TO DOWNSTREAM OF METER. PROPERTY OWNER'S RESPONSIBILITY SHALL INCLUDE EVERYTHING DOWNSTREAM OF METER STRUCTURE.
3. SHOULD ANY SITUATION ARISE OTHER THAN SHOWN CONCERNING THE DEPTH OR OBSTRUCTION OF SERVICE LINE OR THE PLACEMENT OF THE METER PIT OR STOP BOX, CALL (970) 350-9317 AND ASK FOR METER SERVICES DIVISION.
4. REFER TO WATER & SEWER (W&S) STANDARD DRAWINGS AND CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS) FOR METER INSTALLATION REQUIREMENTS.
5. CURB STOP IS TO BE MINNEAPOLIS PATTERN OR APPROVED EQUAL.
6. CURB STOP MUST BE INSTALLED WITH EITHER PLASTIC OR STAINLESS STEEL PIPE INSERTS TO ENSURE PROPER COMPRESSION FITTING ON C904 CROSS-LINKED PEX PIPE.
7. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY W&S SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.
8. ALL BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL BE INSTALLED AND RESTRAINED IN ACCORDANCE WITH W&S SPECIFICATIONS, LATEST REVISION.
9. COPPER OR C904 CROSS-LINKED PEX SERVICE LINE SHALL BE INSTALLED FROM THE CORPORATION STOP TO CURB STOP. REFER TO W&S CONSTRUCTION SPECIFICATIONS FOR APPROVED SERVICE PIPE PRODUCT AND MFR REQUIREMENTS.
10. FROM 5 FT PAST THE METER PIT ON THE OWNER SIDE UP TO BUILDING STRUCTURE SHALL BE IN ACCORDANCE WITH BUILDING CODE AND DRINKING WATER REQUIREMENTS.
13. TYPE "K" COPPER SHALL BE PLACED FROM THE CURB STOP, THROUGH THE METER PIT, AND UP TO 5 FEET PAST THE METER PIT ON CUSTOMER SIDE.
14. ALL SERVICE PIPE SHALL BE SIZED ACCORDING TO SERVICE TAP INSIDE DIAMETER AND MUST COMPLY WITH AWWA C904. SEE W&S DESIGN CRITERIA, LATEST REVISION.
15. UPPER HALF OF STANDARD VALVE BOX SHALL BE PLACED OVER CURB STOP AND TRACER WIRE TEST STATION LOOP ACCORDING TO W&S SPECIFICATIONS, LATEST REVISION.

POTABLE WATER SERVICE LINE, STOP BOX & METER INSTALLATION (INSIDE LANDSCAPE PARKWAY)

DETAIL W-9A

DATE: JANUARY 2023 SCALE: N.T.S.



BASE BEAM DETAIL

NOTES:

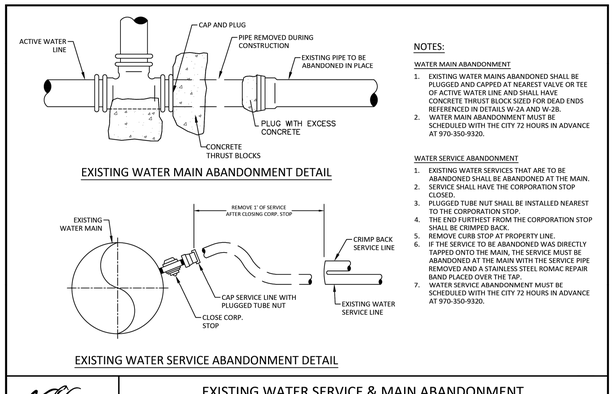
1. METER MUST BE PURCHASED FROM THE WATER & SEWER (W&S) DEPARTMENT. NO EXCEPTIONS.
2. FOR PRODUCT AND MANUFACTURER SPECIFICATIONS, REFER TO CURRENT VERSION OF CITY OF GREELEY W&S CONSTRUCTION SPECIFICATIONS (SPECIFICATIONS).
3. REFER TO W&S DETAIL W-16, LATEST REVISION, FOR ADDITIONAL METER INSTALLATION AND VAULT REQUIREMENTS.
4. ALL VAULTS, BURIED PIPE, FITTINGS, VALVES, AND APPURTENANCES SHALL MEET CITY OF GREELEY W&S SPECIFICATIONS, LATEST REVISION.
5. NO CONCRETE FLOOR SHALL BE POURED IN METER VAULT.
6. 24" MANHOLE COVER SHALL BE A WORM LOCK LID MARKED "WATER", REFER TO CITY OF GREELEY W&S SPECIFICATIONS, LATEST REVISION, FOR SPECIFIC MANHOLE COVER MFR AND PRODUCT INFORMATION.
7. REFER TO CITY OF GREELEY W&S DETAIL W-9A/W-9B AND CONSTRUCTION SPECIFICATIONS, LATEST REVISION OF EACH, FOR CURB STOP, BOX, AND SERVICE PIPE REQUIREMENTS. IF CROSS-LINKED C904 PEX SERVICE LINE USED FROM CORP STOP TO CURB STOP THE PEX LINE MUST BE UPSIZED TO NEXT PIPE SIZE FROM METER SIZE TO REDUCE LOSS OF PRESSURE.
8. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY W&S SPECIFICATIONS AND STANDARD DETAILS, LATEST REVISION.

LEGEND	
1	CURB STOP VALVE AND SERVICE BOX
2	UPPER HALF OF STANDARD VALVE BOX (INSTALLED PER SPECIFICATIONS)
3	1-½" OR 2" SERVICE PIPE (MATCH SERVICE PIPE I.D.) (SEE NOTE 7)
4	BRICK SUPPORT (PLACED ON UNDISTURBED SOIL OR 1-½" STABILIZATION ROCK)
5	TRACER WIRE (SEE NOTE 8)
6	METER UNIT (ORDER FROM CITY OF GREELEY METER SHOP) (SEE NOTES 1 & 2)
7	COPPER METER SETTER (MFR PER SPECIFICATIONS)
8	48" DIAMETER OR SQUARE CONCRETE MANHOLE (SEE NOTE 4 FOR PRE-CAST)
9	METER ENDPOINT RADIO TRANSMITTER (RT UNIT)
10	6" MIN OF SUBGRADE MATERIAL UNDER GRADE BEAM AND INSIDE VAULT PER SPECIFICATION
11	CONCRETE MANHOLE BASE BEAM (SEE BASE BEAM DETAIL)
12	APPROVED RUBBER SEAL ON PIPE BARREL AT WALL PENETRATION PER SPECIFICATION

OUTSIDE SETTING FOR 1-½" & 2" POTABLE WATER METER

DETAIL W-8

DATE: JANUARY 2023 SCALE: N.T.S.



NOTES:

WATER MAIN ABANDONMENT

1. EXISTING WATER MAINS ABANDONED SHALL BE PLUGGED AND CAPPED AT NEAREST VALVE OR TEE OF ACTIVE WATER LINE AND SHALL HAVE CONCRETE THRUST BLOCK SIZED FOR DEAD ENDS REFERENCED IN DETAILS W-2A AND W-2B.
2. WATER MAIN ABANDONMENT MUST BE SCHEDULED WITH THE CITY 72 HOURS IN ADVANCE AT 970-350-9320.

WATER SERVICE ABANDONMENT

1. EXISTING WATER SERVICES THAT ARE TO BE ABANDONED SHALL BE ABANDONED AT THE MAIN.
2. SERVICE SHALL HAVE THE CORPORATION STOP CLOSED.
3. PLUGGED TUBE NUT SHALL BE INSTALLED NEAREST TO THE CORPORATION STOP.
4. THE END FURTHEST FROM THE CORPORATION STOP SHALL BE CRIMPED BACK.
5. REMOVE CURB STOP AT PROPERTY LINE.
6. IF THE SERVICE TO BE ABANDONED WAS DIRECTLY TAPPED ONTO THE MAIN, THE SERVICE MUST BE ABANDONED AT THE MAIN WITH THE SERVICE PIPE REMOVED AND A STAINLESS STEEL ROMAC REPAIR BAND PLACED OVER THE TAP.
7. WATER SERVICE ABANDONMENT MUST BE SCHEDULED WITH THE CITY 72 HOURS IN ADVANCE AT 970-350-9320.

EXISTING WATER SERVICE & MAIN ABANDONMENT

DETAIL WS-5

DATE: JANUARY 2023 SCALE: N.T.S.

PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

25-017

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#	DATE	BY
1	5/20/2025	RCE
2	10/28/2025	RCE

CONSTRUCTION DETAILS (1 OF 3)

C8.1

SHEET 8 OF 18

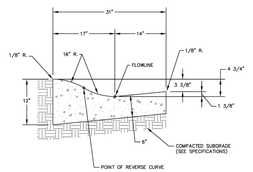
PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO

S-3 | **Drive Over Curb, Gutter & Sidewalk**

Design Criteria & Construction Specifications / Standard Details



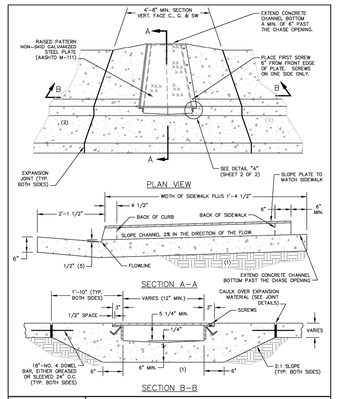
NOTES:

1. DRIVE OVER CURB SHALL NOT BE USED ADJACENT TO TRAVEL LANE.
2. DETACHED SIDEWALK WHEN USED WITH THIS SECTION SHALL BE 6" MINIMUM THICKNESS.
3. MAXIMUM SPACING OF CONTRACTION JOINTS – TEN (10) FEET.
4. EXPANSION JOINTS ARE REQUIRED, SEE JOINT DETAILS.
5. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.
6. THIS DETAIL SHALL BE USED ONLY IN THOSE SITUATIONS APPROVED BY THE CITY OR IN RETROFIT SITUATIONS. DETACHED SIDEWALKS AND VERTICAL FACE CURB AND GUTTER IS REQUIRED ON ALL NEW STREETS IN NEW RESIDENTIAL SUBDIVISIONS.

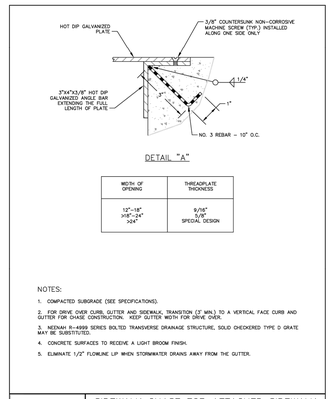
DRIVE OVER CURB, GUTTER & SIDEWALK
SHEET 2 OF 2
DETAIL NO. S-3A
DATE: DECEMBER, 2024 SCALE: N.T.S.

S-5 | **Sidewalk Chase for Attached Sidewalks**

Design Criteria & Construction Specifications / Standard Details



SIDEWALK CHASE FOR ATTACHED SIDEWALK
SHEET 1 OF 2
DETAIL NO. S-5
DATE: DECEMBER, 2024 SCALE: N.T.S.



WIDTH OF OPENING	THREADPLATE THICKNESS
12"–18" >18"–24" >24"	9/16" 5/8" SPECIAL DESIGN

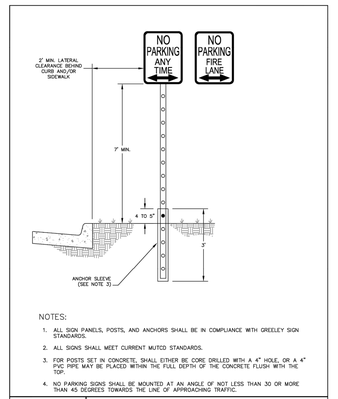
NOTES:

1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
2. FOR DRIVE OVER CURB, GUTTER AND SIDEWALK, TRANSITION (3' MIN.) TO A VERTICAL FACE CURB AND GUTTER FOR CHASE CONSTRUCTION. KEEP GUTTER WIDTH FOR DRIVE OVER.
3. NEENAH R-4999 SERIES BOLTED TRANSVERSE DRAINAGE STRUCTURE. SOLID CHECKERED TYPE D GRATE MAY BE SUBSTITUTED.
4. CONCRETE SURFACES TO RECEIVE A LIGHT BROOM FINISH.
5. ELIMINATE 1/2" FLOWLINE LIP WHEN STORMWATER DRAINS AWAY FROM THE GUTTER.

SIDEWALK CHASE FOR ATTACHED SIDEWALK
SHEET 2 OF 2
DETAIL NO. S-5A
DATE: DECEMBER, 2024 SCALE: N.T.S.

S-20 | **Typical No Parking Sign Installation**

Design Criteria & Construction Specifications / Standard Details



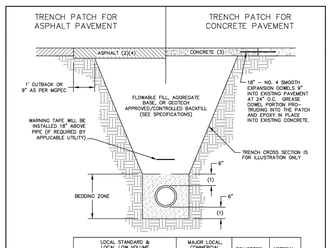
NOTES:

1. ALL SIGN PANELS, POSTS, AND ANCHORS SHALL BE IN COMPLIANCE WITH GREELEY SIGN STANDARDS.
2. ALL SIGNS SHALL MEET CURRENT MUTCD STANDARDS.
3. FOR POSTS SET IN CONCRETE, SHALL EITHER BE CORE DRILLED WITH A 4" HOLE, OR A 4" PVC PIPE, MAY BE PLACED WITHIN THE FULL DEPTH OF THE CONCRETE FLUSH WITH THE TOP.
4. NO PARKING SIGNS SHALL BE MOUNTED AT AN ANGLE OF NOT LESS THAN 30 OR MORE THAN 45 DEGREES TOWARDS THE LINE OF APPROACHING TRAFFIC.

TYPICAL NO PARKING SIGN INSTALLATION
DETAIL NO. S-20
DATE: DECEMBER, 2024 SCALE: N.T.S.

S-11 | **Existing Street Pavement Patch Detail for Asphalt & Concrete**

Design Criteria & Construction Specifications / Standard Details



	LOCAL STANDARD & LOCAL LOW VOLUME			MAJOR LOCAL, COMMERCIAL, & INDUSTRIAL	COLLECTOR	ARTERIAL
	ALLEY	EMER ACCESS	RESIDENTIAL			
FULL DEPTH ASPHALT (4)	5 1/2"	5 1/2"	5 1/2"	7"	7"	7"

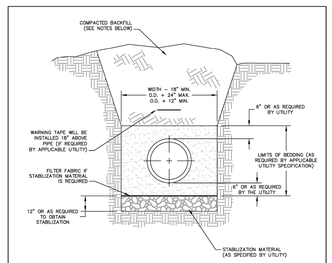
NOTES:

1. USE THE LIMITS OF BEDDING SHOWN IF NOT SPECIFIED BY THE APPLICABLE UTILITY.
2. HOT MIX ASPHALT SHALL BE USED TO PATCH ASPHALT AND SHALL BE GRADE S OR SX. TACK COAT REQUIRED.
3. CONCRETE SHALL BE USED TO PATCH CONCRETE. MATCH EXISTING THICKNESS.
4. FULL DEPTH ASPHALT SHALL BE THICKNESSES AS SHOWN ABOVE OR ONE (1) INCH GREATER THAN THE EXISTING PAVEMENT THICKNESS, WHICHEVER IS GREATER.
5. PATCH MAY NOT END WITHIN THE WHEEL TRACK OF TRAVEL LANES. UP TO THREE (3) FEET OF ADDITIONAL ASPHALT PATCH WILL BE REQUIRED TO KEEP THE JOINT OUT OF THE WHEEL TRACK.
6. MINIMUM SIZE OF PATCH SHALL BE 3' X 3'.

EXISTING STREET PAVEMENT PATCH DETAIL FOR ASPHALT & CONCRETE
DETAIL NO. S-11
DATE: DECEMBER, 2024 SCALE: N.T.S.

S-10 | **New Development Trench Excavation & Backfill Detail**

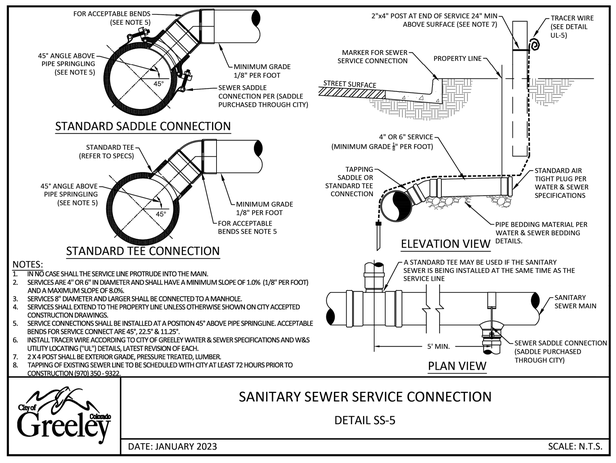
Design Criteria & Construction Specifications / Standard Details



NOTES:

1. RIGHT-OF-WAY AND EASEMENT AREAS SHALL BE GRADED (CUT AND FILL) TO SUBGRADE (+/-0.5') PRIOR TO AND AFTER UTILITY INSTALLATION.
2. BACKFILL WITHIN PUBLIC RIGHT-OF-WAY AND IN EASEMENTS WITHIN 20 FEET OF RIGHT-OF-WAY SHALL BE COMPACTED TO 95% WITHIN +/– 2% OF OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T99 DENSITY. TRENCHES IN EASEMENTS BEYOND 20 FEET OF RIGHT-OF-WAY SHALL BE COMPACTED TO 90%. ALL TRENCHES SHALL BE COMPACTED BY A METHOD APPROVED BY THE CITY. SEE SPECIFICATIONS FOR MORE INFORMATION.
3. TRENCH EXCAVATION SHALL COMPLY TO ALL OSHA STANDARDS.
4. FILTER FABRIC IS REQUIRED IF STABILIZATION MATERIAL IS USED. THE FABRIC SHALL BE INSTALLED AS SHOWN IN THE DETAIL.
5. IF NOT SPECIFIED BY APPLICABLE UTILITY, AN APPROVED GRADE OF SAND BEDDING SHALL BE INSTALLED TO SPRINGLINE.

NEW DEVELOPMENT TRENCH EXCAVATION & BACKFILL DETAIL
DETAIL NO. S-10
DATE: DECEMBER, 2024 SCALE: N.T.S.



NOTES:

1. IN NO CASE SHALL THE SERVICE LINE PROTRUDE INTO THE MAIN.
2. SERVICES ARE 4" OR 6" IN DIAMETER AND SHALL HAVE A MINIMUM SLOPE OF 1.0% (1/8" PER FOOT) AND A MAXIMUM SLOPE OF 8.0%.
3. SERVICES 8" DIAMETER AND LARGER SHALL BE CONNECTED TO A MANHOLE.
4. SERVICES SHALL EXTEND TO THE PROPERTY LINE UNLESS OTHERWISE SHOWN ON CITY ACCEPTED CONSTRUCTION DRAWINGS.
5. SERVICE CONNECTIONS SHALL BE INSTALLED AT A POSITION 45° ABOVE PIPE SPRINGLINE. ACCEPTABLE BENDS FOR SERVICE CONNECT ARE 45°, 22.5° & 11.25°.
6. INSTALL TRACER WIRE ACCORDING TO CITY OF GREELEY WATER & SEWER SPECIFICATIONS AND W&S UTILITY LOCATING ("UL") DETAILS, LATEST REVISION OF EACH.
7. 2 X 4 POST SHALL BE EXTERIOR GRADE, PRESSURE TREATED, LUMBER.
8. TAPPING OF EXISTING SEWER LINE TO BE SCHEDULED WITH CITY AT LEAST 72 HOURS PRIOR TO CONSTRUCTION (970) 350 - 9372.

SANITARY SEWER SERVICE CONNECTION
DETAIL SS-5
DATE: JANUARY 2023 SCALE: N.T.S.

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PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

25-017

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2	10/28/2025	RCE

CONSTRUCTION DETAILS (2 OF 3)

C8.2

SHEET 9 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO

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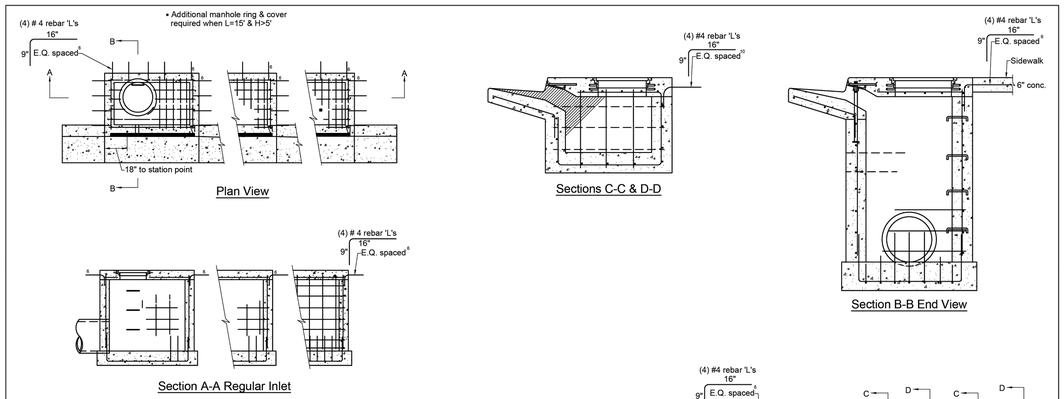


Notes

1. Type R inlets shall conform to the CDOT standard drawing & notes for Type R inlets except as noted herein.
2. All grates & frames shall be designed to withstand an HS-20 loading.
3. Use of a Type R is discouraged along drive over curbs.
4. Inlet structures shall not be constructed until the curb & gutter has been installed, or contractor stakes the curb & gutter for 100' on each side of inlet. Contractor must also stake inlet box corners.
5. Minimum rebar splice length shall be 10".
6. Add (4) #4 rebars-"L" shaped, equally spaced mid-depth into the concrete lid & wall & mid-depth into each sidewalk section poured next to the inlet (typ L=5') along both back and sides. 4 additional bars are required for each 5' of length added for double or triple inlet. Adjust for manhole.
7. Slope inlet floors toward pipes a min. of 2% so they will drain completely.
8. All rebar shall be epoxy coated.

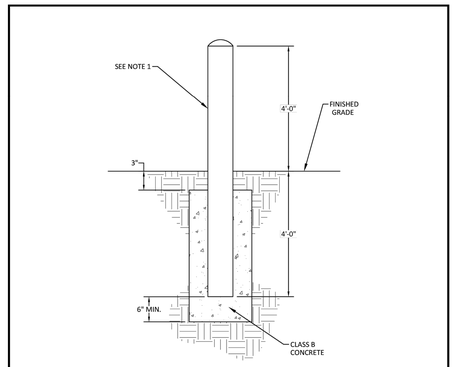
Reference: Colorado Department of Transportation Standard M-604-12. Refer to the latest M&S Standards.

Issued:	9/3/2024	Curb Inlet
Revised:	----	Type R
Revised:	----	Detail 7-1

Stormwater General Notes
(to be included with all Construction Drawings)

1. All stormwater facility construction shall conform to the most recent version of City of Greeley Standard Details. Construction specifications for stormwater facilities not covered by the City's Standard Details shall be those in the most recent version of the CDOT Standard Specifications for Road and Bridge Construction or those published by the Mile High Flood District (MHFD). Details not covered by the City's Standard Details shall be those in the CDOT Miscellaneous Standard Plans (M-Standards) or those published by the MHFD or as approved by the City of Greeley.
2. City Standard Details are not to scale unless a scale is indicated.
3. Remove all debris from trenches, including soda cans, rags, pipe banding material, etc. before backfilling.
4. All rebar used for storm drainage structures shall be epoxy coated.
5. The Contractor must follow the requirements in the State Stormwater Permit including daily street and walkway sweeping and dust control, using water as a dust palliative where required. Costs for this work are included in the accepted total bid and no additional payment shall be made.
6. The Contractor is responsible for providing As-Constructed Record Drawings to the City of Greeley's Public Works Department in accordance with the City's Storm Drainage Design Criteria.
7. The Contractor is required to have a current City of Greeley Contractor's License to perform any work in public right-of-way or easements.
8. The Contractor is responsible for obtaining all required permits prior to commencement of any work.
9. The Contractor shall be solely and completely responsible for all construction-related conditions at and adjacent to the job site, including the safety of all persons and property, during the performance of the work at all times. Any City inspections completed during construction are not intended to evaluate the adequacy of the Contractor's safety measures in, on, or near the construction site.
10. Working hours shall be between 7:00 am and 6:00 pm on normal City of Greeley business days unless prior approval has been obtained from the City.
11. The Owner shall ensure that the size and type of all underground utilities in the area of the work are located and shown on the Construction Drawings. The Contractor shall notify all utility companies including, but not limited to, Atmos Energy, CenturyLink, Xcel Energy, Comcast, and the Greeley Water and Sewer Department, prior to commencing construction, to have all existing utilities field located.

Issued:	9/3/2024	Stormwater
Revised:	----	General Notes
Revised:	----	Detail 1-1



NOTES:

1. PROVIDE A 6" MIN SCHEDULE 40 STL. PIPE BOLLARD FILLED WITH CONCRETE WITH ROUNDED TOP, PAINT SAFETY YELLOW.
2. BOLLARD SHALL BE PLACED AT MINIMUM 3'-0" FROM VALVE BOXES, VAULTS, AND CONCRETE STRUCTURES.
3. THE CITY OF GREELEY RESERVES THE RIGHT TO DETERMINE WHERE AND WHEN A PIPE BOLLARD MAY BE REQUIRED OR OMITTED.

(TYP) CONCRETE PIPE BOLLARD

DETAIL WNP-3

DATE: JANUARY 2023 SCALE: N.T.S.

PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

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CONSTRUCTION DETAILS
(3 OF 3)

C8.3

SHEET 10 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
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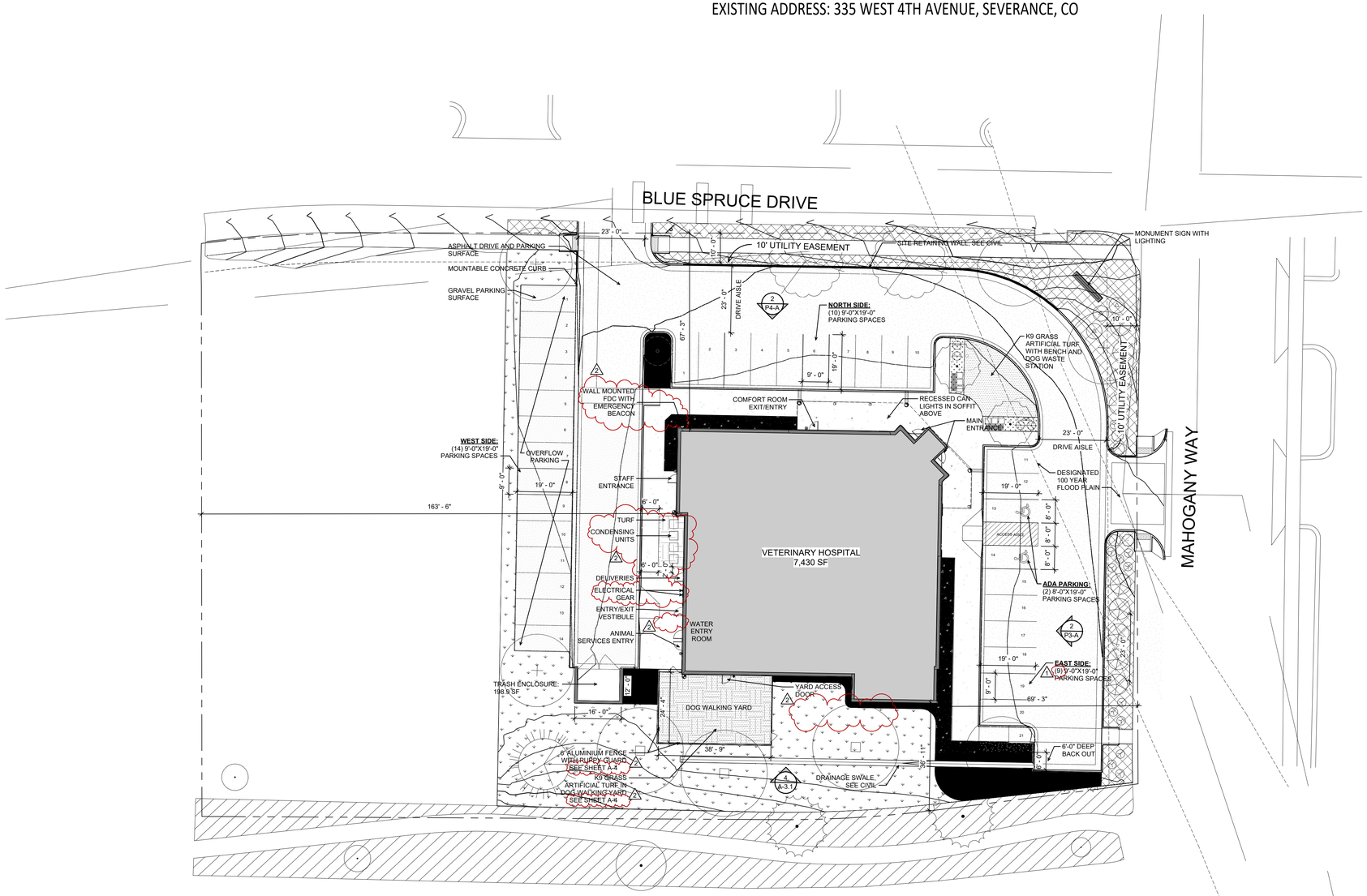

SCOTCH PINE DRIVE

1 SITE PLAN
SCALE: 1" = 20'-0"

GENERAL NOTES

1. RE: CIVIL AND LANDSCAPING PLANS FOR ADDITIONAL INFORMATION.
2. EXISTING SITE LANDSCAPING, PARKING AREA, PARKING STRIPING, BUILDING ENVELOPE TO REMAIN AS-IS UNLESS OTHERWISE NOTED.
3. EXISTING DRIVES TO BE REUSED. DRIVES TO BE MODIFIED AS INDICATED IN THE CIVIL DRAWINGS TO MEET CURRENT REQUIREMENTS.

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	EASEMENT / RIGHT OF WAY
	BUILDING SETBACK
	FENCE, RE: X/A-1.1

SITE SURFACE MATERIALS

XX-0 SURFACE FINISH TAG

SC-1 CONCRETE WALK
GR-1 GRAVEL WALK
DG-1 PEA GRAVEL

FENCING TYPES

X00XX
- FENCING TYPE
- HEIGHT IN INCHES
- SPECIAL CONDTIONS, WHERE INDICATED

FENCING TYPE

S: CHAINLINK

SPECIAL CONDITIONS

V: VINYL COATED
C: COYOTE ROLLERS
P: PRIVACY PANEL

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ARCHITECTURAL SITE PLAN

A-1

SHEET 11 OF 18

PLATTE VALLEY VETERINARY

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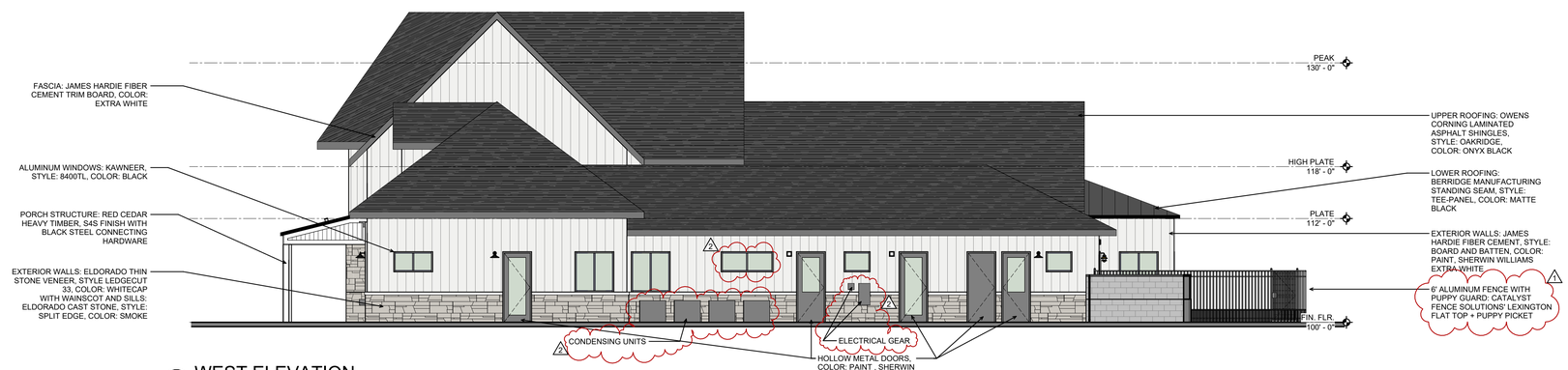
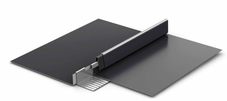
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"

2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



LOWER ROOF: BERRIDGE, TEE-PANEL STANDING SEAM ROOFING
COLOR: MATTE BLACK

UPPER ROOF: OWENS CORNING, OAKRIDGE SHINGLES
COLOR: ONYX BLACK

JAMES HARDIE, 5/16" TRIM BATTEN BOARDS
COLOR: ARCTIC WHITE

SHERMIN WILLIAMS
COLOR: EXTRA WHITE, SW 7006

SHERMIN WILLIAMS
COLOR: PEPPERCORN, SW 7674

ELDORADO STONE, LEDGECUT33
COLOR: WHITECAP

ELDORADO STONE, PEAKED STONE CAP
COLOR: SMOKE

ELDORADO STONE, WAINSCOT AND WINDOW LEDGE
COLOR: SMOKE

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PLATTE VALLEY VETERINARY
SITE PLAN
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BUILDING ELEVATIONS

A-2

SHEET 12 OF 18

PLATTE VALLEY VETERINARY

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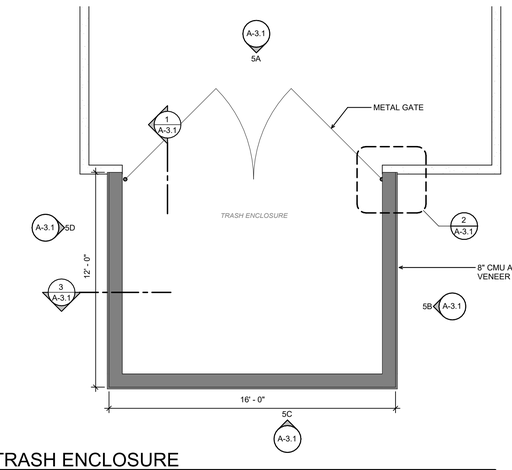
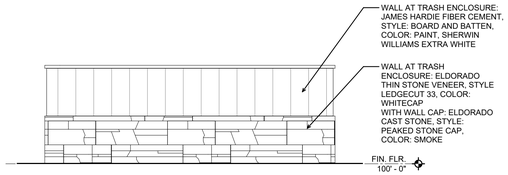
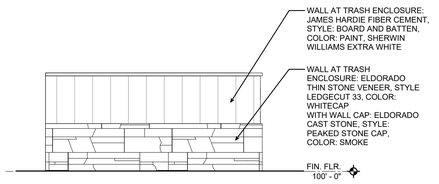
4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



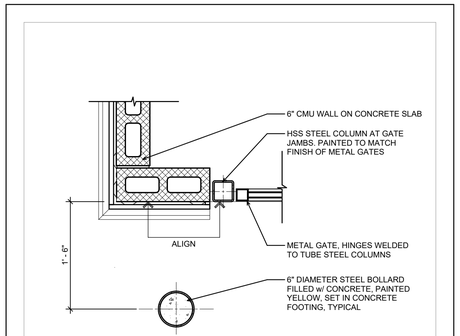
5 TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



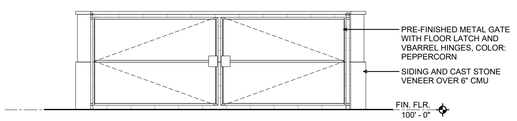
5C TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



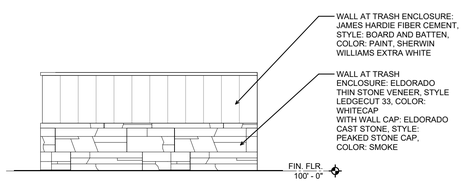
5D TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



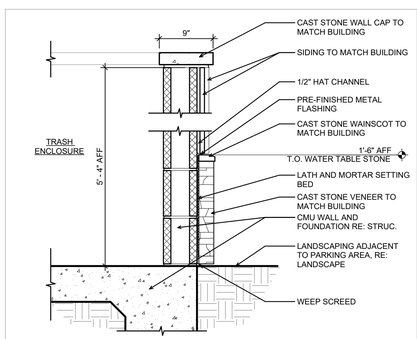
2 DUMPSTER ENCLOSURE - GATE JAMB
SCALE: 1" = 1'-0"



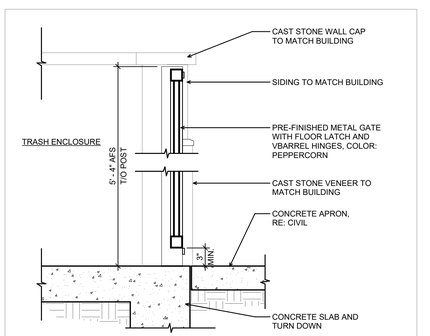
5A TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



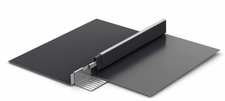
5B TRASH ENCLOSURE
SCALE: 1/4" = 1'-0"



3 DUMPSTER ENCLOSURE - SECTION
SCALE: 1" = 1'-0"



1 DUMPSTER ENCLOSURE - MTL GATE SECTION
SCALE: 1" = 1'-0"



LOWER ROOF: BERRIDGE, TEE-PANEL STANDING SEAM ROOFING
COLOR: MATTE BLACK

UPPER ROOF: OWENS CORNING, OAKRIDGE SHINGLES
COLOR: ONYX BLACK

JAMES HARDIE, 5/16" TRIM BATTEN BOARDS
COLOR: ARCTIC WHITE

SHERMIN WILLIAMS
COLOR: EXTRA WHITE, SW 7006

SHERMIN WILLIAMS
COLOR: PEPPERCORN, SW 7674

ELDORADO STONE, LEDGECUT33
COLOR: WHITECAP

ELDORADO STONE, PEAKED STONE CAP
COLOR: SMOKE

ELDORADO STONE, WAINSCOT AND WINDOW LEDGE
COLOR: SMOKE

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PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

25-017

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BUILDING ELEVATIONS, TRASH ELEVATIONS AND DETAILS

A-3

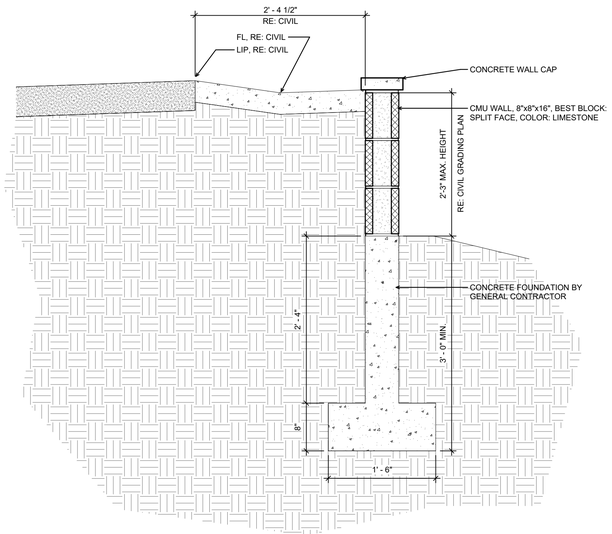
SHEET 13 OF 18

PLATTE VALLEY VETERINARY

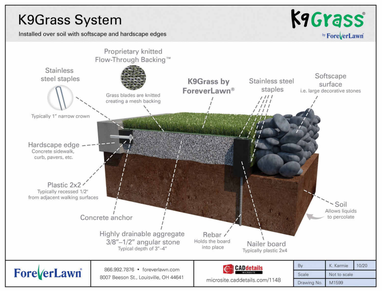
SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO

BEST BLOCK
SPLIT FACE, COLOR: LIMESTONE



1 RETAINING WALL DETAIL
SCALE: 1" = 1'-0"



K9 GRASS SYSTEM
INSTALLED OVER SOIL WITH SOFTSCAPE AND HARDSCAPE EDGES

CATALYST FENCE SOLUTIONS
LEXINGTON: FLAT TOP & PUPPY PICKET

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PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

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SITE DETAILS AND MATERIALS

A-4

SHEET 14 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO

PLANTING LEGEND

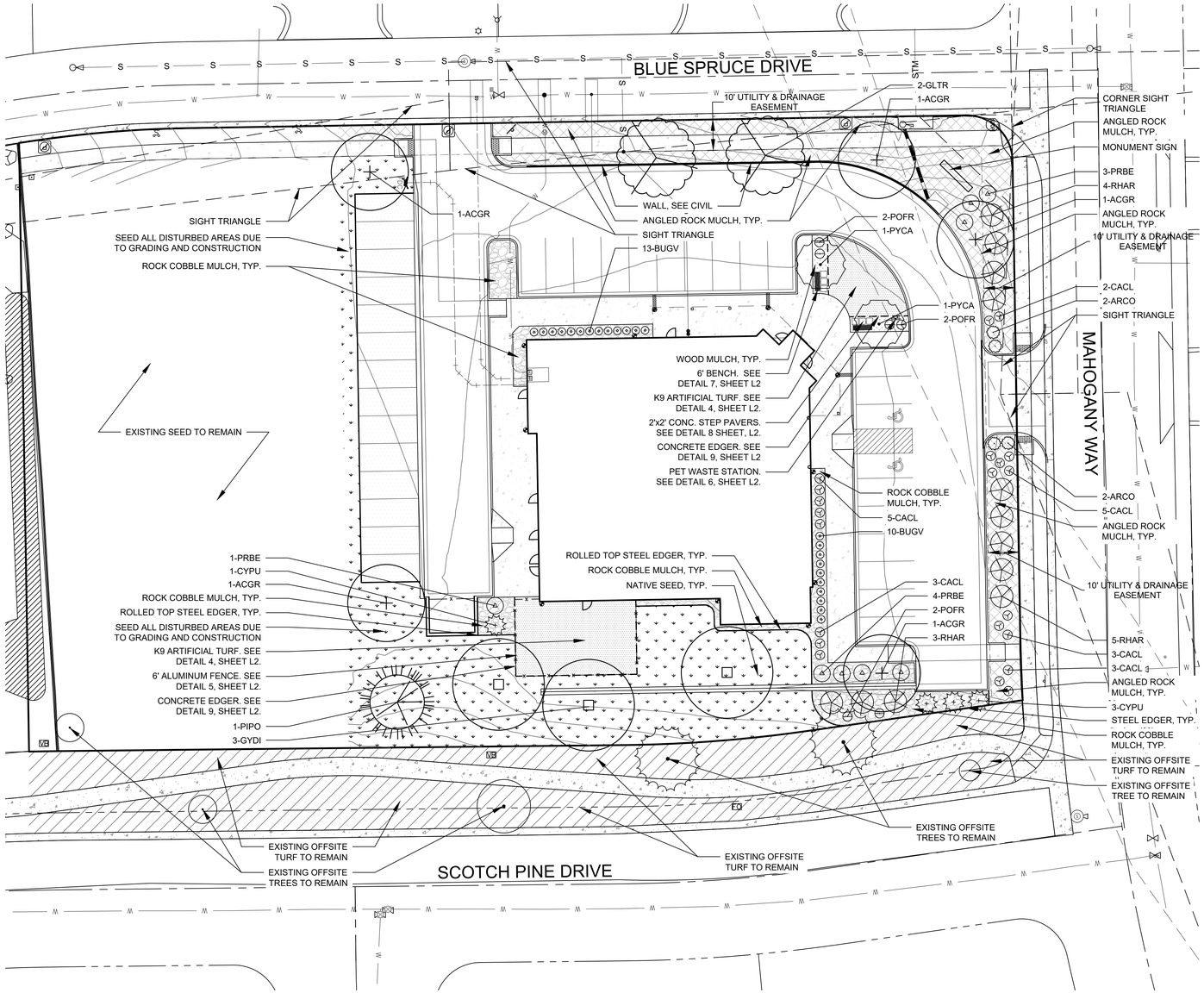
QTY	LEGEND ABBREV.	BOTANIC NAME	COMMON NAME	PLANTING SIZE (MINIMUM)	MATURE SIZE	WATER USE (VL,L,M,H)	SUN/ SHADE
DECIDUOUS TREES							
5	ACGR	ACER GRANDIDENTATUM	BIGTOOTH MAPLE	2" CAL. B&B	30'X30'	L/M	SUN/PART SHADE
2	GLTR	GLEDITSIA TRIACANTHOS INERMIS 'IMPERIAL'	IMPERIAL HONEYLOCUST	2" CAL. B&B	35'X25'	L	SUN
3	GYDI	GYMNOCLADUS DIOICUS 'ESPRESSO'	ESPRESSO COFFEETREE	2" CAL. B&B	50'X35'	L	SUN
EVERGREEN TREES							
1	PIPO	PINUS PONDEROSA	PONDEROSA PINE	6' HEIGHT B&B	40'X25'	L	SUN
ORNAMENTAL TREES							
2	PYCA	PYRUS CALLERYANA	CHANTICLEER PEAR	1.5" CAL. B&B	35'X15'	L/M	SUN
DECIDUOUS SHRUBS							
24	BUGV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#5 CONT. 18-24"	2'X2'	M	SUN/PART SHADE
21	CACL	CARYOPTERIS X CLANDONENSIS	BLUE MIST SPIREA	#5 CONT. 18-24"	3'X3'	VL	SUN
6	POFR	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#5 CONT. 18-24"	3'X3'	L/M	SUN
8	PRBE	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5 CONT. 18-24"	18"X5'	VL	SUN
12	RHAR	RHUS AROMATICA 'GROW-LOW'	GRO-LOW FRAGRANT SUMAC	#5 CONT. 18-24"	2.5'X8'	L	SUN
EVERGREEN SHRUBS							
4	ARCO	ARCTOSTAPHYLOS X COLORADENSIS	COLORADO MANZANITA	#5 CONT. 18-24"	8"X4'	VL	SUN/PART SHADE
4	CYPU	CYTISUS PURGAN 'SPANISH GOLD'	SPANISH GOLD BROOM	#5 CONT. 18-24"	4'X6'	VL	SUN/PART SHADE
SEED							
6,256 SF		SEED	HIGH PLAINS / FOOTHILLS GRASS	SEED		L	
MULCH							
1,734 SF		ROCK COBBLE MULCH	4"-6" ROCK COBBLE MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
3,604 SF		ANGULAR ROCK MULCH	2"-3" ANGLED ROCK MULCH WITH WOOD MULCH RING AROUND ALL PLANT MATERIAL, SEE PLANTING NOTES & DETAILS	MULCH		N/A	
190 SF		WOOD MULCH	DARK BROWN SHREDDED HARDWOOD MULCH	MULCH		N/A	
EDGING							
160 LF		STEEL EDGING	BLACK ROLLED TOP STEEL EDGING, SEE LANDSCAPE NOTES	EDGING		N/A	
130 LF		CONCRETE EDGER	4" CONCRETE EDGER. SEE DETAIL 9, SHEET L2.	EDGING		N/A	
MISC.							
1,425 LF		ARTIFICIAL TURF	K9 ARTIFICIAL TURF	N/A		N/A	

EXISTING TREE LEGEND

- DECIDUOUS TREES TO REMAIN QUANTITY: 4
- EVERGREEN TREES TO REMAIN QUANTITY: 2
- DECIDUOUS TREES TO BE REMOVED QUANTITY: 0
- EVERGREEN TREES TO BE REMOVED QUANTITY: 0

SIGHT TRIANGLE NOTE

SIGHT DISTANCE TRIANGLES SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES, OR OTHER MATERIALS. TREES WITHIN THE SIGHT DISTANCE EASEMENT (WHETHER IN THE PUBLIC RIGHT-OF-WAY OR ON PRIVATE PROPERTY) MUST NOT IMPAIR SIGHT DISTANCE.



LANDSCAPE CODE CALCULATIONS

DESCRIPTION	REQUIREMENT	CALCULATION	REQUIRED	PROVIDED
OVERALL TREE REQUIREMENT	1 TREE PER 1,000 SF OF ON-SITE LANDSCAPE AREA	11,784 SF / 1,000 SF	12 TREES	13 TREES
OVERALL SHRUB REQUIREMENT	1 SHRUB PER 150 SF OF ON-SITE LANDSCAPE AREA	11,784 SF / 150 SF	79 SHRUBS	79 SHRUBS
BLUE SPRUCE STREETSCAPE REQUIREMENT	1 TREE PER 35 LF OF STREET FRONTAGE	35 LF / 220 LF	7 TREES	4 TREES
MAHOGANY STREETSCAPE REQUIREMENT	1 TREE PER 35 LF OF STREET FRONTAGE	35 LF / 200 LF	6 TREES	1 TREES

n

SCALE: 1" = 20'

0' 10' 20' 40'

CAUTION-NOTICE TO CONTRACTOR

1. ALL UTILITY LOCATIONS SHOWN ARE BASED ON MAPS PROVIDED BY THE APPROPRIATE UTILITY COMPANY AND FIELD SURFACE EVIDENCE AT THE TIME OF SURVEY AND IS TO BE CONSIDERED AN APPROXIMATE LOCATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES, PUBLIC OR PRIVATE, WHETHER SHOWN ON THE PLANS OR NOT, PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
2. WHERE A PROPOSED UTILITY CROSSES AN EXISTING UTILITY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE HORIZONTAL AND VERTICAL LOCATION OF SUCH EXISTING UTILITY, EITHER THROUGH POTHOLING OR ALTERNATIVE METHOD. REPORT INFORMATION TO THE ENGINEER PRIOR TO CONSTRUCTION.

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PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

25-017

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LANDSCAPE PLAN

L1

SHEET 15 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO
EXISTING ADDRESS: 335 WEST 4TH AVENUE, SEVERANCE, CO

GENERAL LANDSCAPE NOTES AND SPECIFICATIONS

CONTRACTOR NOTES

1. ALL WORK SHALL BE PERFORMED BY A QUALIFIED LANDSCAPE CONTRACTOR THAT HOLDS A VALID LICENSE ISSUED BY THE APPROPRIATE JURISDICTION.
2. ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE LANDSCAPE CONTRACTORS ASSOCIATION.
3. A LIST OF COMPLETED PROJECTS OF THIS TYPE, SIZE, AND NATURE MAY BE REQUESTED BY THE OWNER OR OWNERS REPRESENTATIVE FOR FURTHER QUALIFICATION MEASURES.
4. ALL WORK PREFORMED SHALL ADHERE TO ALL CURRENT SAFETY CODES AND STANDARDS, INCLUDING BUT NOT LIMITED TO OSHA.
5. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
6. THE LANDSCAPE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO CONSTRUCTION.
7. THIS PLAN IS INTENDED TO BE PRINTED ON THE CORRECT PAPER SIZE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERRORS FROM INCORRECT PRINTING OR COPYING THAT ALTER THE SCALE OF THE PLAN.
8. VERIFY ALL PLAN DIMENSIONS PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTACT THE LANDSCAPE ARCHITECT TO CLARIFY ANY DIMENSION DISCREPANCIES.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AND TAKEOFFS. IN THE EVENT OF A DISCREPANCY, THE GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES. BETWEEN THE LANDSCAPE PLAN AND THE LANDSCAPE LEGEND, THE PLANT QUANTITY ON THE PLAN SHALL TAKE PRECEDENCE.
10. CONTRACTOR SHALL MAKE HIMSELF AWARE OF AND VERIFY THE LOCATIONS OF EXISTING AND PROPOSED UTILITIES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, FIBER OPTIC, CABLE, ETC) PRIOR TO CONSTRUCTION. REFER TO ENGINEERING DOCUMENTS FOR ALL PROPOSED UTILITY LOCATIONS AND CALL 811 FOR ALL EXISTING UTILITY LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST TO REPAIR ANY DAMAGE TO THE UTILITIES AND RESPONSIBLE FOR ANY INJURY TO ANY PERSON. NOTIFY THE OWNER OR OWNER REPRESENTATIVE IF UTILITY LOCATIONS INTERFERE WITH THE ABILITY TO PERFORM THE WORK.
11. ALL WORK SHALL BE CONFINED TO THE AREA WITH THE CONSTRUCTION LIMITS AS SHOWN ON THE PLAN. AREAS DISTURBED OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR OR REPLACE ADJACENT OR EXISTING LANDSCAPE, PAVING, STRUCTURES AND/OR ANY PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTORS DURING CONSTRUCTION AND THE MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED BY THE CONTRACTOR TO PRE-CONSTRUCTION CONDITIONS DETERMINED BY THE OWNER OR OWNERS REPRESENTATIVE. LANDSCAPE SHALL BE REPLACED WITH THE SAME SPECIES, SIZE AND QUANTITY. REFER TO THE TREE PROTECTION PLAN AND NOTES IF APPLICABLE.
13. LANDSCAPE CONTRACTOR SHALL CONFIRM THE SITE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED, IS WITHIN CONTRACTUAL TOLERANCES. IF THE CONDITIONS ARE UNSATISFACTORY OR DIFFER FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR AND OWNERS REPRESENTATIVE IN WRITING OF UNSATISFACTORY CONDITIONS. IF SITE CONDITIONS OR PLANT AVAILABILITY REQUIRE CHANGES TO THE PLAN, THEN APPROVAL WILL NEED TO BE OBTAINED FROM THE CITY. THE CONTRACTOR SHALL NOT PROCEED UNTIL CONDITIONS HAVE BEEN CORRECTED.
14. THE CONTRACTOR SHALL PREVENT SEDIMENT DUE TO EROSION, DEBRIS AND OTHER POLLUTANTS FROM EXITING THE SITE AND/OR ENTERING THE STORM SEWER SYSTEM DURING DEMOLITION OR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINE OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE ACTIONS DURING CONSTRUCTION.
15. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL PAVING, TRASH, DEMOLITION DEBRIS, AND OTHER WASTE ITEM FROM THE SITE.

SCOPE OF WORK

1. THE SCOPE OF WORK INCLUDES THE FURNISHING AND PAYMENT OF ALL LABOR, MATERIALS, SERVICES, EQUIPMENT, TOOLS, TRANSPORTATION, LICENSES, TAXES AND ANY OTHER ITEMS NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK SPECIFIED HEREIN AND/OR SHOWN ON THE LANDSCAPE PLANS, NOTES & DETAILS.
2. ALL WORK SHALL INCLUDE THE MAINTENANCE AND WATERING OF ALL PLANT MATERIAL AND AREAS UNTIL ACCEPTANCE BY THE OWNER OR THE OWNERS REPRESENTATIVE.
3. ALL WORK SHALL ADHERE TO ALL APPLICABLE STATE AND LOCAL LAWS, CODES, STANDARDS, AND SPECIFICATIONS. THIS INCLUDES ALL INSPECTIONS AND PERMITS REQUIRED FOR SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.

MATERIAL SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS TO THE LANDSCAPE ARCHITECT, AND RECEIVE WRITTEN APPROVAL PRIOR TO INSTALLATION.
2. SUBMITTALS SHALL INCLUDE PHOTOS WITH TAPE MEASURE OR RULER FOR SCALE, MANUFACTURE CUT SHEETS, AND LAB TEST RESULTS IF APPLICABLE.
3. FURNISH A NURSERY CERTIFICATION AND RECEIPT WITH THE PLANT SPECIES, SIZE AND QUANTITY AS PART OF THE MATERIAL SUBMITTALS.

FINISH GRADING AND SOIL PREPARATION

1. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES PURSUANT TO THE GEOTECHNICAL REPORT. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN AND ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT. AREAS OF POTENTIAL PONDING SHALL BE REGRADED. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GEOTECHNICAL REPORT, THE GRADING PLANS, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE.
2. ONCE FINISH GRADES ARE COMPLETE, IT IS RECOMMENDED THAT THE CONTRACTOR HAVE SOIL SAMPLES TESTED BY A SOIL TESTING LAB FOR; GENERAL SOIL FERTILITY, PH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. THE SOIL REPORT PRODUCED BY THE LAB SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING: GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
3. THE CONTRACTOR SHALL RECOMMEND INSTALLATION OF SOIL AMENDMENTS AND FERTILIZERS BASED ON THE SOILS REPORT FOR THE OWNER'S REPRESENTATIVE'S REVIEW.
4. AT A MINIMUM, ALL TOPSOIL SHALL BE AMENDED WITH A WELL-COMPOSTED, WEED FREE, ORGANIC COMPOST AT 5.0 CUBIC YARDS PER 1,000 SF. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
5. PRIOR TO PLANT INSTALLATION, AREAS THAT HAVE BEEN COMPACTED FROM CONSTRUCTION ACTIVITY SHALL BE LOOSENED TO A DEPTH OF 12".

GENERAL PLANTING

1. ALL PLANT MATERIAL SHALL BE TRUE TO SIZE, SPECIES, QUALITY, AND FREE OF DAMAGE, BROKEN ROOT BALLS, PESTS, AND DISEASES. ALL PLANT MATERIAL MUST CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE AMERICAN STANDARD FOR NURSERY STOCK.
2. ALL PLANTS WITHIN A PARTICULAR SPECIES SHALL HAVE SIMILAR SIZE AND FORM.
3. NO PLANT SUBSTITUTIONS SHALL BE MADE WITHOUT CONSENT FROM THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE.
4. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT PLANT MATERIAL ON SITE IF THE MATERIAL IS DAMAGED, DISEASED, IN POOR HEALTH OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARDS IDENTIFIED IN THE PLANT LEGEND.
5. REMOVE ALL PLANT NURSERY TAGS UPON INSTALLATION.
6. A 3-FOOT CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF ALL FIRE HYDRANTS.

TREE PLANTING

1. ALL DECIDUOUS TREES SHALL HAVE FULL, WELL-SHAPED HEADS. ALL EVERGREENS SHALL BE UNSHEARED AND FULLY BRANCHED TO THE GROUND. ANY TREES WITH DAMAGE TO THEIR CENTRAL LEADERS WILL NOT BE ACCEPTED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
2. TREE PLANTING HOLES SHALL BE EXCAVATED AT TWICE THE SIZE OF THE ROOTBALL IN WIDTH AND AT A DEPTH EQUAL TO THE ROOTBALL DEPTH MINUS 2-4".
3. ALL TREES SHALL BE INSTALLED PLUMB THEN STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR AFTER OWNER'S REPRESENTATIVE ACCEPTANCE. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING STAKES AFTER THE 1 YEAR PERIOD.
4. ALL TREES LOCATED IN SOD OR SEED SHALL RECEIVE 4' WOOD MULCH RINGS.
5. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED TO A HEIGHT OF 8' WHEN LOCATED OVER THE WALKWAY.

SHRUB, PERENNIAL & GRASS PLANTING

1. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED IN THE PLANT LEGEND.
2. ALL PLANT MATERIAL SHALL RECEIVE WOOD MULCH RINGS WITH THE WIDTH EQUAL TO THE CONTAINER SIZE AND 3" IN DEPTH.

EDGER

1. ALL PLANT BEDS SHALL BE CONTAINED WITH STEEL EDGER. STEEL EDGER TO BE 4" x 3/16", ROLLED TOP, GREEN OR BLACK IN COLOR AND INSTALLED 1/2" ABOVE FINISHED GRADE. STEEL EDGER IS NOT REQUIRED ALONG WALKS, WALLS, CURBS OR BUILDING FOUNDATIONS. ALL EDGING PIECES SHALL OVERLAP A MINIMUM OF 6-INCHES, AND SHALL BE SECURED WITH A MINIMUM OF 3 PINS PER EACH 10 FOOT SECTION. EDGER IS NOT REQUIRED TO SEPARATE DIFFERENT MULCH TYPES UNLESS OTHERWISE SPECIFIED ON THE PLAN.

MULCH

1. AFTER PLANTING IS COMPLETE, THE CONTRACTOR SHALL INSTALL A 3" THICK MINIMUM LAYER OF MULCH AS SPECIFIED IN THE PLANT LEGEND. INSTALL A 3" THICK RING OF DOUBLE SHREDDED CEDAR MULCH AROUND ALL PLANT MATERIAL LOCATED IN ROCK MULCH. WOOD MULCH RING SHALL BE 4' IN DIA AROUND ALL TREES AND SHALL BE EQUAL TO THE CONTAINER SIZE OF SHRUBS, PERENNIALS, AND ORNAMENTAL GRASSES.
2. INSTALL GEOTECTILE WEED BARRIER FABRIC UNDER ALL ROCK MULCH SHRUB BEDS. NO LANDSCAPE FABRIC SHALL BE USED IN WOOD MULCH AREAS. NO PLASTIC WEED BARRIERS SHALL BE SPECIFIED.

SEED

1. SEED MIX SHALL MATCH SPECIFIC SEED AND APPLICATION RATE ON THE PLANS
2. ALL SEEDED SLOPES OVER 4:1 SHALL RECEIVE COCONUT FIBER EROSION CONTROL NETTING/BLANKETS. INSTALL AND STAKE PER MANUFACTURER'S SPECIFICATIONS.

IRRIGATION

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL AT FINAL INSPECTION. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CROSS CONTAMINATION IF APPLICABLE.
3. ALL PLANTING BED AREAS WILL IRRIGATED BY POINT SOURCE AND/OR DRIPLINE IRRIGATION. TURF SOD AND SEEDED AREAS SHALL RECEIVE POP-UP SPRAY, ROTATOR, AND/OR ROTOR IRRIGATION WITH HEAD TO HEAD COVERAGE.
4. IRRIGATION VALVES WILL BE ZONED ACCORDING TO THE PLANT MATERIALS HYDROZONE AND WATER REQUIREMENTS.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED TO CONSERVE WATER BY UTILIZING SMART CONTROLLERS FLOW SENSORS, WEATHER SENSORS, SOIL MOISTURE SENSORS, MATCHED PRECIPITATION NOZZLES WHERE POSSIBLE AND POINT SOURCE DRIP IRRIGATION.

MAINTENANCE

1. ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, SOD, AND SEED INCLUDED IN THIS SCOPE OF WORK SHALL BE MAINTAINED BY WATERING, PRUNING, SPRAYING AND ALL OTHER OPERATIONS NECESSARY TO MAINTAIN A HEALTHY PLANT CONDITION UNTIL ACCEPTANCE BY OWNERS REPRESENTATIVE.

WARRANTY

1. THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL TREES, SHRUBS, ORNAMENTAL GRASSES, PERENNIALS, SOD, AND SEED FOR A PERIOD OF ONE YEAR COMMENCING AT THE TIME ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL REMOVE AND REPLACE ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE WARRANTY PERIOD, AT HIS OWN EXPENSE, AS SOON AS THE WEATHER CONDITIONS PERMIT. REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SHOWN IN THE PLANT LEGEND.

SEED NOTES

1. SEED MIXES ARE AVAILABLE THROUGH WESTERN NATIVE SEED.
2. ALL SEED APPLICATIONS SHALL BE DRILL SEEDED, WITH A HYDROSLURRY APPLIED AFTER DRILL SEED IS COMPLETE. SLURRY SHALL BE MIXED PER MANUFACTURE SPECIFICATIONS BASED ON SOIL CONDITIONS/TEST AND DEGREE OF SLOPE.
3. CONTRACTOR SHALL SEED ALL AREAS AS QUICKLY AS POSSIBLE AFTER GRADING IS COMPLETE. SOIL PREPARATION SHALL BE COMPLETED PRIOR TO SEEDING.
4. SEED SHALL BE INSTALLED WITH AT LEAST THREE MONTHS REMAINING IN THE GROWING SEASON. IF SEEDING TAKES PLACE WITH LESS THEN THREE MONTHS REMAINING IN THE GROWING SEASON, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND OWNER.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL CORRECTIVE MEASURES, AT HIS OWN COST, TO SATISFY ESTABLISHMENT REQUIREMENTS.
6. MAXIMUM HEIGHT FOR ALL NATIVE GRASS IS 8" AND SHALL BE MAINTAINED AS SUCH FOLLOWING ESTABLISHMENT.

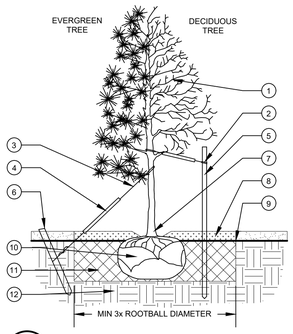
SEED MIX: HIGH PLAINS / FOOTHILLS GRASS

ELEVATION RANGE: 4,500 - 7,000

USE: FOR AREAS WITH 12-20 INCHES OF PRECIPITATION PER YEAR

RATE: 2 LBS PER 1,000 SF

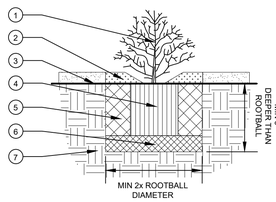
%	COMMON NAME
25%	BLUE GRAMA
10%	CANADA WILDRYE
10%	GREEN NEEDLEGRASS
10%	WESTERN WHEATGRASS
10%	LITTLE BLUESTEM
5%	INDIAN RICEGRASS
5%	BIG BLUESTEM
5%	SIDE OATS GRAMA
5%	SWITCHGRASS
5%	BLUEBUNCH WHEATGRASS
5%	YELLOW INDIANGRASS
5%	SAND DROPSEED



1. TREE CANOPY
2. NYLON TREE STRAPS AT ENDS OF WIRES
3. 12 GAUGE GALVANIZED WIRE. SECURE TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
4. 3/4" P.V.C. OVER WIRE.
5. WOOD STAKE, 2" DIA. EXTEND STAKES 12" MIN. INTO UNDISTURBED SOIL.
6. WOOD DEADMEN, THREE PER TREE (MIN). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
7. TRUNK FLARE.
8. WOOD MULCH TREE RING. 3" MIN DEPTH & 3' DIA MIN. DO NOT PLACE MULCH WITHIN 3" OF TRUNK.
9. FINISH GRADE. SEE LANDSCAPE PLAN FOR GROUND COVER TREATMENT.
10. ROOT BALL-SEE NOTE 3, THIS DETAIL
11. BACKFILL MIX. AMEND AND FERTILIZE PER LANDSCAPE NOTES AND SPECIFICATIONS.
12. UNDISTURBED NATIVE SOIL

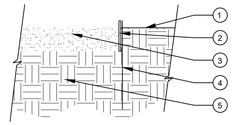
NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3"-5" ABOVE FINISH GRADE.
3. CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE, CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE, REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE ALL BURLAP FROM AROUND ROOTBALL.
4. TREE WRAP IS NOT TO BE USED ON ANY NEW PLANTINGS, EXCEPT IN LATE FALL PLANTING SITUATIONS, AND ONLY THEN AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT. WHEN WRAPPING TREE, WRAP FROM TRUNK FLARE TO LOWEST MAJOR BRANCH.
5. REMOVE ALL NURSERY TAGS AFTER PLANTING.
6. FOR TREES OVER 3" CALIPER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.

1 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



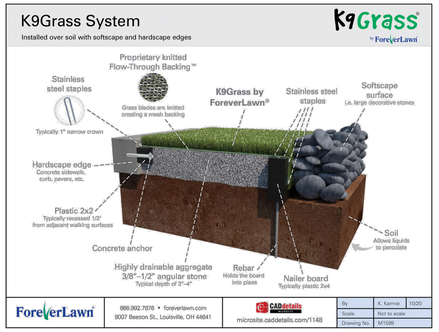
1. SHRUB, ORNAMENTAL GRASS, PERENNIAL, ETC.
2. WOOD MULCH PLANT RING. 3" MIN. DEPTH & WIDTH OF ROOTBALL.
3. FINISH GRADE. SEE LANDSCAPE PLAN FOR GROUND COVER TREATMENT.
4. PLANT ROOT BALL. TOP ROOTBALL TO BE 2" ABOVE GRADE.
5. BACKFILL MIX. AMEND AND FERTILIZE PER LANDSCAPE NOTES AND SPECIFICATIONS.
6. COMPACTED BACKFILL MIX (75%).
7. UNDISTURBED NATIVE SOIL.

2 SHRUB AND PERENNIAL PLANTING DETAIL
SCALE: NOT TO SCALE



1. FINISH GRADE
2. 3/16" x 4" ROLLED TOP STEEL EDGER
3. 4" DEPTH MULCH
4. 16" STAKES AT 48" ON CENTER
5. COMPACTED SUBGRADE

3 STEEL EDGER
SCALE: NOT TO SCALE

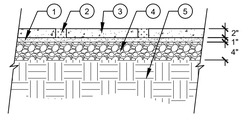


4 K9 ARTIFICIAL TURF

5 6' ALUMIGUARD FENCE W/ PUPPY GUARD

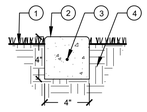
6 PET WASTE STATION

7 6' BENCH



1. MASONS SAND LEVELING COURSE LAYER.
2. 3" PAVER JOINT. FILL WITH LANDSCAPE MULCH.
3. 24" X 24" X 2" CONCRETE PAVERS. SEE PLANTING SCHEDULE.
4. CLASS 2 AGGREGATE BASE
5. COMPACTED SUBGRADE

8 STEP PAVERS
SCALE: NOT TO SCALE



1. FINISH GRADE TO BE 1" BELOW TOP OF MOWSTRIP IN TURF AREAS, AND 2" BELOW IN MULCH AREAS.
2. CONCRETE MOWSTRIP WITH SMOOTH TROWEL FINISH, 1/2" RADIUS ON ALL EDGES
3. CONTINUOUS #3 REBAR AT THE CENTER OF MOWSTRIP
4. COMPACTED SUBGRADE

NOTE: PROVIDE 1/2" FELT EXPANSION JOINT AT 8' ON CENTER. CAULK JOINTS, COLOR SHALL MATCH CONCRETE

9 CONCRETE MOWSTRIP
SCALE: NOT TO SCALE

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PLATTE VALLEY VETERINARY
SITE PLAN
TOWN OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

25-017

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REVISION BLOCK

#	DATE	BY
1	5/20/2025	RCE
2	10/28/2025	RCE

LANDSCAPE NOTES & DETAILS
L2

SHEET 16 OF 18

tn design
landscape architecture• irrigation design
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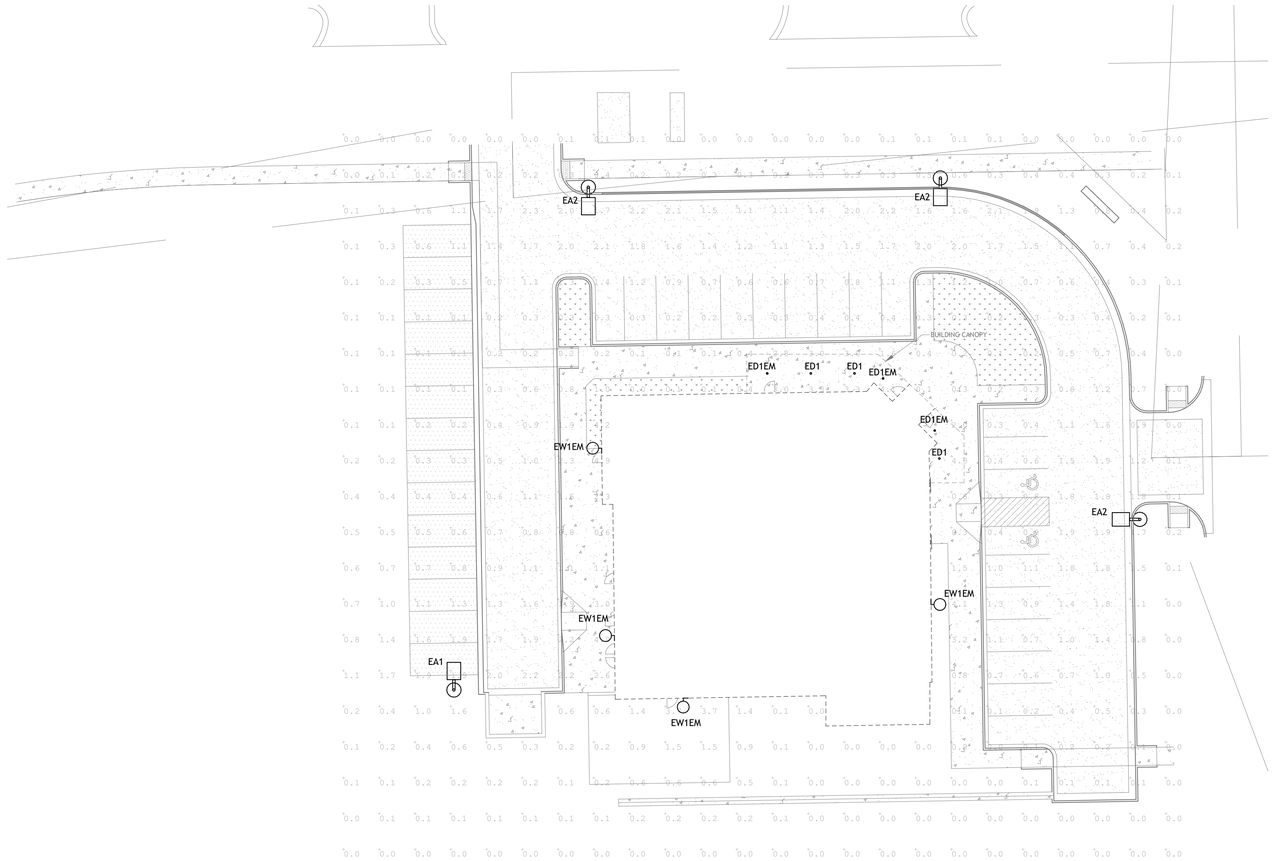
303.246.3577
www.tndesignllc.com

PLATTE VALLEY VETERINARY

SITE PLAN

OF LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

Calculation Summary					
Label	CalcType	Units	Avg	Max	Min
SITE	Illuminance	Fc	0.71	4.9	0.0
PAVED PARKING LOT	Illuminance	Fc	1.05	2.3	0.0
WALKWAYS	Illuminance	Fc	1.53	4.9	0.0

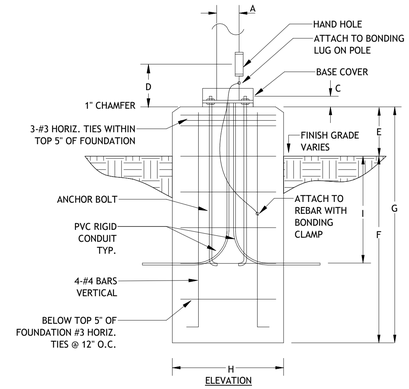


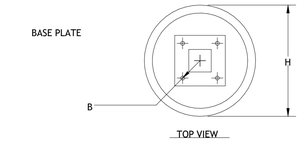
1 | ELECTRICAL SITE PLAN
E1 | 1" = 20'-0"

NORTH

SITE GENERAL NOTES

A. UNDERGROUND SITE LIGHTING BRANCH CIRCUITS INCLUDING THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE UPSIZED TO ACCOMMODATE VOLTAGE DROP PER NEC 250.122(B). RUN (2#10, & 1#10G)1"C FOR A 20A BRANCH CIRCUIT.





POLE KEY	OVERALL HEIGHT	HEIGHT OF LUMINOUS SURFACE	A	ANCHOR BOLT DATA (B) (SIZE) (C) (D)	E	F	G	H	I
EA1	20' - 0"	20' - 0"	3"	PER MANUFACTURER	2' - 0"	8' - 0"	10' - 0"	24"	36"
EA2	20' - 0"	20' - 0"	3"	PER MANUFACTURER	2' - 0"	8' - 0"	10' - 0"	24"	36"

2 | POLE BASE DETAIL
E1 | N.T.S.

SITE SEQUENCE OF OPERATIONS

THE FOLLOWING CONTROL SEQUENCE OF OPERATIONS ARE UTILIZED IN THIS PLAN. REFER TO PLAN AND/OR ZONE/RELAY SCHEDULE FOR SPECIFIC ASSOCIATED SEQUENCE.

ET1

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aedesign-inc.com Proj #:6990.00

PLATTE VALLEY VETERINARY
SITE PLAN
CITY OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

25-017

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1	5/20/2025	RCE
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ELECTRICAL SITE PLAN

E1

SHEET 17 OF 18

PLATTE VALLEY VETERINARY

SITE PLAN

OF LOT 5, BLOCK 1, SCOTCH PINE COMMERCIAL AT TIMBER RIDGE PUD
LOCATED IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	LAMP QUAN.	LAMP WATTAGE	LAMP / CCT / CRI	MAX WATTAGE	LUMEN OUTPUT	DIMMING CAPABILITY	FIXTURE FINISH	SUSTAINABILITY	MOUNTING	BOF/RFD/OFH	NOTES
EA1	EXTERIOR POLE MOUNTED SINGLE LED AREA LIGHT, TYPE 2 OPTIC, 3" STRAIGHT SQUARE COMPOSITE POLE, 20'-0, HOUSE SIDE SHIELD	COOPER MCGRAW-EDISON POLE: VALMONT	HEAD: GALN-SA1C-730-U-T2-BK-DIM-LS /HSS POLE: SB24-D-50-3-HS-PC	120 V	1	57 W	LED / 3000K / 70CRI	57 VA	7154 LM	0-10V	BLACK	DLC LISTED	IN GRADE POLE	20'-0" OFH	
EA2	EXTERIOR POLE MOUNTED SINGLE LED AREA LIGHT, TYPE 4FT OPTIC, 3" STRAIGHT SQUARE COMPOSITE POLE, 20'-0	COOPER MCGRAW-EDISON POLE: VALMONT	HEAD: GALN-SA1C-730-U-T4FT-BK-DIM-LS POLE: SB24-D-50-3-HS-PC	120 V	1	57 W	LED / 3000K / 70CRI	57 VA	7098 LM	0-10V	BLACK	DLC LISTED	IN GRADE POLE	20'-0" OFH	
ED1	EXTERIOR 6" ROUND DOWNLIGHT	COOPER HALO	HC605D010-HW60525830-61NDW-61WDWB	120 V	1	6 W	LED / 3000K / 80CRI	6 VA	500 LM	0-10V TO 1%	WHITE	ENERGY STAR COMPLIANT, ROHS COMPLIANT	RECESSED CEILING	4.5" RFD	
ED1EM	EXTERIOR 6" ROUND DOWNLIGHT, EMERGENCY BATTERY BACKUP	COOPER HALO	HC605D01OREM7-HW60525830-61NDW-61WDWB	120 V	1	6 W	LED / 3000K / 80CRI	6 VA	500 LM	0-10V TO 1%	WHITE	ENERGY STAR COMPLIANT, ROHS COMPLIANT	RECESSED CEILING	4.5" RFD	
EW1EM	WALL PACK WITH INTEGRAL BATTERY BACKUP	COOPER LIGHTING INVUE	ENV-SA1A-830-U-T4FT-BK-CBP	120 V	1	20 W	LED / 3000K / 80CRI	20 VA	2600 LM	0-10V	BLACK	DLC LISTED	SURFACE WALL	8' -0" BOF	

LIGHTING SEQUENCE OF OPERATION

CONTROL SEQUENCE	ON	OFF	SENSOR TYPE	TIME OUT	DIMMING	CONTROLLED RECEPTACLE	DAYLIGHT HARVESTING	TARGET ILLUMINANCE (FC)	NOTES
ET1	TIMECLOCK AUTOMATIC ON 30 MINUTES PRIOR TO SUNSET AS DETERMINED BY ASTRONOMICAL CLOCK.	TIMECLOCK AUTOMATIC OFF 30 MINUTES AFTER SUNRISE AS DETERMINED BY ASTRONOMICAL CLOCK.	NONE	N/A	SWITCHING	NO	NO	--	

Project		Catalog #		Type	
Prepared by		Notes		Date	

McGraw-Edison

GALN Galleon II

Area / Site Luminaire

Product Features

BAA · TAA · FADC · Light Alchitect™

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 5
- Product Specifications page 5
- Energy and Performance Data page 6
- Control Options page 13

Product Certifications

ISTI · DLC LISTED · DLC PREMIUM · 3G VIB · IP66 · cULus CERTIFIED · 5 YEAR

Quick Facts

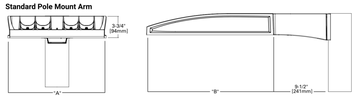
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 17 optical distributions
- Efficacy up to 178 LPW

Connected Systems

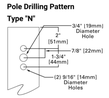
- Wavelinx LITE Wireless
- Wavelinx PRO Wireless
- AirMesh Wireless

Dimensional Details

Standard Pole Mount Arm



Pole Drilling Pattern
Type "N"



Number of Light Squares	Width "A"	Housing Length "B"	Weight with Standard or QM Arm	EPA with Standard or QM Arm
1-4	16"	22"	29 lb	0.95
5-6	22"	22"	39 lb	0.95
7-9	22"	28-1/8"	48 lb	1.1

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

COOPER Lighting Solutions — a Signify business

PS500052EN page 1
April 4, 2025 3:04 PM

TYPE EA1, EA2

Project		Catalog #		Type	
Prepared by		Notes		Date	

Invue

ENC/ENT/ENV Entri LED

Architectural Wall Luminaire

Product Features

BAA

Interactive Menu

- Order Information page 3
- Product Specifications page 4
- Control Options page 5
- Optical Distributions page 2
- Mounting Accessories page 7

Product Certifications

cULus CERTIFIED · IP66 · 5 YEAR · ISTI · DLC LISTED · DLC PREMIUM

Quick Facts

- Robust die-cast IP66 rated construction
- Flush mounted die-cast latch for tool-less maintenance access
- Mounts to a 4-inch junction box with concealed stainless steel fasteners
- Choice of 9 AccuLED(TM) optical distributions
- Optional uplight available with clear or colored lenses

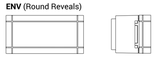
Dimensional and Mounting Details

ENC (Round Clean)

ENT (Triangle Reveals)

Conduit Mount/Battery Back Box

ENV (Round Reveals)



SHIPPING DATA
Approximate Net Weight:
15.2 lbs. (6.9 kgs.) - Without backbox
29.1 lbs. (13.2 kgs.) - With backbox

COOPER Lighting Solutions — a Signify business

PS516862Z4 page 1
February 3, 2025 1:42 PM

TYPE EW1EM

Project		Catalog #		Type	
Prepared by		Notes		Date	

HALO Commercial

HC6 | HM6 | 61 | 61PS

6-inch LED downlight and wall wash

Typical Applications

Office • Healthcare • Hospitality • Institutional • Mixed-Use/Retail

Interactive Menu

- Order Information page 2
- Product Specifications page 4
- Photometric Data page 5
- Energy & Performance Data page 8
- Connected Systems page 10
- Product Warranty

Product Certification

ENERGY STAR · T24 Efficiency Standards · wet location · FC · RoHS · cULus CERTIFIED

Product Features

QS · ClimaRight

Control Compatibility

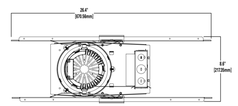
SmartLink LITE · SmartLink PRO

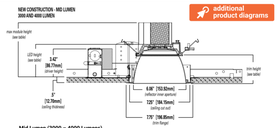
Top Product Features

- New construction/remodel series; 500 to 6,000 lumens
- Narrow, Medium and Wide distributions; Wall wash with rotatable linear spread lens
- 2700K, 3000K, 3500K, 4000K, 5000K CCT; 80 or 90 CRI
- Universal voltage 120V-277V; Standard 0-10V driver dims to 1%
- Mounting frame converts to remodel that installs from below the ceiling
- Quick Spec emergency backup mounting frames - fast delivery option

Dimensional and Mounting Details

additional product diagrams





Mid Lumen (3000 – 4000 Lumens)

Distribution	Max. Module Height	Trim Height	LED Height
Narrow	6.6"	3.4"	3.8"
Medium	6.7"	3.5"	3.9"
Wide	6.5"	3.3"	3.7"
Baffle	6.5"	3.3"	3.7"

COOPER Lighting Solutions — a Signify business

PS517016EN page 1
November 1, 2024 2:39 PM

TYPE ED1, ED1EM

RAPTOR CIVIL ENGINEERING
WORK@RAPTOR-CIVIL.COM
WWW.RAPTOR-CIVIL.COM
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AE DESIGN
Integrated Lighting, Technology and Electrical Solutions
1900 Wazee Street Suite #205
Denver, CO 80202 303.296.3034
aedesign-inc.com Proj #:6990.00

PLATTE VALLEY VETERINARY
SITE PLAN
CITY OF SEVERANCE, COUNTY OF WELD, STATE OF COLORADO

25-017

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REVISION BLOCK

#	DATE	BY
1	5/20/2025	RCE
2	10/28/2025	RCE

LIGHTING SCHEDULES

E2

SHEET 18 OF 18

October 28th, 2025

TO:

Shani Porter – Planning Director
Planning Department
City of Severance
3 South Timber Ridge Parkway
Severance, CO 80550

LETTER OF INTENT - PLATTE VALLEY VETERINARY CLINIC - SITE PLAN

Raptor Civil Engineering has prepared the following letter of intent for the proposed single-phase commercial development located at 335 West 4th Avenue, Severance, CO 80550. The subject property is vacant in existing conditions and is located on a 1.477 parcel of land within the Town of Severance's Town Core zoning district. The subject property is located on Lot 5, Block 1 of the Scotch Pine Commercial development within the Northeast Quarter of Section 2, Township 6 North, Range 67 West of the 6th Principal Meridian. The subject site is bordered by Blue Spruce Drive to the north, Mahogany Way to the east, Scotch Pine Drive to the south and a commercial development to the west. Raptor Civil Engineering shall be submitting the site plan submittal package on behalf of the owner/developer, Rolling Hills Properties LLC.

In developed conditions, the commercial development will serve as an office and clinic for Platte Valley Veterinary. The development proposes a two-story 7,856 square foot building, asphalt drive aisle, off-street parking, utility connections, and public improvements. The construction activities associated with this development will occur on the eastern side of the subject property. The western side of the site shall remain in current conditions and will not be disturbed with this development. The development proposes asphalt and gravel parking areas which provide a total of 34 off-street parking spaces (18 standard, 2 accessible, and 14 gravel overflow stalls). The proposed parking areas and drive aisle will be accessed from Blue Spruce Drive and Mahogany Way. The proposed public improvements include the installation of a five-foot wide sidewalk along Blue Spruce Drive.

The proposed commercial development requires a water service, a fire sprinkler service, a sanitary sewer service, and private storm infrastructure. The subject property resides within the Town of Severance Water District and the Windsor Severance Fire Rescue District. Domestic water service and fire sprinkler service shall be provided from the existing water main within the Blue Spruce Drive public right-of-way, which is served by the Town of Severance. An existing 3/4-inch domestic water tap shall be capped and discontinued. A new 1.5-inch water service line will be installed to serve the proposed building. The fire sprinkler system for the building will be served from a proposed 6-inch fire service line and tap. The proposed 6-inch sanitary service line connects to an existing sewer stub-in on the northern side of the property. Additionally, a stand along Fire Department Connection fixture will be installed in the northeast corner of the developed area onsite. Private onsite storm infrastructure is proposed to direct stormwater

runoff to the public storm system. The municipal stormwater conveyance system ultimately discharges runoff into a regional detention facility.

Raptor Civil Engineering looks forward to presenting this site plan application to the Town of Severance. Please feel free to reach out if you have any questions.

Thank you,

Eric Burtzlaff, PE
Principal
Raptor Civil Engineering

8620 Wolff Ct, Suite 250
Westminster, CO 80031
720.774.7736
www.raptor-civil.com

Town of Severance Review Comments

Date: December, 2025

Project Name/Contact: Platte Valley Vet Clinic Site Plan

Project Number: SP-2025-01

Review Number: 2nd review

Project Coordinator: Shani Porter, Planning Director

Recipients:

- ☒ MANAGEMENT
- ☒ PLANNING
- ☒ ENGINEERING
- ☒ TRAFFIC
- ☒ TOWN ATTORNEY
- ☒ PUBLIC WORKS
- ☒ POLICE
- ☒ BUILDING
- ☐ OTHER

_____

The following comments must be addressed in order to proceed with the development process. All subsequent submittals should be submitted electronically.

Please submit a revised document addressing all comments and redlines along with a comment response letter to the project coordinator. Large plan sets should be submitted through Dropbox and a link provided.

With the project resubmittal, please indicate whether or not the change was made and provide a response as applicable. Please contact me if you have any questions.

Detailed comments can be found at the following link:

Shani Porter, Planning Director, Town of Severance

2nd review comments (Dec 2025)

1. **Please review all comments and make adjustments as needed/required.**

   Applicant response:

Town Management – Nick Wharton & Lindsay Radcliff-Coombes, Town Management , Town of Severance

2nd review comments (Dec 2025)

1. **None at this time**

Long Range Planning – Josh Olhava, Community Planner , Ayres Associates

2nd review comments (Dec 2025))

1. **General: Prior comments have mostly been addressed and acknowledged by the applicant's team. The Town acknowledges the challenges to place street trees per code and based on distribution of new trees and existing trees around the site have no further comments on that requirement. There are a few minor remaining comments as noted below.**

   Applicant response:

2. **General: There are a few notes throughout the site plan sheets that say 'proposed' that can be removed since the site plan will establish those areas (building, enclosed fence area, etc.).**

   Applicant response:

3. **Cover Page: In the Council Signature Block, please remove the redundant language after the [insert res. No.]. The rest of the text in the block except the signature lines are not necessary.**

Applicant response:

4. **Site Plan: The west side of the building does not show the ground mounted HVAC and mechanical equipment, as shown on the architectural sheets. Additionally, the architectural sheets show an area of turf called out in that area where concrete is shown on the site plan. Please update appropriately.**

Applicant response:

5. **Site Plan: How is the HVAC and mechanical being screened on the west side of the building? No callouts are mentioned regarding a fence or other material to soften the view along this side of the building for the ground equipment.**

Applicant response:

6. **Architectural Sheet 11: There are many red clouds and callouts that do not lead to anything. Remove if already addressed on other sheets such as landscape plans and site plan sheets to avoid inconsistencies. It almost appears like a markup page as even the parking numbers are not correctly called out (i.e. 8 vs 9 spaces, etc.). Also, much of the information here needs to be on the actual Site Plan pages at the beginning (dog enclosure area and ground cover, HVAC, etc.).**

Applicant response:

Civil Engineering – Chris Messersmith, Colorado Civil Group, Inc

2nd review comments (12/10/2025)

1. **Please Refer to the Engineering Comments folder containing a memo dated December 10, 2025, for detailed engineering comments as well as redline comments on the Site Plan, reports, and documents.**

Applicant response:

2. **Potable Water – Potable water for this project will be provided by the Town of Severance water distribution system. Based on the information provided by the applicant, this project may have an Average Day Demand (ADD) of 2,022 gallons per day (GPD) and a Max Day Demand of 3,822 GPD (2024 MDD Factor = 1.89). The Town of Severance water distribution system had a recorded MDD of 1,200,371 GPD (17-Jul-22), of the Water Service Agreement capacity of 1,497,600 GPD. The Town of Severance has the ability to serve this project. In addition, this business is currently being served by the Town of Severance and is relocating and expanding. The Maximum Annual Delivery Volume (MADV) criteria will be reviewed after the 2025 annual water usage records are provided.**

Applicant response:

3. **Sanitary Sewer – The wastewater for this project will be treated by the existing Town of Severance wastewater treatment facility (WWTF). Based on information provided by the Public Works Department, the Severance WWTF is operating at 90.8% or 140,680 gallons per day (GPD), of its permitted capacity of 155,000 GPD. This is based on the average daily effluent flowrates from August 2025. This project may contribute 1,036 – 1,454 GPD of wastewater and the Severance WWTF has the ability to serve this project. In addition, this business is currently contributing to the Severance WWTF and is relocating and expanding.**

Applicant response:

4. **Sanitary Sewer – The wastewater for this project will be treated by the existing Town of Severance wastewater treatment facility (WWTF). Based on information provided by the Public Works Department, the Severance WWTF is operating at 90.8% or 140,680 gallons per day (GPD), of its permitted capacity of 155,000 GPD. This is based on the average daily effluent flowrates from August 2025. This project may contribute 1,036 – 1,454 GPD of wastewater and the Severance WWTF has the ability to serve this project. In addition, this business is currently contributing to the Severance WWTF and is relocating and expanding.**

Applicant response:

5. **Floodplain - According to FEMA FIRM Map Number 08123C1213E, the northeast corner of Lot 5, Block 1 is within the existing FEMA 100-year floodplain (Zone AE). The applicant has submitted a Town of Severance Floodplain Development Permit. Ayres Associates will review this for the Town.**

Applicant response:

6. **Pedestrian Easement – A pedestrian easement for the sidewalk on the north side of the property will be required by separate document. The Applicant will need to prepare a metes and bounds legal description & exhibit for the agreement. A closure report should also be included from the surveyor with the legal description. The pedestrian easement will need to be recorded, and the reception number filled in on Sheet C2 of the Site Plan set.**

Applicant response:

7. **Drainage - The drainage from this site was assumed to flow to the inlet on the south side of Blue Spruce Drive in the original drainage report. Basin D1 may need to be split into at least two (2) drainage basins (repeat). The concrete V-pan proposed across the access with this submittal has a capacity of 0.14 cfs which will intercept a small portion of the 4.19 cfs in the 100-yr storm event. An inlet on the south side of the access drive piped to the proposed inlet at Design Point B is needed to minimize the runoff flowing into Mahagony Way.**

Applicant response:

8. **Water Dedication – The Town's water dedication is based on Equivalent Residential Units (ERU) and the associated water meter size. One (1) Equivalent Residential Unit (ERU) provides a maximum of 205,000**

gallons/year. The calculated ERU's is 3.6. Per the SMC Section 13-1-120, a 1.5" water meter requires 5.0 Equivalent Residential Unit (ERU) to be dedicated to the Town. The Water calculations and Site Plan Set call out a 1.5" water meter for this building.

Applicant response:

Traffic Engineering – Eli Farning, JR Engineering

2nd review comments (Dec 2025)

1. **None at this time**

Town Attorney – Nina Williams, Town Attorney, Wilson Williams Fellman Dittman

2nd review comments (Dec 2025)

1. **Please see the Site Plan Development Agreement**

Applicant response:

Public Works – John Zacklene, Public Works Director, Town of Severance

2nd review comments (Dec 2025)

1. **None at this time**

Police - Chief Chavez, Chief of Police, Severance Police

2nd review comments (Dec 2025)

1. **None at this time**

Building Department– – Russ Weber, Chief Building Official, SAFEbuilt

2nd review comments (Dec 2025)

1. **None at this time**

Outside of the Town of Severance Referrals

None at this time.

Please revise the plans accordingly and respond to all of the above action items in the **Applicant Response** area provided at your earliest convenience.

Once the project is resubmitted it will be referred out as necessary and any outstanding issues will be addressed with a comment response.

If you should have any questions, please contact me at 970-652-3182, or email.

Thank you,

Shani Porter
Planning Director
sporter@townofseverance.org

PLATTE VALLEY VETERINARY CLINIC
SITE PLAN DEVELOPMENT AGREEMENT

(335 West 4th Avenue, Severance, CO 80550 – Lot 5, Block 1, Scotch Pine Commercial at Timber Ridge)

THIS DEVELOPMENT AGREEMENT (the "Agreement"), is made and entered into this ___ day of _____, 2026 (the "Effective Date"), by and between the TOWN OF SEVERANCE, COLORADO, a Colorado home-rule municipality ("Town"), and ROLLING HILLS PROPERTIES, LLC, a Colorado limited liability company ("Owner" or "Developer")

WHEREAS, Developer owns real property within the Town, legally described as Lot 5, Block 1, Scotch Pine Commercial at Timber Ridge, Severance, Colorado, recorded on March 14, 2002 at Reception No. 2933108 (the "Property); and

WHEREAS, Developer desires to improve and develop the Property to allow for the construction of a commercial building to be used for a veterinary clinic pursuant to the approved Site Plan (the "Project"); and

WHEREAS, Developer intends to improve and/or develop the Project in accordance with the Site Plan approved by the Town Council on _____ (the "Site Plan"); and

WHEREAS, Developer and the Town desire to provide for the orderly development of the Property and the Project; and

WHEREAS, the Town represents it currently has the capability to provide usual municipal services to the Property; and

WHEREAS, the Town and Developer desire to set forth their respective rights and obligations with respect to the development of the Property and the Project as more particularly set forth herein

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, it is agreed as follows:

1. IMPROVEMENTS REQUIRED — SECURITY

1.1 Public Improvements. Owner shall:

1.1.1 Design and construct all public improvements described in **Exhibit A**, attached hereto and incorporated herein by this reference ("Public Improvements"), in accordance with (i) the terms and provisions of this

Agreement; (ii) all applicable standards, rules and regulations of the Town, including the City of Greeley Design Criteria and Construction Specifications, as amended (collectively, the "Town Regulations"); and (iii) the Site Plan (collectively referred to as the "Construction Standards")

1.1.2 Maintain and repair the Public Improvements until Final Acceptance (as that term is used in Section 2.12) by the Town pursuant to the terms of this Agreement; and

1.1.3 Convey the Public Improvements to the Town in accordance with Section 5 of this Agreement.

1.2 Completion of Public Improvements. Issuance of Certificate of Initial Acceptance (as that term is used in Section 2.9 below) for the Public Improvements must be awarded within two (2) years of the Effective Date of this Agreement, unless the Town extends the time for compliance by executing a written amendment to this Agreement. The Town also reserves the right to suspend development activities upon the Property, including without limitation the withholding of building permits and certificates of occupancy, or draw upon the Performance Guaranty, as defined in Section 1.5, to ensure timely completion of the Public Improvements or to complete some or all of the Public Improvements. In the event that no work has commenced on the Public Improvements within eighteen months after the Effective Date, the Town may elect at its discretion and sole option to void the Site Plan and return any Performance Guaranty to Developer rather than drawing upon such Performance Guaranty and constructing the Public Improvements.

1.3 Payment of Contractors, Materials, and Laborers. Owner shall be responsible for the costs of design, installation, materials and testing of all Public Improvements. Owner shall timely make payments of all amounts due to persons supplying labor, materials or services in connection with the Public Improvements, and to any persons who may otherwise be entitled to assert a lien upon the Property or Public Improvements by virtue of Section 38-22-101, et seq., C.R.S. In the event that any person asserts a lien upon the Property or Public Improvements by virtue of Section 38-22-101, et seq., C.R.S. after Final Acceptance, Owner will indemnify and defend the Town with respect to the claimed lien, and shall further immediately take any and all steps as are necessary to remove the lien from any Public Improvements regardless of the merits of the claimant of the lien; provided, however, that if a mechanic's lien is filed, Owner may, within sixty (60) days of the filing thereof, bond over any such mechanic's lien pending removal thereof from title to the Public Improvements.

1.4 Restriction on Certificates of Occupancy. The Town will not issue any certificates of occupancy for any buildings or structure on the Property until the date upon which the Town issues a Certificate of Initial Acceptance for all Public Improvements. This restriction shall run with the land and shall extend to and be binding upon the heirs, executors, legal representatives, successors and assigns of the Owner.

1.5 Performance Surety. In order to secure Owner's performance and completion of the Public Improvements, Owner shall furnish to the Town a performance guaranty ("Performance

Guaranty") in an amount equal to 115% of the total cost of the Public Improvements as set forth in the Public Improvements Construction Cost Estimate, attached hereto as **Exhibit A**. Any such Performance Guaranty shall be in the form of a Cash Escrow or Irrevocable Letter of Credit in form and substance acceptable to the Town in its sole and absolute discretion, ensuring the satisfactory completion of the Public Improvements. The Performance Guaranty will be provided to the Town prior to the recording of this Agreement, and shall be kept in full force and effect until Owner completes the work and the Town issues the Certificate of Initial Acceptance for all Public Improvements. The Town shall release any such Performance Guaranty upon Initial Acceptance, less amounts the Town may retain as set forth in Section 2.11.2 to guarantee Owner's fulfillment of its repair or replacement obligations as set forth in Section 2.11.

1.5.1 Deficient Guaranty Conditions. In the event that, a) the Owner fails to extend or replace the letter of credit at least sixty (60) days prior to expiration of such letter of credit, b) the letter of credit is set to expire, c) Town receives notice that the letter of credit will not be renewed, d) the entity issuing the letter of credit becomes non-qualifying, e) the letter of credit, in the sole determination of the Town, is at risk of being lost as a guarantee, f) prior to completion of all obligations of the Owner under this Agreement, the bank issuing a letter of credit elects not to renew the letter of credit pursuant to the letter of credit automatic renewal provisions, or g) the cost of the Public Improvements is reasonably determined by the Town to be greater than the amount of surety or security provided (collectively, "Deficient Guarantee Conditions"), Owner will provide the Town a good and adequate, as determined solely by the Town, new substitutional Performance Guaranty. The failure to provide such substitutional Performance Guaranty within 30 days of the occurrence of any of the Deficient Guaranty Conditions shall constitute a material breach of this Agreement for which the Town may draw upon the Performance Guaranty in the full amount of the Performance Guaranty.

1.6 Restriction on Beginning of Vertical Development. Owner may submit a building permit application to the Town currently with the site plan application or during the review process, with Town approval. Building permit shall not be issued prior to recording of this Agreement and Owner providing the necessary Public Improvements Guarantee. If adequate access to the Property and fire suppression exists around the Property, the Town may issue building permits prior to completion and Initial Acceptance of the Public Improvements.

2. CONSTRUCTION STANDARDS; ACCEPTANCE PROCEDURES

2.1 Engineering and Consulting Services. Owner agrees to furnish, at its expense, all necessary engineering and consulting services relating to the design and construction of the Public Improvements. These services shall be performed by or under the supervision of a Registered Professional Engineer and/or Registered Land Surveyor, or other professionals as appropriate, licensed by the State of Colorado, and in accordance with applicable Colorado law. The design services shall include inspection services deemed necessary by Severance.

2.2 Plan Submission and Acceptance. Owner shall furnish to the Town the required fees and complete plans for all improvements and development. Town shall issue its written acceptance or rejection of said plans as expeditiously as reasonably possible. Said acceptance or

rejection shall be based upon the standards and criteria for Public Improvements as established by the Town, and the Town shall notify Owner of all deficiencies which must be corrected prior to acceptance. All deficiencies shall be corrected and said plans shall be resubmitted to and accepted by the Town prior to recording of this Agreement.

2.3. Licensing of Contractors and/or Subcontractors. Owner shall ensure that all contractors and subcontractors hired or retained by the Owner shall be licensed by the Town before beginning any work on the Property.

2.4 Testing and Inspection. Testing and inspection of the construction and materials shall be in accordance with the Construction Standards. In addition, Owner shall utilize, at its own expense, a licensed and registered testing company, to perform all testing of materials or construction that may be required by the Town. Owner shall furnish copies of test results to the Town on a timely basis for review and acceptance prior to commencement or continuation of that particular phase of construction. At all times during construction of the Public Improvements, the Town shall have the right, but not the duty, to inspect the materials and workmanship in order to ascertain conformance with the Construction Standards. Owner shall reasonably cooperate and assist the Town in gaining appropriate access to the areas designated for inspection. Owner shall follow the procedures below regarding the inspection of installation of any Public Improvements:

2.4.1 Owner will contact the Town Public Works Department a minimum of 24 hours in advance of a requested inspection. Except Town of Severance holidays, inspection services are provided Monday through Friday, from 7:30 a.m. to 3:30 p.m. During the hours listed above, inspections shall be scheduled with the Public Works Department. Requests for inspection services beyond the hours listed above shall be submitted a minimum of 48 hours in advance in writing to the Public Works Department for acceptance. Owner shall reimburse the Town for all direct costs of the after-hours inspection services. If the request is denied, the work shall not proceed before or after the hours listed above.

2.4.2 If the Town Manager or their designee finds fault with the installation, he or she may, at his or her discretion, stop work until corrections are made.

2.4.3 The Town shall be contacted immediately if Owner encounters unforeseen conditions or circumstances that will delay completion of or change any of the Public Improvements.

2.4.4 The Town will inspect the site, as necessary, to keep familiar with the progress of the Project.

2.5 Rights-of-way, Easements and Permits. Prior to commencement of construction of Public Improvements that require additional rights-of-way to be acquired, Owner shall acquire at its own expense and convey to the Town, all necessary land, rights-of-way and easements required by the Town for the construction of the proposed improvements related to the Project. Owner is only obligated to acquire that portion of land, rights-of-way and easements necessary for the construction of Public Improvements, roads and utilities required by this Agreement. All such

conveyances shall be free and clear of liens, taxes and encumbrances and shall be by Special Warranty Deed or easement in a form and substance acceptable to Severance. All title documents shall be recorded by Severance at Owner's expense. Owner shall also furnish, at its own expense, an ALTA title insurance policy for all interest(s) so conveyed, subject to acceptance by the Town.

2.6 Dust and Erosion Control. During the period of construction and prior to the paving of the streets or private property within and outside of the Property, Owner shall be responsible for using proper dust and erosion control in accordance with Colorado Department of Public Health and Environment ("CDPHE") standards and further be responsible for maintaining the streets in such a manner that they may be traveled upon with safety in accordance with CDPHE standards and regulations. To the extent applicable, Owner shall be responsible for obtaining all permits as required by the United States Corps of Engineers, CDPHE, and the Town with respect to air quality, stormwater quality, and erosion control.

2.7 Trash, Debris, Mud. Owner agrees that during construction of the Public Improvements and the Project, Owner will take appropriate steps necessary to control trash, debris and wind or water erosion within the Property. If Severance determines that said trash, debris or wind or water erosion causes substantial damage or injury or creates a nuisance, Owner agrees to abate the damage or nuisance condition no later than twenty-four (24) hours after written notification by the Town. Owner also agrees to take any and all reasonable steps necessary to prevent the transfer of mud or construction debris, including but not limited to, mud, rock, portable toilets, dumpsters, and construction materials of any type, from the construction site onto public rights-of-way and to immediately remove or clean such mud and debris from public rights-of-way after notification by the Town. If Owner fails to take any corrective action, the Town may abate the nuisance and/or correct any damage or injury without notice to Owner, at Owner's expense. All costs and expenses incurred by the Town in abating any nuisance or correcting any damage shall be paid by Owner to the Town in full within thirty days after written demand by the Town.

2.8 Operation of Construction Equipment. The operation of construction equipment outside an enclosed structure shall be prohibited on weekdays between the hours of 7:00 p.m. and 7:00 a.m. With the prior written approval of the Town, the operation of such equipment outside an enclosed structure may be permitted on weekend days and legal holidays between the hours of 9:00 a.m. and 5:00 p.m. The Town may alter the hours of operation for good cause. All construction activities shall operate in accordance with all Town codes, ordinances, and policies in regards to sound and noise.

2.9 Initial Acceptance.

2.9.1 Prior to the issuance a Certificate of Initial Acceptance by the Town for the Public Improvements, Owner shall submit to the Town "as built" drawings of Public Improvements in a form as defined in the Construction Standards, Owner shall make a written request for an inspection of the Public Improvements to be performed by Town within ten (10) days of completion of the Public Improvements. The Town may conduct the inspection without the approval of Owner. Upon inspection (which inspection shall occur within 21 days of the Owner's written request) and finding of satisfactory completion of the Public Improvements in compliance with the Construction Standards, the Town shall

promptly issue a written "Certificate of Initial Acceptance."

2.9.2 If the Public Improvements are not satisfactory, the Town shall provide written notice to Owner of the repairs, replacements, construction or other work required to receive Initial Acceptance. Owner shall complete all needed repairs, replacements, construction or other work within thirty (30) days of said notice, weather permitting. After Owner completes the repairs, replacements, construction or other work required, Owner shall request a re-inspection of such work to determine if Initial Acceptance can be granted, and the Town shall provide written notice to Owner of the acceptability or unacceptability of such work. If Owner does not complete the repairs, replacements, or other work required within thirty (30) days of said notice, the Town may: (a) draw upon the Performance Guaranty and, at the Town's discretion, secure completion, repair or replacement of any incomplete or non-conforming Public Improvements; (b) pursue repair or replacement of the Public Improvements, at the Owner's expense, either by bid or negotiated price; and/or; (c) order denial or suspension of building permits or certificates of occupancy until completion or repair or replacement of any incomplete or defective Public Improvements; and/or (d) pursue any other legal remedies available to it at law or which may be appropriate under applicable Town regulations.

2.10 General Warranty. Owner warrants that all Public Improvements hereunder will be free from defects, including but not limited to, defects of materials, workmanship or design, of good quality, and that the Public Improvements otherwise fully comply with the Construction Standards.

2.11 Repair/Replacement Obligation.

2.11.1 Developer shall warrant and guarantee all Public Improvements for a period of two (2) years, commencing from the date of Initial Acceptance of the Public Improvements by the Town ("Repair/Replacement Period"). Under this warranty, Owner agrees to repair or replace, at its own cost and expense and under the direction of the Town, any Public Improvements or potions thereof which fail or are defective, unsound, or unsatisfactory because of materials or workmanship, or which are not in conformity with Construction Standards. The Repair/Replacement Period shall be extended for up to two (2) years following Initial Acceptance of any completed repairs to or replacements of the Public Improvements made by Owner during the Repair/Replacement Period, including but not limited to repairs or replacements necessitated by damage due to construction traffic or activities.

2.11.2 Following Initial Acceptance of the Public Improvements, the Town will reduce the required Performance Guaranty for such improvements to 10% of the portion of the Engineer's Cost Estimate as shown on **Exhibit A** (the "Repair/Replacement Guaranty"). Owner shall provide a replacement Performance Guarantee prior to the Town releasing the original.

2.11.3 The Repair/Replacement Guaranty shall provide security for the costs of repairing and/or replacing the Public Improvements during the applicable

Repair/Replacement Period, and in defending or removing claims of unpaid laborers, material suppliers and/or subcontractors who may attempt to assert a lien upon the Public Improvements.

2.11.4 In the event that any substantial repair or replacement is required to any of the Public Improvements during the applicable Repair/Replacement Period and such repair or replacement is not made after thirty (30) days from mailing of a written notice to Owner requesting repairs, the Town, may:

2.11.4.1 Draw upon the Repair/Replacement Guaranty and, at the Town's discretion, secure repair or replacement of any incomplete or non-conforming Public Improvements;

2.11.4.2 Pursue repair or replacement of the Public Improvements, at the Owner's expense, either by bid or negotiated price;

2.11.4.3 Order denial or suspension of building permits or certificates of occupancy until completion or repair or replacement of any incomplete or defective Public Improvements; and/or

2.11.4.4 Pursue any other legal remedies available to it at law or which may be appropriate under applicable Town regulations.

2.11.5 In the event that emergency repairs are required, as solely determined by the Town, the Town may immediately complete such emergency work or repairs and invoice the Owner the Town's actual costs. Owner shall reimburse the Town within sixty (60) days after receipt of written notification or repair and supporting documentation from the Town.

2.12 Final Acceptance. At least thirty (30) days before the applicable Repair/Replacement Period is reached, or as soon thereafter as weather permits, Owner shall submit a written request for Final Acceptance of the Public Improvements. The Town shall conduct a final inspection of the Public Improvements as soon as is reasonably practicable, and if such Public Improvements fully conform to the Construction Standards, and if all repairs as are needed have been made to bring the same into such conformance, the Town shall issue a "Certificate of Final Acceptance" signifying final approval of the Public Improvements. If Owner does not correct all deficiencies and make repairs identified in said inspection to Severance's satisfaction within thirty (30) days after receipt of said notice, weather permitting, Severance may exercise its rights to secure performance as is provided in Section 2.11.4 of this Agreement. After issuance of the Certificate of Final Acceptance by the Town, Owner may request release of the applicable Repair/Replacement Guaranty by written notice, and the Town shall release the applicable Repair/Replacement Guaranty, provided no liens have been filed and not released with respect to the Public Improvements.

2.13 Reimbursement to the Town. In the event the Town exercises its right to secure completion of construction, repairs, replacements, or other work to the Public Improvements using

funds other than the Performance Guaranty, Owner shall reimburse the Town within sixty (60) days after receipt of written demand and supporting documentation from the Town. If Owner fails to reimburse the Town, then Owner shall be in default of this Agreement.

2.14 Maintenance of the Improvements After Final Acceptance. The Town shall maintain and repair the Public Improvements after Final Acceptance. Notwithstanding any contrary provision in this Agreement, upon Final Acceptance of the Public Improvements, Owner will be considered released and discharged from any obligations or liability under Section 2.11 of this Agreement.

3. ADDITIONAL DEVELOPMENT STANDARDS

3.1 Restriction on Building Permit Issuance. In no event shall the Town issue a building permit for any buildings on the Property until Developer satisfies all of the following requirements:

3.1.1 Site Plan Approval;

3.1.2 Public Improvement Performance Guarantee acceptable to the Town is provided;

3.1.3 This Agreement has been recorded by the Town;

3.1.4 Water Dedication is satisfied in accordance with Section 3.10.

3.2 Street Signs, Traffic Signs, and Striping. Owner will furnish and install at Owners expense street name signs, striping, stop signs, speed limit and other signs on all streets, in accordance with the Manual of Uniform Traffic Control Devices, as amended, and other applicable legal requirements.

3.3 Street Lights. Owner shall furnish complete plans for street lighting to be reviewed and accepted by the Town. The total cost of street light installation shall be Owner's obligation. Owner shall cause, at its own expense, the local electrical utility company (Xcel Energy or Poudre Valley Rural Electric Association) to install all required street lighting pursuant to the local electrical utility company (Xcel Energy or Poudre Valley Rural Electric Association) plans and specifications as submitted to and accepted in writing by the Town. All required street lights shall be installed concurrently with the streets on which they are located. Street lights shall be operational before the streets are open to the public. Owner shall be responsible for payment of all utility billing for street lights prior to Final Acceptance.

3.4 Drainage Improvements.

3.4.1 Drainage improvements, including without limitation, regional area drains, individual building drains, and erosion abatement, shall be designed and constructed by Owner in accordance with approved Site Plan. Unless otherwise approved by Town, over lot grading shall not be initiated by Owner until the Town records this Agreement. Owner shall provide temporary erosion control during and

after over lot grading until the site is stabilized.

3.4.2 Owner shall be responsible for obtaining a CDPHE "General Permit for Stormwater Discharges Associated with Construction Activity" required during construction. A copy of this permit shall be submitted to Town.

3.4.3 Owner agrees that all construction shall be in conformance with any and all National Pollutant Discharge Elimination Systems (NPDES) standards including compliance with and applicable NPDES and CDPHE permits issued to the Owner, applicable to the Project. In the event there is any violation of such standards or permits issued, and if the Town, as a result of the Owner's actions, is subject to or given a monetary fine, penalty or any other affirmative obligation imposed by another governmental entity, Owner shall reimburse the Town for any and all costs incurred.

3.4.4 Developer and/or the successor owner of the Property shall maintain in good repair and working condition all private drainage improvements for the Project.

3.5 Floodplain Permitting. Owner shall be required to apply for and obtain all applicable permits from the appropriate permitting authority(ies) prior to performing any work, construction, or disturbance of any land within the floodplain, and Owner shall comply with all such permit conditions and requirements during and after any suck works, construction or disturbance within the floodplain.

3.6 Landscape Improvements. For public lands and rights-of-way, Owner shall furnish the Town complete final landscape and irrigation plans for and obtain Final Acceptance for such landscaping from the Town in accordance with the terms of this Agreement. Owner shall construct all private landscaping for the Project in accordance with final landscape and irrigation approved by the Town with the Site Plan. Owner or the successor owner of the Property shall maintain in good condition all private landscaping located on the Property.

3.7 Utility Coordination and Installation. In addition to the Public Improvements, Owner shall be responsible for coordination of and payment for installation of on-site and off-site electric, street lights, natural gas, telephone, cable television and other such utilities, which are necessary to serve the Property.

3.7.1 All utilities not provided by the Town must be completed and fully functioning prior to the issuance of any certificate of occupancy for the Project.

3.7.2 Undergrounding. All new and existing utilities shall be placed underground as required by the Severance Municipal Code ("Code") prior to the issuance of any certificate of occupancy of any building on the Property.

3.7.3 Screening. Necessary aboveground appurtenances (meters, transformers, etc.) shall be carefully located with maximum aesthetic considerations, and outside of any sight triangles. Any aboveground appurtenances that will be visible from public rights-of-way

shall be screened from view. Screening shall consist of landscaping or low fencing, and shall be installed in accordance with the Severance Municipal Code. Specifics of the screening requirements shall be reviewed with the Site Plan and as amended once utilities are installed.

3.8 Payment of Building Permit Fees. Owner shall pay to the Town all required building permit fees for the Project at such rate as established in the fee schedule adopted by the Town Council by resolution currently in effect as of the date of payment.

3.9 Other Fees. Owner shall pay to the Town, at the time of building permit issuance, all applicable and required development impact fees, water and wastewater (sanitary sewer) tap fees, and any fees associated with Town utility fund enterprises, along with all right-of-way permit fees and street cut permit fees at the time of their respective issuance, together with any other associated and required fees, at such rate as established in the fee schedule adopted by the Town Council by resolution currently in effect as of the date of payment

3.10 Water Dedication. The water meter size for the proposed use on the Property has been determined to be 1.5", equating to 5.0 ERU's, requiring a total of 5.0 units of Colorado-Big Thompson ("CBT") or alternative water supply acceptable to the Town water be dedicated to the Town in accordance with Chapter 13 of the Severance Municipal Code. The determination of the water dedication obligation is provided on **Exhibit B** ("Water Dedication Schedule"). Owner shall, at the time of utility service application dedicate, convey and deliver to the Town title, free of liens and encumbrances ("Water Dedication"). Under certain circumstances, as determined exclusively by the Town, Owner may, upon approval and acceptance by the Town Council, as evidenced by a duly-adopted separate resolution, pay a cash fee in lieu of Water Dedication at a rate not less than one hundred and ten percent of the then current market price of a CBT unit ("Cash Fee-in-lieu of Water Dedication"). No building permits shall be issued for construction work on the Property unless and until the Town becomes titled owner of all water required under the Water Dedication or Owner pays to the Town the Cash Fee-in-lieu of Water Dedication.

3.10.1 Ground Water Dedication. All tributary and non-tributary ground water rights not already transferred to the Town shall be dedicated to the Town at the time of building permit issuance. Transfer of the water rights shall be by Special Warranty Deed tendered to Severance.

3.10.2 True-Up. Owner acknowledges and agrees the Water Dedication is premised upon the water projection estimates provided by it to the Town and by the Town's annual allotment for the service size calculated by the Owner, and that the Town shall at all times have the right to require additional dedication of water rights if actual consumption exceeds the projected water demands of the development, or if Owner changes or expands the use of the Property that would affect the Water Dedication and/or the water projection estimates upon which it is premised.

3.11 Construction of Sidewalk, Curb, and Gutter. Developer shall construct sidewalk, curb, and gutter in accordance with the Site Plan and design and specifications approved by the Town.

3.12 Maintenance of Open Space, Walkways, and Landscaping. Developer and/or owner of the Property, or any owner's association established by Developer and/or successor owner for the Property, shall maintain in good condition all open space, walkways, driveways, parking areas, and landscaping on the Property as depicted on the Site Plan, including any improvements and landscaping within those areas.

4. LIABILITY LIMITATIONS – HOLD HARMLESS

4.1. Non-Liability. Owner acknowledges that the Town's review and approval of the plans for the development of the Property is done in furtherance of the general public health, safety and welfare, and that no specific relationship with, or duty of care to the Owner or third parties is assumed by such review and approval, or immunity waived, as more specifically set forth in the Colorado Governmental Immunity Act, Sections 24-10-101 et seq., C.R.S.

4.2 Indemnification. Owner agrees to save, indemnify, defend, and hold harmless the Town from any claims brought by any third party against the Town which are attributable to any act or omission of the Owner, its employees, agents, contractors, subcontractors, and consultants with respect to: (i) the construction and installation of the Public Improvements; and (ii) performing this Agreement. Owner further agrees to indemnify, defend and hold harmless the Town from any loss or liability, including damages for inverse condemnation, the Town may have or suffer on account of any change in the direction, nature, quality, or quantity of historical drainage flow resulting from the development of the Property or from the construction of streets, water mains, and/or storm sewers on the Property. Owner shall bear all reasonable costs of investigation and litigation, including reasonable attorney fees, incurred by the Town in defending such claim. This indemnification does not extend to claims of willful misconduct or negligence brought by any third party against the Town which is attributable to any act or omission of the Town.

4.3 Insurance. Owner and its contractors performing work in constructing the Public Improvements shall at all times hereunder have and maintain in full force and effect comprehensive liability insurance, providing general liability, and comprehensive automobile liability insurance. Owner's architect and engineer responsible for work in the right-of-way shall also carry professional liability insurance. The policies shall name the Town and its agents, officials and employees as additional insureds and shall provide coverage for the liability risks identified at Section 4.2 hereof, and shall not be less than $1,000,000 for any injury to one person in any single occurrence, or $2,000,000 for any injury to two or more persons in any single occurrence. Owner and contractors shall at all times fully comply with the Colorado Workmen's Compensation Act, and shall ensure that each of its contractors and subcontractors are in full compliance with the Act. Owner shall submit certificates of insurance in compliance with the standards as set forth above. Nothing herein shall be construed to relieve or discharge Owner of its liability to the Town under the terms of this Agreement should Owner for any reason fail to procure and maintain any required insurance in sufficient amounts.

5. OWNERSHIP OF IMPROVEMENTS

Subject to this Agreement and to the provisions of any Town Regulations relating to the Town's acceptance of the Public Improvements herein, the Owner shall convey to the Town all of the Public Improvements at the time of Initial Acceptance thereof, free and clear of all liens, encumbrances and restrictions. All improvements made upon Town property or Town rights-of-way or Town easements shall, after acceptance by the Town, be and remain the sole and exclusive property of the Town, free and clear from any and all claims by the Owner or others.

6. ENFORCEMENT AND REMEDIES

6.1 Breach of Agreement. In the event that either party should fail to timely comply with any of the terms, conditions, covenants and undertakings hereof, such non-compliance shall be cured and brought into compliance within 30 days of written notice of breach by the other party. Such notice will specify the conditions of default. If such default is not of a type that can be cured within such 30-day period and the defaulting party gives written notice to the non-defaulting party within such 30-day period that it is actively and diligently pursuing such cure, the defaulting party will have a reasonable period of time given the nature of the default following the end of such 30-day period to cure such default, provided that such defaulting party is at all times within such additional time period actively and diligently pursuing such cure and provided further that in no event will such cure period exceed a total of six months. The Town may after the cure period withhold any additional building permits, certificates of occupancy, or provision of new utility fixtures or service only upon reasonable cause. For any default that is not cured as described above, the non-defaulting party may pursue any other remedy at law or in equity which may be appropriate under the Town's Regulations, the applicable laws and legal standards of the State of Colorado or the United States before any court of competent jurisdiction, including remedies which may be available against the Performance Guaranty or Repair/Replacement Guaranty. Such remedies shall be cumulative.

6.2 Legal Expenses. In the event that it is necessary to initiate legal proceedings to enforce the provisions of this Agreement, the non-prevailing party shall be responsible for all reasonable legal expenses and costs incurred by the prevailing party.

6.3 Venue. Venue for any legal proceedings shall be in the County of Weld, State of Colorado.

6.4 Owner Remedy; Limitation of Liability; Waiver. The parties agree, and Owner expressly acknowledges and agrees, that Owner's sole remedy in the event of i) the Town's failure or refusal to inspect completed Public Improvements within the time frame specified in Section 2.9*; ii) the Town's failure or refusal to issue Initial Acceptance or Final Acceptance as set forth in Sections 2.9* and 2.12*, respectively; iii) the Town's failure or refusal to perform any other obligation under this Agreement; or (iv) any delay on the part of the Town in inspecting completed Public Improvements, issuing Initial or Final Acceptance, or performing any other obligation under this Agreement, shall be the equitable remedies of specific performance or injunctive relief. THE TOWN SHALL NOT HAVE ANY LIABILITY FOR ANY LOSS OF PROFITS, SALES, BUSINESS, OR OTHER DIRECT, INCIDENTAL, CONSEQUENTIAL, OR SPECIAL LOSS OR DAMAGE, INCLUDING EXEMPLARY AND PUNITIVE DAMAGES, OF ANY KIND OR

NATURE RESULTING FROM OR ARISING OUT OF THIS AGREEMENT. THE ALLOCATIONS OF LIABILITY IN THIS SECTION REPRESENT THE AGREED, BARGAINED-FOR UNDERSTANDING OF THE PARTIES. THE LIMITATION OF LIABILITY AND TYPES OF DAMAGES STATED IN THIS AGREEMENT ARE INTENDED BY THE PARTIES TO APPLY REGARDLESS OF THE FORM OF LAWSUIT OR CLAIM A PARTY MAY BRING, WHETHER IN TORT, CONTRACT OR OTHERWISE, AND REGARDLESS OF WHETHER ANY LIMITED REMEDY PROVIDED FOR IN THIS AGREEMENT FAILS OF ITS ESSENTIAL PURPOSE. OWNER HEREBY WAIVES ANY AND ALL CLAIMS FOR MONETARY DAMAGES WHICH OWNER MAY OR MIGHT HEREAFTER ACQUIRE AGAINST THE TOWN FOR LOSS OR DAMAGE ARISING FROM THIS AGREEMENT.

7. MISCELLANEOUS PROVISIONS

7.1 Recordation. This Agreement shall be recorded, at Owner's expense, in the office of the Weld County Clerk and Recorder.

7.2 No Waiver. Nothing herein shall constitute or be interpreted as a waiver or repeal of existing codes or ordinance or the Town's legislative, governmental or police powers, nor shall this Agreement prohibit the enactment by the Town of any fees or any other ordinances which are of uniform or general application.

7.3 Third Party Beneficiaries. This Agreement will not be construed as or deemed to be an agreement for the benefit of any third party or parties, and no third party or parties will have any right of action hereunder for any cause whatsoever.

7.4 Successors and Assigns. This Agreement will be binding upon the parties and their respective successors and assigns and will be deemed a covenant running with the Property and will be binding upon all successors in ownership of the Property. With respect to the Town's consent to proposed transfers of title in and to any portion of the Property prior to Initial Acceptance, Owner shall provide the Town written notice of: (a) any such proposed transfer; (b) arrangements for transfer of the Performance Guaranty or Repair/Replacement Guaranty to any transferee, or the release of the Performance Guaranty or Repair/Replacement Guaranty provided by Owner and the provision of a new Performance Guaranty or Repair/Replacement Guaranty, as appropriate, by the transferee; and (c) transferee's acceptance of the obligations and liabilities under this Agreement by a written assignment. Following delivery to the Town of written evidence of such assignment and an express assumption of the obligations and liabilities by the transferee, and the furnishing of a new Performance Guaranty or Repair/Replacement Guaranty by the transferee, the Town will consent to the proposed transfer of title in and to any portion of the Property prior to Initial Acceptance, and the Town will accept performance by such assignee. Following any such assignment of this Agreement, Owner will be relieved from any obligations and liabilities assumed by such assignee.

7.5 Modification. This Agreement may be amended or modified only by written instrument executed by the Town and Owner.

7.6. Notice. All notices, demands or other communications required or permitted to be given hereunder will be in writing and any and all such items will be deemed to have been duly delivered upon personal delivery; or as of the third business day after mailing by United States mail, certified, return receipt requested, postage prepaid, addressed as follows; or as of the immediately following business day after deposit with Federal Express or a similar overnight courier service that provides evidence of receipt, addressed as follows:

Severance:	Owner:
Town of Severance Town Manager 3 South Timber Ridge Parkway, PO Box 339 Severance, CO 80546	Rolling Hills Properties, LLC Andrew Kidd 335 West 4th Avenue Severance, CO 80550

Town of Severance
Town Attorney
3 South Timber Ridge Parkway
PO Box 339
Severance, CO 80546

Either party may change the address to which notice is to be sent by providing notice set forth in this section .

7.7 Section Headings. The section of headings are inserted herein only for convenience or reference, and in no way shall be defined to limit or describe the scope or intent of any of the provisions in this Agreement.

7.8 Severability. If any part, term, or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or un-enforceability will not affect the validity of any other part, term, or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of this Agreement.

7.9 Applicable Law. This Agreement will be governed by and construed in accordance with the laws of the State of Colorado, without reference to its conflict of laws provisions.

7.10 Integration. This Agreement constitutes the entire agreement among the parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

7.11 Counterparts. This Agreement may be executed in any number of counterparts, each of which will be deemed an original instrument, but all of which together will constitute but one and the same instrument. The counterparts of this Agreement may be executed and delivered by facsimile or other electronic signature by either party to the other party and the receiving party may rely on the receipt of such document so executed and delivered by facsimile or other electronic method as if the original had been received.

[*remainder of page left intentionally blank—signatures on following page*]

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first set forth above.

TOWN OF SEVERANCE, COLORADO,
a municipal corporation

By: _____
Matthew Fries, Mayor

ATTEST:

_____
Sarah Jacobsen, Town Clerk

APPROVED AS TO FORM:

_____
Andrew Rogers, Town Attorney

OWNER:
ROLLING HILLS PROPERTIES, LLC

By: _____
{Signature}

Name: Andrew L Kidd
{Printed Name}

Title: Owner
{Title}

ACKNOWLEDGMENT

STATE OF Colorado)
) ss.
COUNTY OF Weld)

The foregoing instrument was acknowledged before me this 17th day of February, 2026, by {Name}, as {Title} of {Owner Name}.

Witness my hand and official seal.

My commission expires: 06.08.2029

(SEAL) Danielle M Crawford
Notary Public

DANIELLE M CRAWFORD
Notary Public
State of Colorado
Notary ID # 20214022356
My Commission Expires 06-08-2029

EXHIBITS LIST

EXHIBIT A – PUBLIC IMPROVEMENT CONSTRUCTION COST ESTIMATE

EXHIBIT B – WATER DEDICATION SCHEDULE

EXHIBIT A

Public Improvements Construction Cost Estimate

ENGINEER'S ESTIMATE OF COST - RAPTOR CIVIL ENGINEERING					
PROJECT NAME:	**Platte Valley Veterinary**				
DATE	**2/16/2026**	**BY**	**GABBY KINNEY, EI**		
PUBLIC IMPROVEMENTS					
ITEM		**UNIT**	**QUANTITY**	**UNIT COST**	**COST**
Sidewalk		CY	54	$120	$6,480
Curb Ramps w/ Truncated Domes		EA	2	$820	$1,640
				SUB-TOTAL	$8,120
				20% CONTINGENCY	$1,624
				TOTAL COST	**$9,744**

NOTE: All costs shown hereon shall be reviewed by a licensed contractor for formal bid. This estimate is for informational purposes only and not intended to be a bid

EXHIBIT B

Water Dedication Schedule

WATER DEDICATION REQUIREMENT SUMMARY TABLE								
COVERAGE	AREA (SF)	USE	DEMAND TYPE	ESTIMATED WATER DEMAND (gallons/year)	ESTIMATED TOTAL WATER DEMAND (gallons/year)	WATER METER SIZE	CALCULATED ERU[1]	REQUIRED ERU[2]
BUILDING	7,856	VETERINARY - COMMERCIAL	DOMESTIC IN-BUILDING	377,956	737,956	1"	3.6	2.5
IRRIGATED LANDSCAPING	9,020	VETERINARY - COMMERCIAL	IRRIGATION	360,000				

[1]CALCULATED ERU IS BASED ON ONE(1) ERU EQUAL TO 205,000 GALLONS/PER
[2]REQUIRED ERU PER SMC 13-1-120

RECREATIONAL EASEMENT AND AGREEMENT

THIS RECREATIONAL EASEMENT AND AGREEMENT ("Agreement") is made and entered into this _____ day of _____, 202_ (the "Effective Date"), by and between **Rolling Hills Properties, LLC,** a Colorado limited liability company, whose address is **335 West 4th Avenue, Severance, CO 80550** ("Grantor"), and **TOWN OF SEVERANCE**, a Colorado home-rule municipality ("Grantee"), whose address is P.O. Box 339, Severance, Colorado 80546.

1. Grantor's Property. Grantor is the owner of that certain parcel of real property located within the Town legally described as Lot 5, Block 1, Scotch Pine Commercial at Timber Ridge recorded on 03/14/2002 at Reception No. 2933108 (the "Property").

2. Grant of Easement – Consideration. For and in consideration of the covenants and agreements herein set forth, the sum of **Ten Dollars ($10.00),** and other good and valuable consideration, the receipt and adequacy of which Grantor acknowledges, the Grantor grants, sells and conveys to the Grantee, its successors and assigns, a non-exclusive and permanent easement (the "Easement") on, over, under and across the Property as described more fully on **Exhibit A**, attached to and made a part of this Agreement (the "Easement Area"), subject to the conditions and restrictions set forth below.

3. Purpose and Uses of Easement. Grantee may use the Easement: (a) to construct install, operate, use, maintain, repair, reconstruct, replace, inspect and remove, at any time and from time to time, a pedestrian trail and other related trail improvements (the "Trail"), for use by the public for biking, pedestrian and other recreational uses permitted by the Town; and (b) for use by the agents and employees of the Town as reasonably necessary to carry out Grantee's obligations under this Agreement.

4. Additional Rights of Grantee. Grantor further grants to the Grantee:

(a) the right of ingress to and egress to and from the Easement Area over and across the Property by means of any roads and lanes thereon, however, Grantee shall use its own property rights and/or existing routes on the Property to the extent it can;

(b) the right from time to time to enlarge, improve, reconstruct, relocate and replace the Trail constructed hereunder either in the original location or at any alternate location or locations within the Easement Area, generally consistent with the intended purposes of the Easement; and

(c) the right to mark the location of the Easement Area by suitable markers set in the ground.

5. Grantor's Rights in Easement Area. Grantor reserves the right to use the Easement Area for purposes which will not impair, endanger or unreasonably interfere with the Trail or with Grantee's full use and enjoyment of the rights hereby granted. Grantor will not erect or construct any structure or improvement, drill or operate any well, construct any reservoir or impoundment, place or store any personal property or other obstruction, install or plant any trees or woody shrubs,

change the ground level in the Easement Area, or otherwise improve the Easement Area without the prior written consent of the Grantee, which shall not be unreasonably withheld. Provided that the Trail is not adversely impacted, Grantor shall be allowed to construct and install driveways and landscaping in accordance with applicable land use and development regulations.

6. Maintenance of the Easement Area.

(a) Upon completion of construction work in the Easement Area, Grantor will maintain the surface of the Easement Area in compliance with any applicable weed, nuisance or other legal requirements.

(b) Grantor will not deposit, or permit or allow to be deposited, earth, rubbish, debris, or any other substance or material, whether combustible or noncombustible, on the Easement Area, other than vegetation not prohibited under paragraph 5, above.

(c) Upon completing any work in the Easement Area Grantee will make such repairs or take such other action as may be necessary to restore the Easement Area to a condition comparable to its condition prior to Grantee's activities in the Easement Area, including but not limited to the reseeding and replanting of any disturbed areas in a manner reasonably satisfactory to Grantor, correction of any subsidence, and restoration of any other improvements or conditions impacted by Grantee's activities.

7. Maintenance and Operation of the Trail. By accepting and using the Easement, the Town agrees:

(a) Grantor shall maintain, at the Grantor's sole cost and expense, the Trail in good and safe condition. Under this maintenance standard, Grantor shall be primarily responsible for performing the following tasks:

(i) keeping the surface of the Trail clear of debris, trash, litter, weeds, snow, and ice, encroachments and other obstructions, as needed, to maintain Trail usability;

(ii) mowing, pruning, edging and weed control up to the edge of the shoulder of the Trail, as needed, to maintain a five-foot (5') Trail width; and

(iii) erosion control and reclamation of eroded areas to their original condition, as needed, to maintain usability of the Trail.

(b) Any maintenance work performed by Grantor shall comply with the most current Town standards and specifications in effect at the time of performing such work.

(c) Any damage that is caused to the Trail by either Party, or their respective agents, employees, officers, and contractors, in performing their respective obligations hereunder will be repaired and restored to the condition that existed prior to the damage that was caused.

(d) In the event Grantor fails to perform any of the tasks for which Grantor has been assigned primary responsibility as described herein, or in the event of an emergency, the Grantee reserves the right to conduct maintenance work immediately, giving notice to Grantor as soon as practicable; provided, however, that Grantee shall be under no obligation to perform the tasks for which Grantor has been assigned primary responsibility as described herein, nor shall Grantee have any obligation to contribute to the costs or expenses of performing any maintenance work for which it does not have primary responsibility as described herein. If the Grantee conducts emergency work or other repair work authorized under this paragraph, the Grantor shall reimburse the Grantee for reasonable costs, fees or expenses related to such emergency repairs and maintenance. Statements or invoices for the costs chargeable to the Grantor hereunder will be provided to the Grantor within 60 days of the date such costs are incurred, and the Grantor shall pay the same within 60 days of the date of the receipt of such invoices. If payment has not been received by the Grantee within 60 days, Grantor shall have breached this Agreement and the Grantee may institute legal proceedings to collect the amount due and owing. In such proceeding, the Grantee shall be entitled to its costs and reasonable attorney fees from Grantor. However, Grantor shall not be entitled to terminate this Agreement. For purposes of this Agreement, "emergency" is defined as a situation that necessitates immediate repairs to or maintenance of the Trail to maintain or restore proper functioning or safe operation of the Trail, or to prevent, mitigate or remedy injury to life, health, safety or property, which such repairs or maintenance cannot be timely performed by the Grantor.

8. Representations and Warranties of Grantor.

(a) Grantor represents to the Grantee, to Grantor's knowledge as of the date of the execution of this Easement, with respect to the Property that: (1) the Property has never been used as a landfill or waste dump; (2) that there has been no installation in or production, disposal, or storage on the Property of any hazardous substances, including, without limitation, asbestos, by Grantor, Grantor's tenants, or any previous owner or previous tenants, or any other activity which could have toxic results; (3) there is no underground storage tank on the Property; and (4) there is no proceeding or inquiry by any governmental authority or agency with respect thereto. Grantor shall indemnify, defend and hold the Grantee harmless from and against any and all claims, demands, and liabilities, costs and expenses (including expert fees and attorney fees) arising or resulting from a breach of the covenants and warranties contained in this paragraph. For the purposes of this Easement, hazardous substances means all hazardous substances as defined in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (42 U.S.C. 9601, et seq.,) and in Section 25-5-502 of the Colorado Revised Statutes, and petroleum or petroleum products.

(b) Grantor hereby warrants and represents to the Grantee that Owner is seized with fee title to the underlying real property and there are no other parties with interest;

that the rights conveyed herein are free and clear of liens and encumbrances; and that Owner has sole and exclusive authority to enter into this Easement.

9. Binding Effect - Runs With Land. This Agreement shall extend to and be binding upon the successors and assigns of the respective Parties hereto. The rights and responsibilities set forth in this Agreement are intended to be covenants upon the Easement Property and are to run with the land.

10. Entire Agreement. This Agreement constitutes the entire agreement between the Parties hereto relating to the Easement and sets forth the rights, duties and obligations of each to the other as of this date. Any prior agreements, promises, negotiations or representations not expressly set forth in this Agreement are of no force and effect. This Agreement may not be modified, except by a writing executed by both Parties.

11. Governing Law. This Easement and all of the terms and provisions hereof shall be governed by and construed in accordance with the laws of the State of Colorado, with venue in Weld County.

12. Limitation of Grantor's Liability. Because the Trail will be used for recreational purposes, as that term is defined by C.R.S. § 33-41-102(5), Grantor is entitled to any and all protections provided by C.R.S. § 33-41-101, *et seq*.

13. Governmental Immunity. The Town and its officers, attorneys and employees and the Grantee and its officers, attorneys and employees are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to the parties and their respective officers, attorneys or employees.

[*Signatures and acknowledgments on following page*]

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first written above.

GRANTOR:

ROLLING HILLS PROPERTIES, LLC

By: _____
{Signature}

Name: Andrew L Kidd
{Printed Name}

Title: Owner
{Title}

STATE OF COLORADO)
) ss
COUNTY OF Weld)

The foregoing instrument was acknowledged before me this 17 day of February, 2026, by Andrew Kidd, as _____ of _____, owner of the subject Property.

Witness my hand and official seal.

Danielle M Crawford
Notary's official signature

Notary Public
Title of office

06-08-2029
Commission Expiration

DANIELLE M CRAWFORD
Notary Public
State of Colorado
Notary ID # 20214022356
My Commission Expires 06-08-2029

ACCEPTED BY GRANTEE:

TOWN OF SEVERANCE, COLORADO,
a municipal corporation

By: _____
Matthew Fries, Mayor

ATTEST:

_____
Sarah Jacobsen, Town Clerk

APPROVED AS TO FORM:

_____
Andrew Rogers, Town Attorney

Exhibit A

[Legal Description of Easement to be conveyed to Town of Severance]

PARCEL DESCRIPTION
Pedestrian Easement

A strip of land, 10.00 feet in width for easement purposes, being a part of Lot 5, Block 1, Scotch Pine Commercial at Timber Ridge PUD recorded March 14, 2002 as Reception No. 2933108 of the Records of the Weld County Clerk and Recorder, located in the Northeast Quarter (NE1/4) of Section Two (2), Township Six North (T.6N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Severance, County of Weld, State of Colorado and being more particularly described as follows:

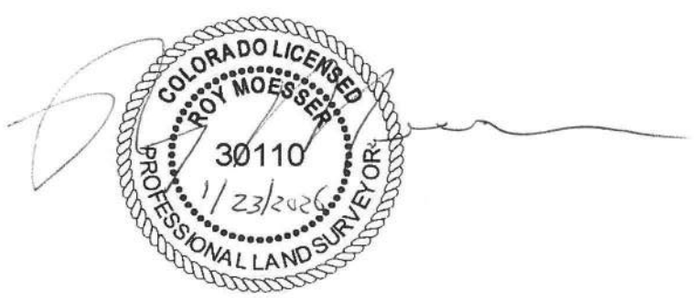
COMMENCING at the Northeast corner of said Lot 5 and assuming the North line of said Lot 5, as bearing North 89°03'30" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 252.20 feet and with all other bearings contained herein relative thereto;

THENCE along the Easterly line of said Lot 5 and along the arc of a curve concave to the right a distance of 18.46 feet, said curve has a Radius of 15.00 feet, a Delta of 70°31'44" and is subtended by a Chord bearing South 55°40'38" East a distance of 17.32 feet to a line non-tangent to this curve and to a line parallel with and 10.00 feet South of, as measured at a right angle, the North line of said Lot 5;
THENCE South 89°03'30" West along said parallel line a distance of 266.35 feet to a Point of Curvature;
THENCE along the arc of a curve concave to the left a distance of 55.03 feet, said curve has a Radius of 376.00 feet, a Delta of 08°23'11" and is subtended by a Chord bearing South 84°51'54" West a distance of 54.99 feet to a line non-tangent to this curve and to the West line of said Lot 5;
Thence along the Westerly and Northerly lines of said Lot 5 the following Three (3) courses:
THENCE North 00°56'30" West a distance of 10.11 feet to the beginning point of a curve, non-tangent to the aforesaid line;
THENCE along the arc of a curve concave to the right a distance of 55.02 feet, said curve has a Radius of 386.00 feet, a Delta of 08°10'03" and is subtended by a Chord bearing North 84°58'28" East a distance of 54.98 feet to a Point of Tangency;
THENCE North 89°03'30" East a distance of 252.20 feet to the POINT OF BEGINNING.

Said described parcel of land contains 3,175 Square Feet or 0.073 Acres, more or less (±).

SURVEYOR'S STATEMENT

I, Roy Moesser, a Colorado Licensed Professional Land Surveyor, do hereby state that this Parcel Description was prepared under my personal supervision and checking, that it is in accordance with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied, and that it is true and correct to the best of my knowledge, information and belief.



Roy Moesser - on behalf of King Surveyors
Colorado Licensed Professional
Land Surveyor #30110

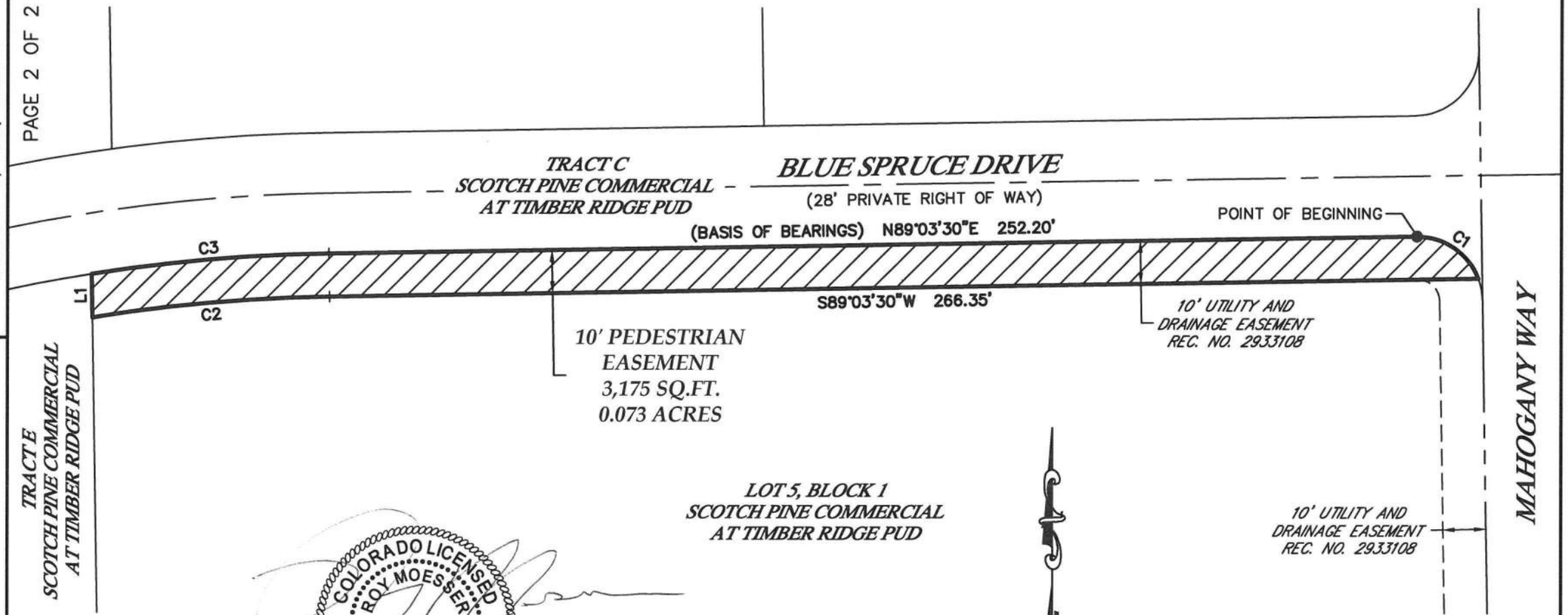
KING SURVEYORS
650 East Garden Drive
Windsor, Colorado 80550
(970) 686-5011

NORTHEAST QUARTER
SECTION 2, 6N., R.67W.

PAGE 2 OF 2

EXHIBIT A

PEDESTRIAN EASEMENT



COLORADO LICENSED
ROY MOESSER
30110
1/23/2026
PROFESSIONAL LAND SURVEYOR

Roy Moesser – On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #30110

NOTE: This exhibit drawing is not intended to be a monumented land survey. Its sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°56'30"W	10.11'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	18.46'	15.00'	70°31'44"	17.32'	S55°40'38"E
C2	55.03'	376.00'	8°23'11"	54.99'	S84°51'54"W
C3	55.02'	386.00'	8°10'03"	54.98'	N84°58'28"E

PROJECT NO:20230589-A
DATE: 1/23/2026
CLIENT: ROLLING HILLS
DWG: 20230589A-EXH
DRAWN: CSK CHECKED: RM

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

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 371 - Citizen Petition: Soaring Eagle Road Discussion	Nicholas Wharton, Town Manager	Nicholas J. Wharton

ACTION REQUESTED	
Town Management asks the Town Council to discuss the item and direct any further actions they deem necessary.	**Discussion**

BRIEF HISTORY OF ITEM

BRIEF SUMMARY

This item comes before the Town Council as a citizen petition from Joe Pirrone, a representative of Soaring Eagle Ranch, requesting that the Town consider a 50/50 cost-sharing arrangement for the subdivision's road maintenance.

PUBLIC SUPPORT/CONCERN

No concerns at this time.

ANALYSIS AND RECOMMENDATION

Town Management asks the Town Council to discuss the item and direct any further actions they deem necessary.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
None

AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 372 - Resolution 2026-07R: A resolution of the Town Council of the Town of Severance, Colorado, approving an Intergovernmental Agreement between the City of Thornton and the Town of Severance for an emergency raw water connection	Shani Porter, Planning Director	Nicholas Wharton, Town Manager

ACTION REQUESTED

Management asks that the Town Council discuss Resolution 2026-07R and take action to approve the proposed Resolution.

- Actions that may be taken:
  - Move to approve Resolution 2026-07R
  - Take No Action

Resolution Attorney Approved

BRIEF HISTORY OF ITEM

BRIEF SUMMARY

The City of Thornton plans to install, construct, operate, and maintain a water pipeline (Thornton Water Project), which will be constructed in close proximity to the Town's future water system along Colorado Boulevard and CR 78. Emergency water supply situations may occur in the future during which the best interest of the health, safety, and welfare of the Town would be served if the Town's water system were connected to the pipeline in a manner that the City of Thornton could assist the Town during such an emergency.

PUBLIC SUPPORT/CONCERN

None at this time

ANALYSIS AND RECOMMENDATION

Management recommends that the Town Council take action and move to approve Resolution 2026-07R

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. Resolution 2026-07R - To Approve IGA for Thornton Interconnect
2. IGA With Thornton for Emergency Water Interconnection

TOWN OF SEVERANCE
RESOLUTION NO. 2026-07R

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE, COLORADO, APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF THORNTON AND THE TOWN OF SEVERANCE FOR AN EMERGENCY RAW WATER CONNECTION

WHEREAS, the Town of Severance ("The Town") owns and operates a water system which is supplied with water from various sources for the benefit of the inhabitants of the Town; and

WHEREAS, the City of Thornton ("Thornton") plans to install, construct, operate and maintain a water pipeline, generally referred to as the Thornton Water Project ("the Pipeline"); and

WHEREAS, both the Town and Thornton anticipate a portion of the Pipeline will be constructed in close proximity to the Town's water system; and

WHEREAS, emergency water supply situations may occur in the future during which the best interest of the health, safety, and welfare of the Town would be served if the Town's water system were connected to the Pipeline in a manner that Thornton could assist the Town during such an emergency; and

WHEREAS, intergovernmental agreements between political subdivisions to provide any function, service, or facility including the sharing of costs of such function, services, or facility are specifically authorized by C.R.S. § 29-1-203(1); and

WHEREAS, Section 12.03 of the Town of Severance Charter provides that "The Council may by resolution enter into contracts or agreements with other governmental or quasi-governmental entities."; and

WHEREAS, in order to further strengthen the Town's water supply in the event of a future emergency water situation, the Town Council of the Town of Severance ("Town Council") finds it is in the Town's best interest and desires to enter into the attached "Intergovernmental Agreement between the town of Severance, Colorado and the City of Thornton, Colorado for an emergency raw water interconnection" in substantially the same form as the copy attached to this resolution; and

WHEREAS, the Town Council finds and determines that the approval of the attached intergovernmental agreement promotes the safety, security, and general welfare of the inhabitants of the Town.

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

Section 1. The "INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF SEVERANCE, COLORADO AND THE CITY OF THORNTON, COLORADO FOR AN EMERGENCY RAW WATER INTERCONNECTION" is approved in substantially the same form as the copy attached hereto and made a part of this resolution.

Section 2. The Mayor is authorized to execute this agreement on the Town's behalf.

RESOLVED AND APPROVED THIS 24TH DAY OF FEBRUARY 2026

TOWN OF SEVERANCE, COLORADO

_____
Matthew Fries, Mayor

ATTEST

_____
Sarah Jacobsen, Town Clerk

INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF SEVERANCE, COLORADO AND THE CITY OF THORNTON, COLORADO FOR AN EMERGENCY RAW WATER INTERCONNECTION

THIS INTERGOVERNMENTAL AGREEMENT ("Agreement"), is made and entered into effective this_____day of_____, 2025 by and between the Town of Severance, a Colorado statutory town ("Severance"), and the City of Thornton, a Colorado home rule municipality (“Thornton"), collectively (the "Parties").

WITNESSETH:

WHEREAS, Section 18(2)(a) of Article XIV of the Colorado Constitution and Sections 29-1-201, et *seq.,* and 29-20-105 of the Colorado Revised Statutes authorize and encourage governments to cooperate by contracting with one another for their mutual benefit; and

WHEREAS, Thornton plans to install, construct, operate and maintain a water pipeline, generally referred to as the Thornton Water Project and appurtenances thereto (the “Pipeline"); and

WHEREAS, Severance owns and operates a water system which is supplied water from various sources; and

WHEREAS, emergency water supply situations may occur during which the best interests of the health, safety and welfare of Severance would be served if Severance’s system were connected to the Pipeline in a manner that Thornton could assist Severance during such an emergency; and

NOW, THEREFORE, in consideration of the foregoing and the terms, covenants, conditions and provisions hereinafter set forth and other good and valuable consideration, the receipt and adequacy of which are hereby confessed and acknowledged, the Parties hereto agree as follows:

AGREEMENT

1. Purpose. The purpose of this Agreement is to set forth the terms and conditions to allow for the installation, construction, operation and maintenance of an emergency raw water interconnection between the Pipeline and Severance’s water system. All conditions contained herein are in addition to applicable state statutes, and are not intended to supersede such requirements, except as specifically provided in this Agreement.

2. Interconnect construction. Thornton shall construct and install a twelve (12) inch “T” and valve (“Interconnect") as part of the construction and installation of the Pipeline, in the form and manner as shown in Exhibit A, attached hereto and incorporated herein by reference, and shall install the interconnect at the location shown on Exhibit B, attached hereto and incorporated herein by reference.

3. Severance connection to Interconnect. Severance, at Severance's expense, shall have the right to connect its raw water system to the Interconnect in accordance with the terms herein. Severance's connection to the Interconnect shall include facilities necessary to accurately and remotely control and measure the flow of water through the Interconnect to Severance's raw water system, both on an instantaneous basis and on a totalizing basis, and to prevent backflow from Severance's raw water system through the Interconnect to the Pipeline. Thornton shall have the right to review and approve the design of the facilities connecting the Interconnect to Severance's raw water system prior to construction and operation of Severance's connection to the Interconnect. Thornton's approval shall not be unreasonably withheld. Severance shall be responsible for acquiring the necessary easements from underlying landowners to access the facilities.

4. Ownership of facilities. Thornton shall own and be responsible for all Interconnect facilities up to and including the Interconnect valve as shown on Exhibit A. Severance shall own and be responsible for the connection to the Interconnect valve and all facilities downstream of the Interconnect valve as shown on Exhibit A. Severance will purchase and convey to Thornton a meter compatible with Thornton's systems that is capable of accurately and remotely measuring the flow of water through the Interconnect.

5. Maintenance and inspection of Severance facilities. Thornton shall have the right to inspect Severance 's Interconnect-related facilities at any time, and Thornton reserves the right to refuse service through the Interconnect if such facilities are not maintained in a condition to ensure accurate control and measurement of any water deliveries, and to protect Thornton's water system from backflow from Severance's water system.

6. Use of Interconnect. The Interconnect shall be used in the event of an emergency if Thornton is capable of, as defined below, providing raw water at the time of the request to activate the Interconnect. For purposes of this Agreement, an emergency is a main break, other infrastructure failure, a catastrophe, a natural disaster, or any electrical or mechanical power failure or other occurrence beyond the Town's control which causes partial or total inability of Severance's raw water system to provide adequate water for fire protection and/or domestic water service. A shortage of untreated water available to Severance's water system or pursuant to its water rights due to drought or other hydrologic conditions shall not be deemed an emergency.

7. Capable of providing raw water.

    a. Thornton shall not be deemed capable of providing raw water for events that affect the structure, integrity or operation of the Pipeline or the source of water available to Thornton beyond its reasonable control, including but not limited to: 1) acts of God (such as, but not limited to, fires, explosions, earthquakes, drought, and floods); 2) acts of war (whether declared or not), hostilities, invasion, act of foreign enemies, terrorism or civil disorder; 3) any legal prohibition to operating the Pipeline or delivery of Thornton's source water; 4) contamination of the source water such that Thornton would not take such source water into its municipal supply; 5) loss of electrical power; 6) accident, breakage, or equipment failure causing the Pipeline to

be inoperable; or 7) other unforeseeable circumstance beyond the control of Thornton and which Thornton cannot avoid even by using its best efforts.

b. Thornton shall not be deemed capable of providing raw water in situations where Thornton, in its sole discretion, needs one hundred percent (100%) of either the Pipeline capacity or Thornton's source water or both, for delivery of or use of its source water for its own municipal uses. If the Interconnect has been activated and Thornton does not have the Pipeline capacity or its source water available in excess of what is required to meet its own water needs, Thornton may cease deliveries and deactivate the Interconnect upon twelve (12) hours written notice to Severance.

c. If Severance has requested Thornton to activate the Interconnect and Thornton is not capable of providing raw water as provided in paragraph 7.a. or 7.b. above, Thornton shall notify Severance of the nature and expected duration of such event and shall thereafter keep Severance informed of the status of Thornton's capability of providing raw water. Thornton shall use all reasonable means to overcome the effects of such event and to provide raw water as soon as reasonably practicable.

d. Activation of Interconnect. In the event of an emergency, as defined in paragraph 6 above, Severance shall notify Thornton of its request to activate the Interconnect to deliver raw water into Severance's system. The request for activation shall be made in accordance with paragraph 19 below and by calling the phone number provided by Thornton in the Standard Operating Procedure (SOP), as defined in paragraph 8. If an emergency exists, and Thornton is capable of providing raw water, Thornton shall grant permission to allow Severance to activate the Interconnect before it receives written notice.

8. Operation of Interconnect. Severance and Thornton shall develop a Severance Emergency Raw Water Interconnect SOP for operation of the Interconnect. Among other matters, the SOP will address that minimum flows may be required depending on the situation. The Interconnect shall not be operated without a mutually agreed-upon SOP executed by Thornton's Executive Director for Infrastructure (or equivalent) and Severance's Public Works Director (or equivalent). The Parties agree to act in good faith to develop an SOP that satisfies the intent and purposes of this Agreement. The SOP will need to be executed by Thornton's Executive Director for Infrastructure (or equivalent) prior to Severance making a connection to the Interconnect. The Parties may amend the SOP from time to time to reflect changing conditions, personnel, or other matters referenced in the SOP.

9. Deactivation of Interconnect. Severance shall make all reasonable efforts to resolve the emergency situation and curtail deliveries from the Interconnect as soon as possible. So long as Thornton is capable of providing raw water, Severance shall have the right to use the Interconnect for a reasonable time period to allow it to resolve the emergency situation. Severance will notify Thornton of its intent to stop delivery of water through the Interconnect as soon as is reasonably possible after such intent is known by Severance. When deliveries have ceased, Severance will close the Interconnect valve per the procedures provided in the SOP.

10. Billing. Billing for water delivered to Severance through the Interconnect shall be at 1.25 times the then-current applicable rate Thornton charges for delivery of non-potable irrigation water (not Augmentation Water) to customers. In the event Thornton changes its water rate methodology in a manner that impacts its non-potable rates, Thornton shall advise Severance of the new rate schedule. However, additional operation and maintenance costs will be charged if Thornton must start up and operate the Pipeline to make emergency Interconnect deliveries to Severance to the extent that Pipeline is not otherwise delivering water and Thornton is capable of delivering water. Thornton shall bill Severance within sixty (60) days following delivery, and payment shall be due within thirty (30) days of the billing date.

11. Water pressure. Thornton makes no guarantee of pressure of water available through the Interconnect, and Severance understands and acknowledges that significant pressure fluctuations may occur.

12. Water quality. Thornton makes no guarantee as to the quality of the water available through the Interconnect, and Severance understands and acknowledges that significant quality fluctuations may occur. Severance further understands and acknowledges that the water delivered through the Interconnect may be of significantly different quality than Severance's other raw water sources and accepts all responsibility for the quality of water provided to its customers.

13. Liability for use of Interconnect. It is expressly understood that in the event the Interconnect is activated and to the fullest extent permitted by law, Severance agrees to indemnify and hold harmless Thornton, its officers, agents and employees against any and all liability, loss, damage, demands, actions, causes of action or expenses of whatever nature (including court costs and attorney's fees) which may result from any injuries or damage received by any person, firm, corporation or other entity, which arise out of or are caused by of the delivery of raw water through the Interconnect, or in connection with Thornton's furnishing of emergency water service to Severance under this Agreement, except for such liability, loss, damage, demands, actions, causes of action or expenses which are attributable to negligent acts or omissions or willful misconduct of Thornton, its employees, agents or contractors.

14. Term. This Agreement shall be effective for a ten-year term beginning on the date of execution hereof. Upon expiration of the ten-year period, this Agreement may be renewed for an additional ten-year period if the Parties mutually agree to said renewal. Severance may terminate this Agreement at any time by providing sixty (60) days prior written notice of termination of the Agreement. Thornton may only terminate the Agreement during the initial ten-year term as provided in paragraph 15 below.

15. Termination. If either Party fails to comply with a material term of this Agreement, the non-defaulting Party may provide notice of the alleged performance failure to the other Party and the Parties shall within thirty (30) days meet and confer in good faith in an effort to agree on a resolution of the breach. If the Parties are unable to resolve the dispute despite such good faith efforts, then either Party may, at its option, commence mediation. The mediation shall occur at a location that is within fifty (50) miles of Severance, unless the

Parties agree to a different location, and the cost shall be split equally between the Parties. If the Parties are not able to resolve the dispute within sixty (60) days of the commencement of mediation, in addition to other remedies available at law, then either Party may provide ninety (90) days written notice to terminate this Agreement.

16. Use of Thornton water. All water furnished pursuant to this Agreement is on a leasehold basis for the use of Severance and its customers for all the various purposes for which Thornton has been decreed the right to appropriate water. Water delivered to Severance through the Interconnect for use by Severance and its customers is for primary use only and does not include any right to make a succession of uses of such water. Upon completion of the primary use by Severance or its customers all dominion and control over the water delivered through the Interconnect reverts completely to Thornton. Except as otherwise provided, all property rights to the water to be furnished by Thornton hereunder are reserved by Thornton, provided, however, that nothing herein shall be deemed or construed as creating an obligation on Thornton to separate said water from any material added to it in use by Severance or its customers or as creating any obligation on Thornton regarding the treatment of any wastewater generated by the use of water delivered to Severance through the Interconnect. It is mutually agreed that there is no obligation on Severance to create any particular volume of return flow from water delivered pursuant to this Agreement. Severance will cooperate with Thornton to provide any water accounting information required by the State Engineer's Office from use of the Interconnect.

17. Thornton's water rights. It is specifically acknowledged by Severance that the water to be delivered in the Pipeline is associated with Thornton's Northern Project Decree on Remand Case No. 87CW332. Thornton's water is not decreed for use in or by Severance, and any use by Severance is subject to administration, including curtailment, by the State Engineer's Office.

18. Acknowledgements. It is expressly understood that Thornton and Severance cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the Thornton City Charter and Thornton City Code, the Severance Home Rule Charter and Severance Municipal Code, and the laws of the State of Colorado. Nothing contained in this Agreement shall constitute or be interpreted as a repeal of existing codes or ordinances, or as a waiver or abrogation of each other's legislative, governmental, or police powers to promote and protect the health, safety and general welfare of their respective city and town or its inhabitants; nor shall this Agreement prohibit the enactment by Thornton or Severance within their respective jurisdictions of any fee, ordinance, resolution, rule or regulation which is of uniform and general application.

19. Notice. All notices required under this Agreement shall be in writing, except for notices regarding activation of the Interconnect provided in paragraph 7 above and shall be hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the Parties herein set forth. All notices so given shall be considered effective on the date of delivery or seventy-two (72) hours after deposit in the United States mail with the proper address as set forth below. Party by notice so given may change the address to which further notices shall be sent.

Notice to Town:	Town Manager Town of Severance PO Box 339 Severance, Colorado 80534
with copy to:	Town Attorney Town of Severance PO Box 339 Severance, Colorado 80534
Notice to Property Owner:	City of Thornton Executive Director of Infrastructure 9500 Civic Center Drive Thornton, CO 80229
with a copy to:	City Attorney City of Thornton 9500 Civic Center Drive Thornton, CO 80229

Notwithstanding the foregoing, either Party may provide electronic mail (“e-mail") notice on the condition that the other Party acknowledges receipt of the e-mail and does not object to the delivery of notice by e-mail.

20. Assignment. Thornton shall have the right to assign or transfer all or any of its interests, rights, or obligations under this Agreement related to the Pipeline to any person or entity, directly or indirectly, controlling, controlled by, or under common control with Thornton without the consent of Severance. The terms "controlling," “controlled by,” or “under common control with,” shall mean the possession, direct or indirect, of the power to direct or cause the direction of the management and policies of an entity whether through the ownership of voting securities or otherwise. Thornton shall also have the right to assign or transfer all or any of its interests, rights, or obligations under this Agreement related to the Pipeline to any other person or entity having the legal authority and financial ability to perform the obligations being assigned to such person or entity after at least thirty (30) days prior written notice to Severance and obtaining Severance’s consent, which shall not be unreasonably withheld. Upon such notice and written assumption of the obligations of Thornton by an assignee, the assignor shall be relieved of any further obligations or liability with respect to the performance of any of the duties or obligations of Thornton which have been assigned or transferred arising after the date such duties and obligations are assumed by the assignee. Severance may not assign its rights hereunder without first obtaining Thornton’s approval in writing.

21. Authority to execute documents. This Agreement must be mutually approved by Thornton's City Council and Severance’s Town Council. Thornton City Council's approval of this Agreement will authorize the Thornton City Manager to execute other documents

as needed as long as the documents are consistent with the terms of this Agreement. Severance's Town Council's approval of this Agreement will authorize the Severance Town Manager or his or her designee to execute all documents necessary to allow for operation and maintenance of the Interconnect in Severance, including, but not limited to all easements, permits and licenses, as long as the documents are consistent with the terms of this Agreement.

22. Title and authority. The persons signing this Agreement on behalf of Thornton and Severance represent and warrant that he or she has full power and authority to enter into this Agreement on behalf of Thornton or Severance, respectively. Severance and Thornton understand that each is relying on such representations and warranties in entering into this Agreement.

23. Colorado Governmental Immunity Act. The Parties hereto understand and agree that they are relying on, and do not waive or intend to waive, by any provision of this Agreement, any rights, protections, or privileges provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101 et seq., as it is from time to time amended, or otherwise available to the Parties, their officers, or employees.

24. Entire agreement - amendments. This Agreement represents the entire agreement of the Parties with respect to the installation and operation of the Interconnect. There are no promises, terms, conditions, or obligations other than those contained herein, which shall supersede all previous communications, representations or agreements, either verbal or written, between the Parties hereto. This Agreement may be amended only by written agreement between Thornton and Severance.

25. Severability. If any part, term, or provision of any portion of this Agreement is held by a court of competent jurisdiction to be illegal, unenforceable, declared void or in conflict with any law of the State of Colorado by final court action, meaning that no appeal can be made or the time to appeal has expired, the validity of the remaining portions or provisions shall not be affected, and the rights and obligations of the Parties shall be construed and enforced as if the Agreement did not contain the particular part, term, or provision held to be invalid, and the Parties shall cooperate to cure any such defect. If such defect has affected the ability of Thornton to install, construct or maintain the Interconnect in Severance after cure, the Parties agree to take such reasonable steps as are necessary to allow installation, construction, maintenance and operation of the Interconnect.

26. Effective date. This Agreement shall be effective and binding upon both Parties as of the date first set forth above.

27. Further assurances. The Parties agree to execute such additional documents and take such additional action as may be necessary to effectuate the intent of this Agreement.

28. No duress. The Parties agree that this Agreement is freely and voluntarily executed by them after an opportunity for each party to obtain legal advice.

29. Execution and counterparts. This Agreement may be executed and filed in any number of counterparts, all of which when taken together shall constitute the entire agreement of the Parties. Signature pages may be removed from any counterpart and attached to another counterpart to constitute a single document.

30. Governing law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Should any party institute legal suit or action for enforcement of any right or obligation contained herein, it is agreed that exclusive venue of such suit or action shall be in Weld County, Colorado.

31. Third party beneficiaries. This Agreement is made by and between the Parties and, to the extent permitted, successors or assigns and solely for their benefit. No third parties shall be entitled to enforce the duties or enjoy the rights created herein.

32. Captions. The captions to this Agreement are inserted only for the purpose of convenient reference and in no way define, limit or prescribe the scope or intent of this Agreement or any part thereof.

33. Approvals. Whenever approval or acceptance of Severance is necessary pursuant to any such request for provisions of this Agreement, Severance shall act in a timely manner in responding to approval or acceptance and shall not unreasonably withhold such approval or acceptance.

IN WITNESS WHEREOF, this Agreement has been executed by the Parties, intending to be legally bound hereby as of the date first set forth above.

Exhibits to Agreement

A – Interconnect Detail
B – Map for Location of Interconnect

[Signature pages follow]

TOWN OF SEVERANCE, COLORADO,
a Colorado home rule municipality

_____
Matthew Fries, Mayor

ATTEST:

_____
Sarah Jacobsen, Town Clerk

APPROVED AS TO FORM

_____
Andrew Rogers, Town Attorney

STATE OF COLORADO)
) ss.
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this ____ day of _____ 2026, by Matthew Fries, Mayor, Town of Severance, a Colorado home rule municipality.

WITNESS my hand and official seal.

My commission expires: _____

_____
NOTARY PUBLIC

CITY OF THORNTON, COLORADO,
a Colorado home rule municipality

_____
Tansy Hayward, City Manager

ATTEST:

_____
Kristen N. Rosenbaum, City Clerk

APPROVED AS TO FORM:

_____
Tami Yellico, City Attorney

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

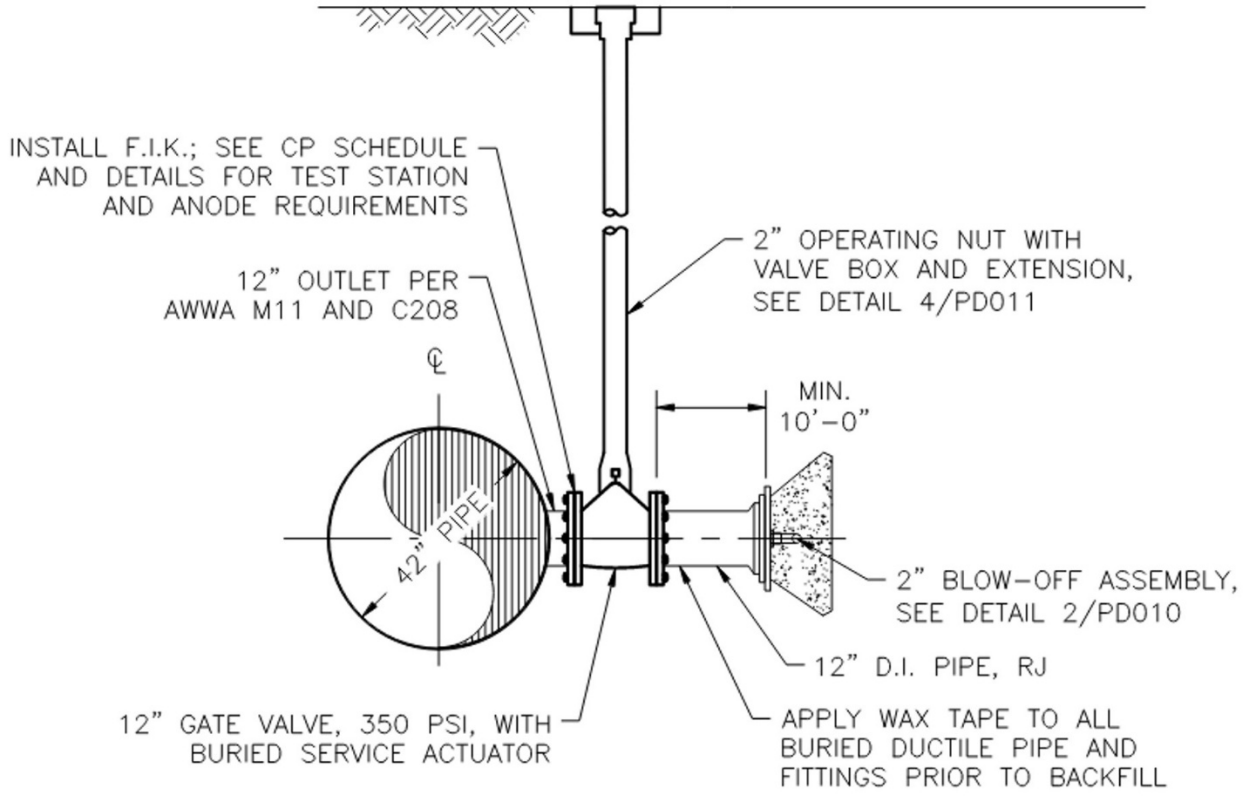
Subscribed and acknowledged before me this ____ day of _____, 2025, by Tansy Hayward, City Manager, City of Thornton, a Colorado home rule municipality.

WITNESS my hand and official seal.

My commission expires: _____

_____
NOTARY PUBLIC

Exhibit A to INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF SEVERANCE, COLORADO AND THE CITY OF THORNTON, COLORADO FOR AN EMERGENCY RAW WATER INTERCONNECTION

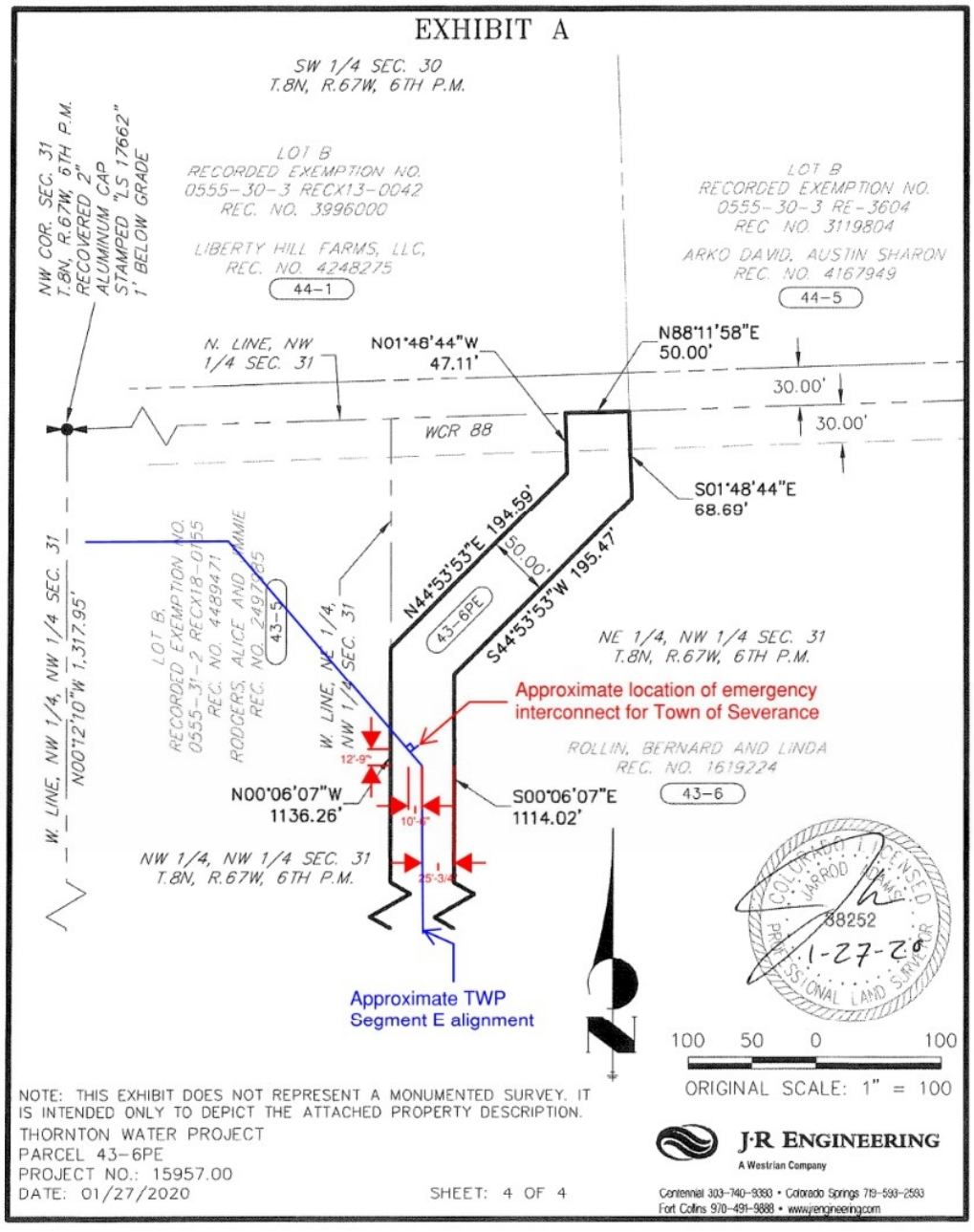


SERVICE VALVE TABLE		
NUMBER	**STATION**	**FLANGE CLASS**
	117+80	FLANGE CLASS E/ ANSI B16.1 CI. 125 B16.5 CI. 150

12" SERVICE OUTLET

NOT TO SCALE

Exhibit B to INTERGOVERNMENTAL AGREEMENT BETWEEN THE TOWN OF SEVERANCE, COLORADO AND THE CITY OF THORNTON, COLORADO FOR AN EMERGENCY RAW WATER INTERCONNECTION



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 387 - Fitness Court Art Selection	Lindsay Radcliff-Coombes, Deputy Town Manager	Lindsay Radcliff-Coombes

ACTION REQUESTED

Town Management is requesting that the Town Council vote to select which Art Graphic from the Call for Artists RFP to proceed with for the Sport Court mural wall.	**Action Requested**

BRIEF HISTORY OF ITEM

This is the Town's first-ever Call for Artists.

BRIEF SUMMARY

The Town of Severance is issued a Call for Artists in Colorado. The Town of Severance has partnered with National Fitness Campaign (NFC) and UCHealth to install a Fitness Court in the Severance Community Park. As part of this project, the Town is looking for digital artwork to be featured on its multipurpose training wall. The submissions have been included in the packet.

- Artwork must not reference any fitness equipment that is not a part of the Fitness Court (weights, treadmills, etc).
- Artwork should promote positive imagery and represent local or regional values unique to the area. The goal is to share fun, vibrant, innovative artwork that tells the story of wellness and fitness in our community.
- Artwork must not condone violence or disturb the peace.
- Artwork must not include reference to playgrounds or young children. (This is for safety purposes to avoid confusion; this is not a children's playground)
- Artwork must not include reference to skateboarding or skate park imagery.
- Artwork does not serve as an advertisement for any brand or business.
- Artwork should not have any large phrases or words.
- Artwork & designs must incorporate the Fitness Court selected powder coating color: Pantone 2191C (NFC Cyan Blue)

Artists will be invited to a launch event/ribbon-cutting to promote art, and the Artist Grant Award will be mailed after the artwork is installed. The selected artist will be paid a grant of $5,000 for the completed design upon the National Fitness Campaign's final installation of the artwork.

PUBLIC SUPPORT/CONCERN

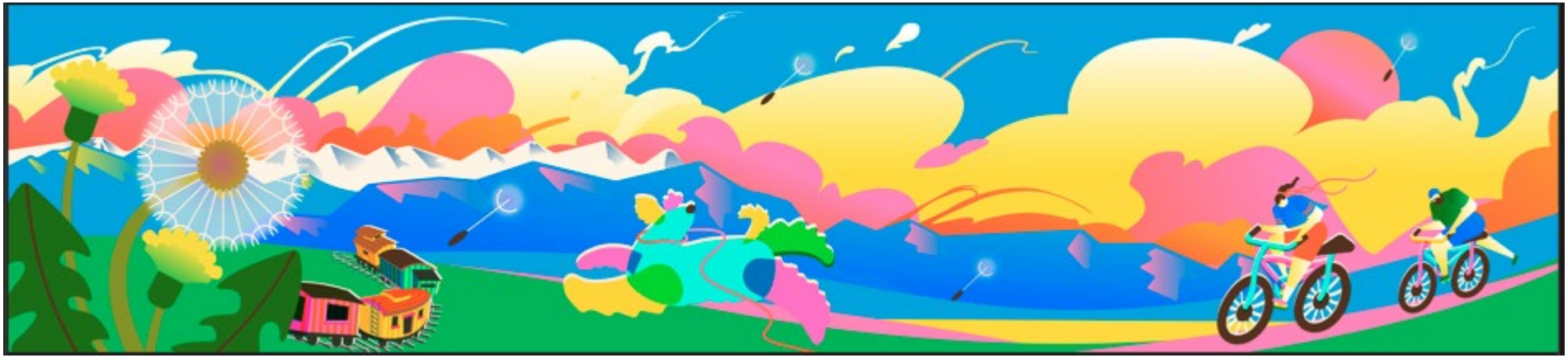
N/A

ANALYSIS AND RECOMMENDATION

Town Management is requesting that the Town Council vote to select which Art Graphic from the Call for Artists RFP to proceed with for the Sport Court mural wall.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Call For Art Submissions 2.2026



1

2

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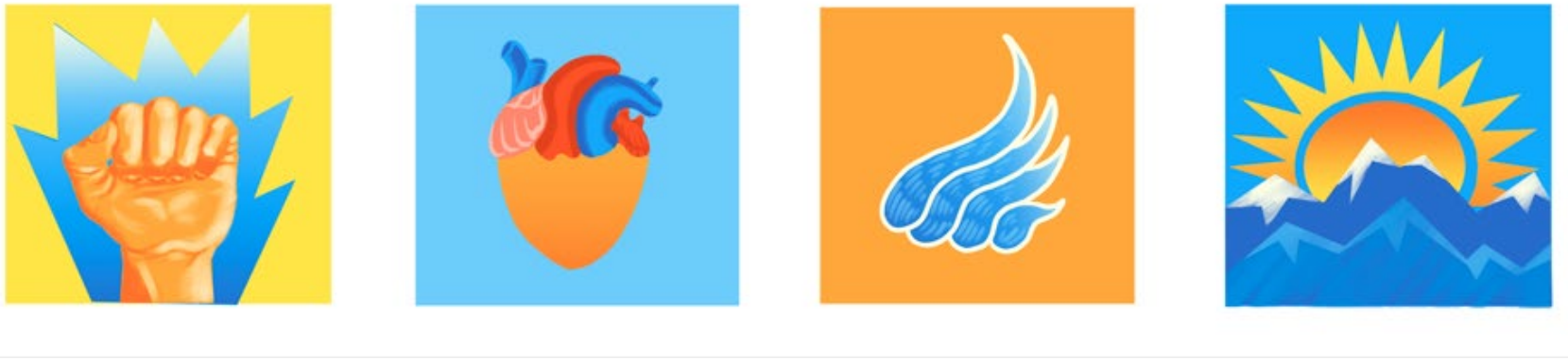

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AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 392 - Code of Conduct and Ethics Discussion	Andrew Rogers, Town Attorney	Andrew Rogers

ACTION REQUESTED	
The Town Attorney asks the Town Council to discuss the Code of Conduct and Ethics and direct any further actions they deem necessary.	**Discussion**

BRIEF HISTORY OF ITEM

The current Code of Conduct and Ethics was last amended by the Town Council on January 10, 2023, through Resolution 2023-01R.

BRIEF SUMMARY

This agenda item is brought before the Town Council for discussion regarding a possible update to the current Code of Conduct and Ethics. No change is legally required at this time. A copy of a proposed updated version of the Code of Conduct and Ethics is meant as an example of possible updates.

A proposed version is included to start discussion with Town Council and obtain guidance for any desired changes. The proposed changes are meant to resolve Council's prior frustrations regarding: (1) the hearing officer and (2) the accused Council member's involvement in the investigation and hearing process.

The proposed update includes the following main changes:
1. Defining “misconduct”;
2. Adding a requirement that a Council member accused of misconduct must participate in the investigation of misconduct;
3. The removal of the hearing officer; and
4. General updates to the investigation and hearing process.

PUBLIC SUPPORT/CONCERN

None at this time.

ANALYSIS AND RECOMMENDATION

The Town Attorney asks the Town Council to discuss the Code of Conduct and Ethics and direct any further actions they deem necessary. No formal action is required at this time. Town Council may wish to keep the current Code of Conduct and Ethics unchanged, or it may wish to change certain parts of the Code of Conduct and Ethics.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:
1. Memo from Town Attorney RE Code of Conduct and Ethics - 2-17-2026
2. Code of Conduct and Ethics - Proposed Update 2026

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P.O. Box 339, Severance Co 80546
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MEMO TO THE SEVERANCE TOWN COUNCIL

February 17, 2026

RE: PROPOSED UPDATES TO THE TOWN COUNCIL CODE OF CONDUCT AND ETHICS

As part of my duties as the Town Attorney, I regularly review our existing Town Code, Town resolutions, and Town Ordinances. I reviewed the Town's existing Code of Conduct and Ethics (the "Code of Conduct"), which was most recently approved by the Town Council (the "Council") on January 10, 2023, through Resolution 2023-01R.

I understand that the Council had a prior incident that required the Council to use this Code of Conduct, and that the Council was frustrated by that process. The specific concerns that were shared with me were:

1. **The Council found the use of a hearing officer complicated the process, and**
2. **The Council was unable to successfully persuade a Council member accused of misconduct to engage with the enforcement hearing process.**

I have prepared a proposed update to the Code of Conduct with these concerns in mind. We can certainly leave it unchanged if the Council is satisfied with the current Code of Conduct. However, if the Council wants to revise the Code of Conduct, I believe these changes will help it be more effective. It is my sincere hope that we will never need to engage in another misconduct investigation. However, I believe an effective Code of Conduct is similar to an effective insurance policy: If you ever need to use it, it is too late to change it.

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This proposed updated Code of Conduct includes the following main changes:

1. **Defining "misconduct";**
2. **Adding a requirement that a Council member accused of misconduct must participate in the investigation of misconduct;**
3. **The removal of the hearing officer; and**
4. **General updates to the investigation and hearing process.**

When you review the revised version of the Code of Conduct, you will see that it is in a "tracked changes" format. This means the original Code of Conduct is in regular black text. Any additions are in **red underlined text**. Any portion of the original Code of Conduct that I removed is in ~~**red, underlined, and strike-through text**~~. You will find several thin vertical black or red lines in the margin along the left side of the document. These lines are meant to draw your attention to any changes to the original document, though some of these changes may include minor formatting.

Defining Misconduct. I believe a clear definition of misconduct both protects Council members from frivolous accusations, and it removes some confusion from a misconduct investigation/hearing. Misconduct is now defined as a violation of this Code of Conduct or the Town's Home Rule Charter. It also would prevent an allegation of misconduct for any Council member's actions that occurred before they served on the Council. This definition clarifies that this process is intended as an internal process to maintain the Council's ethical, professional, and fiduciary standards expected by the Town and its residents. The Council can define an act of misconduct in many different ways. Please let me know if you prefer to expand or limit actions that should qualify as misconduct. For example, we could expand misconduct to include a violation of any social media policy, or we could limit misconduct to certain subsections within the Code of Conduct.

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Requiring a Council member to participate. A common practice in administrative prosecution for professional licensing is to require the licensed person to participate in any investigation regarding professional misconduct. Licensing boards will often find misconduct when a licensee simply refuses to participate in the investigation process. This means that even if the licensing board cannot find other evidence of professional misconduct, they will still discipline the person for ignoring the process. I borrowed from this theory while drafting this updated version of the Code of Conduct.

You will see that the new definition of misconduct includes failure of a Council member accused of misconduct (an "Accused") to participate in the misconduct investigation process. This is more clearly described in §10(E)(1). This subsection requires the Accused to respond, in writing and under oath, to the special investigator. The response must include a response to each act of alleged misconduct, and it must be returned to the special investigator within 30 days (with an additional 15-day extension at their request). The Accused must also cooperate with the investigation or be subject to additional misconduct.

Note there is an option for an Accused to resign from the Council in lieu of discipline. Should an Accused wish to resign, §10(K) clearly describes that process. In this event, the Council would stop the misconduct process, but the Council could still issue a statement that the Accused resigned during an investigation for misconduct. This is a subsection that the Council may wish to remove, but I believe it is important to at least consider the option.

Removal of the hearing officer. Hearing officers are most useful when boards regularly engage in hearings. Think of it like a subcommittee. Boards will delegate the hearing process to the hearing officer so they can focus on other matters. These boards rely on the hearing officer to conduct regular, time-consuming hearings and present findings of fact and recommendations. Boards will review these findings, but they are not bound by the hearing officer's recommendations. Most boards will choose

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to hear significant cases as without the hearing officer. I consider a misconduct hearing to be extremely important to the Council, and I recommend the Council hear these matters itself. Also, the removal of the hearing officer, at least in this context, removes unnecessary complications and questions from the misconduct process.

General updates to the process. This proposed update includes several general updates to the investigation and hearing process. The main changes are found in §10(E), which describes the special investigator. The new process requires the special investigator to interview witnesses and collect evidence. The original version merely allowed the special investigator to do these things. This version includes additional due process protection for an Accused, including an option to respond to the special investigator *after* they collect evidence. You will also see that the special investigator's report to the Council is more detailed. The report now includes a summary of the verified complaint, the Accused's response, the results of the investigation, conclusions, and a recommendation to the Council.

The new process requires the Council to serve a notice of hearing upon the Accused. This is part of the new due process protections. This clearly defines each alleged act of misconduct for the Accused, and it allows them to more completely prepare a defense. The updated hearing process also requires that each witness provide testimony under oath. Note §10(H) also makes it clear that the 5th Amendment right against self-incrimination does not apply in civil proceedings.

Finally, the proposed update clarifies that the Council must deliberate on the record before issuing any finding of misconduct. As to each alleged count of misconduct, the Council must either (1) dismiss the count, (2) find the count was "proven", or (3) find the count was "unproven." The difference between these three is similar to the difference between a jury finding a defendant "innocent", "guilty", or "not guilty" of a crime. The addition of the "dismissal" is just a stronger way

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for the Council to indicate that an Accused did not commit misconduct. If the Council finds this distinction unnecessary, we can easily change the finding to "proven" or "unproven."

This updated version of the Code of Conduct is intended as a suggestion to the Council. We have not previously discussed changes to the Code of Conduct, so this is merely the start of that public dialogue. I remind the Council that you retain the authority to amend this document at your convenience. The Council certainly may wish to leave the current Code of Conduct unchanged. I welcome any direction the Council may have on this topic.

I do not consider this memo to be confidential attorney/client work product because we will discuss the Code of Conduct during the Council's regularly scheduled meeting on February 24, 2026.

Kindest Regards,

/s/ *Andrew Rogers*

Andrew Rogers
Town Attorney

CODE OF CONDUCT AND ETHICS[1]

1. Intent.

This Code of Conduct and Ethics ("Ethics Code") is adopted in accordance with Section 3.06 of the Home Rule Charter for the Town of Severance (the "Charter") and is intended to govern the conduct of elected and appointed officials of the Town with respect to conflicts of interest and the performance of their official duties on behalf of the Town and its residents.

2. Purpose.

A. The Town Council recognizes that the holding of public office is a public trust and that public officials have a fiduciary duty to carry out the responsibilities of their office for the benefit of the Town. The Town Council finds that ethical standards among its members and the members of the Town's boards and commissions are essential to the public affairs of the Town. In pursuit of such goals, the Town Council adopts the following rules, regulations, standards, and procedures as set forth in this Ethics Code.

B. The purposes of this Ethics Code are to foster public trust and promote public confidence in the integrity of the Town government, and to provide guidance in the event of conflicts of interest to members of the Town Council and to the boards and commissions operating on behalf of the Town. This Ethics Code is further intended to foster public trust by ensuring that government decisions and policy be made in proper channels of the government structure; and by prohibiting the use of public office for private gain.

C. This Ethics Code establishes guidelines for standards of conduct by setting forth those acts or actions that are incompatible with the best interests of the Town; by directing disclosure of private, financial, or other substantial interests in matters affecting the Town; and by imposing appropriate sanctions upon elected or appointed officials who violate the provisions of this Ethics Code.

D. While it is critical that elected and appointed officials of the Town follow both the letter and spirit of this Ethics Code, it is equally important that they strive to avoid situations that may create public perceptions of violations of this Ethics Code. Perceptions of such violations can have the same negative impact on public trust as actual violations.

3. Scope of coverage.

The provisions of this Ethics Code shall be applicable to all members of the Town Council and all appointed members of the Town's boards.

4. Definitions.

As used in this Ethics Code, the following terms shall have the following meanings, except where the context clearly requires a different meaning:

"Accused" means a Council member of Board member who is the subject of a verified complaint as described in section 10 below.

[1] Adopted Feb. 22, 2022, Res. 2022-08R; amended March 22, 2022, Res. 2022-15R (adding § 12); amended January 10, 2023, Res. 2023-01R (adding § 13).

"Appear on behalf of" means to act as a witness, advocate, or expert, or otherwise to support the position of another person.

"Board" means the Town planning commission, the Town tree board, and any other appointed board or commission, including advisory and appeal boards, created by ordinance of the Town Council or as set forth in the Town Charter or Town Code.

"Board member" means an appointed regular or alternate member of a Town board.

"Business" means any corporation, limited liability company, trust, partnership, association, sole proprietorship, firm, venture, or other legal entity carrying on a business, whether or not operated for profit.

"Confidential information" means any information that is not available to the general public or is deemed confidential in accordance with local, state or federal law, and which is obtained by reason of a Council member's or Bboard member's official position or under circumstances by which a reasonable person could anticipate that such information not be disclosed. Confidential information shall also include matters discussed in executive sessions; however, information otherwise available to the general public does not become "confidential" merely because it was discussed in executive session.

"Conflict of interest" means a financial interest or personal interest of the Council or Bboard member or of any relative of such member that interferes with or influences or may interfere with or influence the conduct of the duties or the exercise of the powers of the Council or Bboard member on behalf of the Town. The term "conflict of interest" includes the restrictions set forth in Section 6 of this Ethics Code.

"Contract" means an arrangement or agreement, including the bidding or negotiation process therefor, pursuant to which any land, goods, materials, services, or other thing of value is to be furnished to the Town for a valuable consideration to be paid by the Town or is to be sold or transferred by the Town, provided the amount involved is more than one hundred dollars. The term "contract" shall include any subcontract thereof.

"Council" means the Town Council of the Town of Severance.

"Council member" means a member of the Town Council of the Town of Severance, including the Mayor.

"Day" means working days.

"Financial interest" means a pecuniary, property, or commercial interest or any other interest, the primary significance of which is economic gain or the avoidance of economic loss, held by a Council or Bboard member or his or her relative. A "financial interest" includes, without limitation:

1. An ownership interest in a business, including ownership of securities of a corporation, or of any beneficial interest in a business~~, the aggregate amount of which interest or securities owned by the Council or board member and the Council or board member's relative is five (5) percent or more of any class of securities of such business or five (5) percent or greater ownership in such business~~;
2. A creditor interest in an insolvent business;
3. Employment or a prospective employment for which negotiations have begun, or a contractual relationship that directly relates to a matter under consideration;
4. An ownership interest in real or personal property;
5. A loan or any other debtor interest; or
6. A position as a director, manager, or officer in a business.

However, the term "financial interest" shall not include any matter involving the common public good or necessity or any matter in which a similar benefit is conferred to all persons or property similarly situated.

"Matter" or "matters" includes, without limitation, any contract, any sale, lease, or purchase of an interest in land, goods, materials, supplies, or services, and any processing or granting of a development right, license, permit, application, inspection, or administrative approval.

"Misconduct" means an allegation that an accused has violated the terms of this Ethics Code or the Charter, as amended, which is contained in a verified complaint. Misconduct can include a finding by the Council that an accused has violated the terms of this Ethics Code or the Charter, after an investigation and hearing. Misconduct does not include an act by an accused that occurred before the accused was elected as a Council member or appointed as a Board member. Failure by an accused to participate in the misconduct investigation process can, by itself, constitute an act of misconduct. An investigation of misconduct or a finding of misconduct by the Council is intended as an internal process to maintain the ethical, professional, and fiduciary standards expected by the Town and its residents, and is in no way intended to prevent, interfere with, or limit any criminal investigation or prosecution for Official Misconduct as defined in §18-8-404, 405, C.R.S., or any other applicable crime.

"Official act" or "official action" means any vote, decision, discussion, determination, recommendation, approval, disapproval, or other action, including inaction, of any Council or Bboard member or of the Town Council or of any board of the Town.

"Pending" means those matters before the Town for an official act or action. Such matters shall not be considered "pending" if no application or request for such official act or action has been filed with or received by the Town.

"Person" means any individual, corporation, government, or governmental subdivision or agency, business trust, estate, trust, limited liability company, partnership, association, or other legal entity.

"Personal interest" shall mean a direct or indirect interest, not shared by the general public, having value peculiar to a particular Council or Bboard member, whether or not the value is related to monetary, financial, commercial, or property matters, which value may accrue to such Council or Bboard member or result in such Council or Bboard member deriving or potentially deriving a personal benefit as a result of the approval or denial of any ordinance, resolution, order, or other official action, or the performance or nonperformance thereof, by the Town. Personal interest does not include any matter in which a similar benefit is conferred to all persons or property similarly situated to that of the Council or Bboard member.

"Relative" means a Council or Bboard member's spouse, domestic partner, child, parent, brother, sister, any dependent, or any person assuming a relationship being the substantial equivalent of those listed herein. "Domestic partner" shall mean an unmarried adult, unrelated by blood, with whom an unmarried Council or Bboard member has an exclusive, committed relationship, maintains a mutual residence, and shares basic living expenses.

"Town" means the Town of Severance, Colorado, a Colorado home rule municipal corporation.

5. General duties.

All Council and Bboard members have a duty to use their public positions to contribute to the public good. This Ethics Code shall not preclude such persons from acting in any manner consistent with their official duties or from providing assistance or public services to anyone who is entitled to them. All Council and Bboard members, however, also have a fiduciary duty to refrain from using their positions in any

manner for personal or private gain or which is detrimental to the public good. Council and Bboard members must be mindful that the appearance of impropriety can be as corrosive of public confidence as an actual impropriety and must strive to avoid situations that may create an appearance of impropriety.

6. Rules of conduct for Council members and Bboard members.

A. *Confidential information.*

1. No Council or Bboard member may disclose to third parties any confidential information unless authorized to do so by a two-thirds vote of the applicable Council members and Bboard members in office, except as required by law.
2. No Council or Bboard member may waive any confidence or privilege of the Council or the board unless authorized to do so by a two-thirds vote of the applicable Council or Bboard members in office, except as required by law.
3. The obligations and requirements of this subsection A. continue to apply to Council members and Bboard members after leaving office.
4. Whether or not it shall involve disclosure, no Council or Bboard member shall use or permit the use of any confidential information to advance his or her personal or financial interest or those of any other person, unless such information is available to the public at large.

B. *Gifts.* No Council or Bboard member may solicit or accept from any one person or entity a present or future gift, favor, loan, service, honorarium, or thing of value, whose cumulative value is more than sixty-five dollars ($65) per annum, or of any value whatsoever under circumstances that would lead a reasonable person to believe that such gift, favor, loan, service, honorarium, or thing of value was made or given primarily for the purpose of influencing or attempting to influence such Council or Bboard member in connection with an official act, or as a reward for official action he or she has previously taken. This prohibition shall not apply to:

1. Campaign contributions and contributions in kind reported in full compliance with the Colorado Fair Campaign Practices Act.
2. Admission and reasonable expenses for attendance at conferences, meetings, seminars, training sessions, cultural events, award ceremonies, or conventions related to or in connection with Town business.
3. Acceptance of food and refreshment at conferences, meetings, seminars, training sessions, luncheon and dinner meetings, special occasions and other instances in conjunction with Town business.
4. An unsolicited item of trivial value less than fifty dollars ($50), such as a pen, calendar, plant, book, note pad, or other similar item, or an unsolicited token or award of appreciation in the form of a plaque, trophy, desk item, wall memento, or similar item.
5. A gift given by an individual who is a relative or personal friend of the recipient on a special occasion.
6. Payment of salary from employment, including other government employment, in addition to any that may be earned from being a Council or Bboard member, and reimbursement of necessary and reasonable expenses directly related to such employment.

C. *Conflict of interest.* No Council or Bboard member may participate in any discussion of, or take any official action on, any matter in relation to which the Council or Bboard member has a conflict of

interest, as provided in Section 7 of this Ethics Code. In addition, a Council or Bb~~b~~oard member must not perform an official act that directly and substantially affects to its economic benefit a business or other undertaking in which such Council or Bb~~b~~oard member has a substantial personal or financial interest, or that directly and substantially affects to its economic detriment any business or other undertaking when such Council or Bb~~b~~oard member has a substantial personal or financial interest in a competing business or undertaking.

D. *Appearances before Council and boards.* No Council or Bb~~b~~oard member may appear on behalf of a private party before the Council or board, unless otherwise permitted by the Town Code, except that any Council or Bb~~b~~oard member may appear before the Council or any board to address that Council or Bb~~b~~oard member's own personal interest. Nothing in this subsection shall preclude a Council or Bb~~b~~oard member in the same manner and under the same circumstances as any other person from appearing before the Council or any board on an application of the Council or Bb~~b~~oard member for a permit, license, or other approval of the Council or Bb~~b~~oard required by law.

E. *Civil litigation.* No Council or Bb~~b~~oard member may appear on behalf of or represent any private interests, other than the Council member's or Bb~~b~~oard member's own interest, against the interests of the Town in any civil litigation to which the Town is or may become a party, unless the consent of the Council or applicable board is first obtained, except that any Council or Bb~~b~~oard member may testify under oath if subpoenaed.

F. *Service on other governmental entities or associations.* A Council or Bb~~b~~oard member may serve on a board of another governmental entity or association as long as the Council or Bb~~b~~oard member (1) first requests the consent of the Council to apply for, run for, or seek appointment to the board of the other governmental entity or association and a majority of the Council members in office approve the request, (2) does not receive any personal pecuniary benefit from such service, other than reimbursement for expenses directly related to such service, (3) explicitly discloses such service through a conflict-of-interest disclosure as to type of position, compensation, and role, to be kept on file with the Town and with the other governmental entity, (4) discloses a conflict and recuses themselves from an official act of the Council or board that may directly or substantially affect the other governmental entity or association, and (5) discloses a conflict and recuses themselves from an official act of the other governmental entity or association that may directly or substantially affect the Town.

G. *Personal benefit.* No Council or Bb~~b~~oard member may use any Town property, equipment, or employee services for personal or private purposes, gain, or advantage except in the same manner and under the same circumstances as any other person who is not a Council or Bb~~b~~oard member of the Town.

H. *Special consideration.* No Council or Bb~~b~~oard member may request or grant to any person any special consideration, treatment, or advantage beyond that which is available to every other person in similar circumstances or need.

I. *Voting on matters involving own conduct.* No Council or Bb~~b~~oard member may take any official action on or vote on any question concerning the member's own conduct.

~~I.~~J. *Obligation to cooperate with investigation.* As part of their fiduciary duty to the Town and its residents, all Council members and Board members owe an ongoing duty to cooperate with any investigation of misconduct under §10 below. Such obligation shall continue even after Council members and Board members leave office, except as described in §10(K) (Resignation in lieu of Hearing) below. Failure to cooperate with such an investigation is itself a violation of this Ethics Code and may subject the accused to sanctions as described in §10 below. This includes failure of an accused to timely respond a special

investigator regarding a certified complaint.

~~J.~~K. *Other conduct.* It shall be a violation of this Code of Conduct for any Council or B~~b~~oard member to engage in other conduct which threatens the public confidence in the integrity of the Town government, including but not limited to illegal conduct, conduct which puts self-interest before public interest, willful or persistent failure to perform his or her duties, engaging in any form of harassment or unlawful discrimination, or any other conduct involving dereliction of duties.

7. Conflict of interest—Disclosure; Recusal.

A. No Council or B~~b~~oard member may vote on any matter if the member has a conflict of interest as defined above. In the event that a Council or B~~b~~oard member has a conflict of interest in any matter proposed or pending before the Council or board of which he or she is a member, the member shall disclose the conflict of interest in a public meeting and shall not vote, participate in, or take any official action on the matter.

B. In the event that any Council or B~~b~~oard member is aware that he or she could reasonably be perceived as having such a conflict of interest or is unsure of the existence of such a conflict, the member shall nevertheless disclose the possibility of such conflict of interest to the Council or board. The member may request an advisory opinion pursuant to Section 9 of this Ethics Code and if it is determined that such member has a conflict of interest, the member shall disclose such conflict of interest to the Council or board and shall not vote, participate in, or take any official action on the matter.

C. A Council or B~~b~~oard member with a conflict of interest shall physically remove himself or herself from the room in which the Council or board is meeting and shall refrain from attempting to influence the decisions of the other members of the Council or board of which the person is a member. No vote shall be recorded for a Council or B~~b~~oard member who refrains from voting due to a conflict of interest. After the Council or board has completed consideration of the matter, the member may return and resume his or her duties as a member of the Council or board.

D. A Council or B~~b~~oard member who has a conflict of interest may vote notwithstanding the requirements and restrictions of this section if his or her participation is necessary to obtain a quorum or otherwise enable the Council or board to act and if he or she complies with the disclosure procedures under subsection A or B of this section.

8. Quasi-judicial decisions.

A. *Duty to remain impartial*. Each Council and B~~b~~oard member shall be and remain impartial when making any quasi-judicial decision. Any Council or B~~b~~oard member who cannot be impartial in making a quasi-judicial decision shall follow the disclosure and recusal procedures in Section 7 of this Ethics Code.

B. *No investigation or ex parte communications*. No Council or B~~b~~oard member shall receive nor shall any Town employee or member of the public provide to any Council or B~~b~~oard member any substantive oral or written information, except for legal advice, regarding a matter which is pending before the Council or board on which the member sits, and which is the subject of a quasi-judicial hearing before the Council or board, outside of the quasi-judicial hearing process. The term "quasi-judicial hearing process" includes, but is not limited to, preparations necessary for such hearing such as written staff reports, scheduling, agendas, proposed resolutions and ordinances, posting or publishing notice, and legal advice. The Town Attorney shall provide affected Council or B~~b~~oard members advice on what constitutes a quasi-judicial decision.

C. *Disclosure*. In the event a Council or Bboard member shall inadvertently or unintentionally receive any substantive oral or written information outside of the quasi-judicial hearing process, as prohibited in this section, the Council or Bboard member shall fully and completely disclose such substantive oral or written information received at the start of the quasi-judicial public hearing process. By making such full and complete disclosure, the Council or Bboard member shall be deemed to be in compliance with the requirements of this section. Failure to make such full and complete disclosure shall be a violation of this section.

9. Advisory opinions.

A. Any Council or Bboard member may request from the Town Attorney an advisory opinion whenever a question arises as to the applicability of this Ethics Code to a particular situation. In determining whether or not a Council or Bboard member has a conflict of interest, consideration may be given to the following:

1. The purposes and provisions of this Ethics Code;
2. Whether the potential conflict of interest would impede independence of judgment;
3. The effect of the member's participation on public confidence in the integrity of the Council or board and of the Town government;
4. Whether the member's participation is likely to have any significant effect on the ultimate disposition of the matter; and
5. The member's fiduciary obligations to the Town.

B. Should the Town Attorney at any time determine that he or she has a conflict of interest in carrying out the duties of this section, the Town attorney shall request that the Town Council appoint special counsel to undertake such duties. Special counsel must be engaged by a majority vote of the Council and his or her reasonable fees and expenses shall be paid by the Town.

10. Enforcement.

A. *Council to enforce.* The Town Council shall have the exclusive responsibility for the enforcement of this Ethics Code and the ~~Town's~~ Charter as to Council members and ~~b~~Board members. The Council shall have the power to investigate any complaint and to initiate any civil action on behalf of the Town where it believes such action is appropriate. If the accused is a Council member, the procedures in Subsection 7.C. shall apply, except that the accused Council member may participate as a party in a hearing on a complaint under this section. An investigation of misconduct or a finding of misconduct by the Council as part of this section is intended as an internal process to maintain the ethical, professional, and fiduciary standards expected by the Town and its residents, and is in no way intended to prevent, interfere with, or limit any criminal investigation or prosecution for Official Misconduct as defined in §18-8-404, 405, C.R.S., or any other applicable crimes.

~~A.~~B. *Verified complaint.* Any person who believes that a Council member or ~~b~~Board member has ~~violated any of the provisions of this Ethics Code or the Charter~~ committed an act of misconduct and wishes to initiate proceedings on such alleged ~~violation~~ misconduct shall file a written complaint with the Town Clerk, who shall forthwith forward the complaint to the Council. The Town Clerk shall within ten days of a receipt of a complaint ~~cause to be personally~~ serve~~d~~ a copy of the complaint ~~to~~ upon the ~~Council or board member who is the subject of the complaint~~ accused. The complaint must state in detail the facts of the alleged ~~violation~~misconduct, must specify the provisions of this Ethics Code or the Charter alleged to have been violated, and must contain a sworn or verified statement signed by

the complainant and stating under penalty of perjury that the information in the complaint is true and accurate, and that the complaint is filed in good faith and not out of malice or any other improper motive or purpose. Any complaint that does not contain such a signed statement shall be returned forthwith to the complainant without action.

~~B.~~C. *Dismissal.* If the Council determines that the verified complaint does not allege facts sufficient to constitute ~~a violation of this Ethics Code or the Charter~~an act of misconduct, it shall dismiss the complaint and notify the complainant and the accused.

D. *Investigation.* Following the receipt of a complaint or upon the receipt of other information, whether or not under oath, that provides a reasonable basis to believe that ~~a violation of this Ethics Code or the Charter~~ an act of misconduct has been committed or that an investigation of ~~a~~ possible ~~violation~~ misconduct is warranted, the Council may cause an investigation to be made of the circumstances concerning the possible ~~violation~~misconduct. An investigation shall be conducted by a special investigator, who shall be a qualified disinterested party recommended by the Town Attorney, and who shall be engaged by a majority vote of the Council. The reasonable fees and expenses of the special investigator shall be paid by the Town. Before invoking its investigatory powers, the Council shall approve a motion which shall state the nature and purpose of the investigation, the actions or activities to be investigated and the persons who are the subject of the investigation. The Council shall, within five days, serve a copy of the motion on the accused together with a notice informing the person that he or she is the subject of the investigation and a general statement of the applicable provisions for which violations are being investigated.

E. *Special investigator.* The special investigator shall have the following duties:

1. *Notice to the accused.* The special investigator shall notify the accused and request a written response to the verified complaint. This request shall be in writing and shall be served upon the accused no later than 10 days after the special investigator is appointed by the Council. The accused's response shall be in writing, under oath, and subject to perjury in accordance with §§ 18-8-501, 802, C.R.S. The response shall address each act of misconduct alleged in the verified complaint and shall provide as much detail as necessary to reasonably address the allegations of misconduct. The accused shall serve the response on the special investigator at Town Hall or at an address identified by special investigator within 30 days of request by the special investigator, except the special investigator shall grant an additional 15 days upon request by the accused. Failure of the accused to timely serve a written response upon the special investigator and/or otherwise cooperate with the investigation may constitute an additional act of misconduct and may subject the accused to additional sanctions.

2. *Investigation.* The special investigator ~~may~~ shall interview witnesses and request documents that may be relevant to the investigation. Before completing the investigation, and in addition to the response detailed above, the special investigator shall provide the ~~Council or board member against whom the complaint is made~~ accused an opportunity to provide information concerning the complaint. Such information must be provided in writing, under oath, and subject to perjury in accordance with §§ 18-8-501, 802, C.R.S. The accused may provide the special investigator the names and contact information for witnesses who may have information relevant to the investigation, and the special investigator shall make reasonable efforts to interview these witnesses.

~~C.~~3. *Investigation report.* Upon completion of the investigation, the special investigator shall provide a written investigation report to the Council summarizing the verified complaint, the accused's

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response, a list of relevant witnesses, a list of relevant documents or other evidence, the results of the investigation, and the special investigator's conclusions. The report shall indicate ~~stating~~ whether the special investigator believes there is probable cause to ~~believe~~ support the violation(s) of misconduct alleged in the verified complaint ~~occurred~~, whether the investigation revealed that there is probable cause to believe that different or additional violations of ~~this Ethics Code or the Charter~~ misconduct occurred, or recommending dismissal of the complaint. ~~,~~ ~~and~~ The investigation report shall detail the basis for the special investigator's conclusions. A copy of the investigation report shall be provided to the Council and served on the accused.

~~D.~~F. *Dismissal or hearing.* Upon completion of the investigation, the Council shall review the investigation report and dismiss the complaint if it determines there was no ~~violation of this Ethics Code or of the Charter~~misconduct. If the Council determines, based on the investigation report, that there is probable cause that ~~a violation~~ misconduct occurred, it shall by motion set a hearing date, time, and place. The investigative report and notice of the hearing shall be served on the accused not less than thirty days prior to the hearing. The notice of hearing shall include a complete list of all counts of alleged misconduct to be addressed at the hearing.

~~E.~~G. *Hearing.* The mayor or mayor pro tem shall preside over the hearing on the complaint and shall determine all procedural issues with the assistance of the Town Attorney. In the event that both the mayor and mayor pro tem are accused of misconduct in the verified complaint, the remaining Council members shall vote by simple majority to select a Council member to preside over the hearing. Under no circumstance shall an accused preside over a hearing to determine their own misconduct, nor shall the accused participate in the deliberation or vote concerning a finding of misconduct. The hearing shall be open to the public and subject to the standard public notice requirements, though the public shall not participate in the hearing unless called to testify as a witness. The special investigator shall present the case against the accused including calling and questioning any relevant witnesses and entering relevant evidence. The accused may be represented pro se or by any ~~person~~ attorney, licensed to practice law in the State of Colorado and in good standing, of the accused's choice. The hearing shall be conducted so as to provide fundamental fairness, although strict rules of procedure and evidence need not be followed. All witness~~es~~ testimony shall be provided under oath and subject to perjury in accordance with §18-8-501, C.R.S.. Witness testimony shall be subject to cross-examination. Documentary evidence that can be reasonably authenticated shall be admitted for consideration. The accused shall have the right to address the Council prior to deliberation. However, the Council may consider the accused's failure to testify as evidence against the accused. In accordance with relevant law, the right against self-incrimination, under both the Fifth Amendment of the U.S. Constitution and Article 2 Section 18 of the Colorado Constitution, shall apply only if the speaker is the subject of a criminal investigation or the defendant in a criminal prosecution, or if the presiding Council member finds that such criminal investigation or criminal prosecution is likely to result from the speaker's testimony. ~~A violation of this Ethics Code or the Charter shall be proven by a preponderance of the evidence as determined by two-thirds of all the voting members of the Council. Upon finding that the accused violated this Ethics Code or the Charter, the Council may continue the hearing to discuss and, in its discretion, to receive additional evidence regarding the appropriate penalty.~~

~~F.~~H. *Findings.* At the conclusion of the hearing regarding the alleged ~~violation~~misconduct, the Council shall deliberate on the record as necessary until the Council can pass a motion to dismiss the charges, a motion finding misconduct, or a motion finding misconduct is unproven. ~~or find that the accused violated this Ethics Code or the Charter.~~ The Council shall enter such findings as to each count of misconduct alleged in the notice of hearing. An act of misconduct shall be proven by a preponderance of the evidence as determined by two-thirds of all the voting members of the Council

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(excluding the accused). In the event the Council, after deliberation, is unable to agree on an individual act of misconduct by two-thirds majority of the voting members of the Council, the presiding Council member shall enter a finding of "unproven" regarding the individual act of misconduct in question. Upon finding that the accused committed an act of misconduct, the Council may continue the hearing to discuss and, in its discretion, to receive additional evidence regarding the appropriate sanction. The Council shall serve on the accused a written findings and order within thirty days after conclusion of the hearing~~.~~, including any continuance to consider sanctions.

~~G.~~ *Sanctions.* Upon finding ~~that a Council or board member has violated this Ethics Code or the Charter~~of misconduct, the Council may impose an oral or written reprimand, a public censure, non-financial restorative justice measures, or other sanctions as the Council deems just and appropriate depending on the seriousness of the ~~violation~~ misconduct and any mitigating circumstances. The Council may also remove ~~any board member~~ an accused from such person's appointed position~~s. The Council may also remove a Council or board member~~ , including removal from any committees, boards, or other special or ex officio appointments. When imposing any sanctions for misconduct, the Council may consider any evidence from the hearing, including testimony or documentary evidence, arguments from the special investigator, arguments from the accused, arguments from the accused's attorney, as well as any additional evidence from the sentencing hearing. ~~If a hearing officer appointed by the Council issued the findings and order, the hearing officer may provide a recommendation regarding sanctions for the Council's consideration.~~

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J. *Service.* Service of any notice or other document pursuant to this section or this Code of Conduct and Ethics~~Ethics Code~~ is complete upon mailing certified mail, return receipt requested, postage prepaid, to the person's last known address, or upon personal service. Service also includes mailing certified mail, return receipt requested, postage prepaid, to a licensed attorney who is retained to represent the person. A person may waive formal service under this section by notifying the sender in writing that electronic service via electronic mail ("e-mail") or facsimile is acceptable and by acknowledging receipt of the document.

~~H.~~K. *Resignation in lieu of hearing.* An accused may choose to resign their position as a Council member or Board member in lieu of a formal finding of misconduct. This subsection shall apply only if the accused resigns their position, in writing, at any time before the Council enters deliberations per subsection 10(H) above. Once an accused resigns under this subsection, the Council shall stop any additional investigation and take no further action under this section 10. If the accused resigns before the special investigator completes their report, the special investigator shall complete their report based on the evidence obtained at the time of the resignation. Should an accused choose to resign under this subsection, the Council may still issue a public statement that the accused resigned during an investigation for alleged misconduct, including the specific or general acts of misconduct alleged in the verified complaint, the special investigator's report, or the notice of hearing. However, the Council shall not issue a statement that the accused actually committed misconduct, or that the alleged misconduct was proven. Should an accused resign under this subsection, they shall not be eligible for reimbursement of attorney fees under section 10(L) below.

L. *Reimbursement of attorney fees.* ~~I~~The accused may retain an attorney to represent them, at their own expense. If the final outcome of any complaint filed pursuant to this section is dismissal or in the event the ~~Council or board member against whom a complaint is filed~~ accused is found by the Council not to be in violation of the provisions of this Ethics Code or the Charter, then, in that event, the ~~Council or board member~~ accused may request and the Town may reimburse the ~~Council or board member~~ accused for any attorney fees actually expended by the ~~Council or board member~~ accused in his or her defense of the complaint, in an amount determined by the Council in its sole discretion, subject to appropriation. The ~~Council or board member~~ accused seeking such

reimbursement of attorney fees as provided for herein shall file a complete and detailed request for reimbursement with the Council showing amounts expended and specific legal services received. The Council shall then review the request and determine its appropriateness hereunder. In the event the Council has determined by resolution to reimburse such fees, the Town shall reimburse such fees within 60 days of receipt of the request for reimbursement, subject to appropriation therefor. However, if the accused is found to have committed a single count of misconduct, then the accused shall not be entitled to any reimbursement for attorney fees.

~~I.~~M. *Records.* The Town Clerk shall record and maintain copies of the verified complaint, response, investigation report, dismissal, notice of hearing, hearing record, hearing exhibits, hearing findings, and/or sanctions as part of the official town records. Such files shall be maintained indefinitely.

~~J.~~N. *Other actions not precluded*. Nothing in this section or this Ethics Code shall be construed to preclude other actions that may be available at law against ~~a Council or board member~~ an accused for violations of this Ethics Code or the Charter.

11. Compliance with other laws.

The requirements of this Ethics Code shall be in addition to the applicable requirements of the Town Charter, the Town Code, the Colorado Constitution, and the laws of the state. To the extent any conflict exists between the requirements of this Ethics Code and the requirements of the Town Code, the Colorado Constitution, or the laws of the state, the more restrictive provision shall apply.

12. Conduct with Town Staff.

A. For purposes of this section, "staff members" shall mean employees of the Town, the Town Manager, the Town Attorney, the Town Municipal Judge, the Town Prosecutor, and contract consultants performing services for the Town. ~~"Staff" does not include the Town Attorney or the Town's Municipal Judge.~~

B. ~~In~~ When interacting with ~~Town~~ staff members, Council members and ~~b~~Board members shall:

1. Treat all staff members as professionals;
2. Not disrupt staff members ~~-~~in the performance of their duties;
3. Not publicly criticize individual staff members;
4. Direct all questions of staff members through the Town Manager; and
5. Not attend staff meetings unless invited by the Town Manager.

C. Individual Council members and B~~b~~oard members are prohibited from giving a direct order to any staff member, and from soliciting political support from any staff member for any Council member's or B~~b~~oard member's campaign for any elected or appointed office.

D. If a Council member wishes to discuss matters relating to Town operations and administrative services with Town staff, the Council member must first advise the Town Manager. The Town Manager may either arrange a time and place for the Council member to discuss the matter with the appropriate staff, or arrange for the appropriate staff to attend a Town Council meeting to discuss the matter with the entire Council, as appropriate.

E. Council members and B~~b~~oard members may only request information from staff through the Town Manager. If, in the Town Manager's determination, more than 60 minutes of staff time per calendar

week will be required to obtain or compile the requested information, the request will not be processed unless the matter is placed on the Town Council's agenda for consideration at an upcoming regular or special meeting. The Town Manager will proceed to direct staff to fulfill the request only if so directed by a vote of the majority of the Council present.

F. This section 12 is intended to set forth expectations for the conduct of Council members and Board members during interactions with Town staff, the Town Manager, the Town Attorney, the Town Municipal Judge, or the Town Prosecutor and is not intended to subject Council members and Board members to allegations of misconduct under §10 of this Ethics Code.

~~E.~~

13. Council and Board Meeting Conduct.

A. ~~In~~ When interacting~~on~~ during public meetings, Council members and ~~b~~Board members shall strive to:

1. Treat all Council members and ~~b~~Board members as professionals;
2. Stay on topic; focus on the issue or topic;
3. Not use profanity directed at Council members, ~~b~~Board members, Town staff, the Town Manager, the Town Attorney, the Town Municipal Judge, Town Prosecutor, or the public;
4. Not personally criticize or make personal attacks on Council members, ~~or b~~Board members, Town staff, the Town Manager, the Town Attorney, the Town Municipal Judge, Town Prosecutor, or the public.

B. This section 13 is intended to set forth expectations for the conduct of Council members and ~~b~~Board members during public meetings and is not intended to subject Council members and Board members to allegations of misconduct ~~to complaints or enforcement~~ under ~~section~~ §10 of this Ethics Code.

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