



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

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**WORK SESSION & MEETING MINUTES**  
**Tuesday, February 24, 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  
Ken Chavez, Police Chief  
Andrew Rogers, Town Attorney  
Chris Messersmith, Town Engineer

**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  
Fire Chief Chris Angermuller and Fire Marshal Sandra Friedrichsen gave a presentation and answered questions.

**B. CALL TO ORDER REGULAR MEETING**

**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 Council Member Bruen, seconded by Mayor Pro-Tem Vandermark to Approve Consent Calendar. All Council Members present voting Yes.**

**MOTION PASSED**

- 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

**MOTION WAS MADE BY Mayor Pro-tem Vandermark**, seconded by Council Member Ochs to Approve the Agenda with one change of moving item three to the March 10, 2026, meeting. All Council Members present voting Yes.

**MOTION PASSED**

**6. Public Comment**

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

No public comment.

**7. Council Member Comments**

**8. Reports**

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

a. Town Attorney

b. Town Staff

c. Town Management

Town Manager Nicholas Wharton asked the Town Council whether they would like staff to create a Comprehensive Plan Update Committee and to request applications from residents who wish to participate. The Town Council will interview applicants at the Council meeting on March 24, 2026.

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

Applicant Julie Kidd, Andrew Kidd, and staff member Gabby Kinney were present to answer questions.

**MOTION WAS MADE BY Council Member Bruen**, seconded by Mayor Pro-tem Vandermark to Approved 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. All Council Members present

voting Yes.

**MOTION PASSED**

**2. Pg. 371 - Citizen Petition: Soaring Eagle Road Discussion**

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

Soaring Eagle representative Joe Pirrone presented to Council the subdivision's request for the 50/50 road maintenance cost sharing. The Town Council suggests to Mr. Pirrone to go back to the homeowners to discuss other options and possibly do an assessment of the roads.

**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
- This item is moved to the Town Council meeting on March 10, 2026

**4. Pg. 387 - Fitness Court Art Selection**

- Legislative
  - Staff Presentation: Lindsay Radcliff-Coombes, Deputy Town Manager
- The Town Council voted on the five submissions, and the "Golden Hour" was selected by the majority.

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

- Discussion
- Staff Presentation: Andrew Rogers, Town Attorney

Town Attorney Andrew Rogers presented the item to the Council. The Council provided feedback and this item will come back to Council in the near future.

**D. COUNCIL MEMBER PETITIONS**

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

Council Member Gagliardi petitioned all Council to attend the Severance Championship Basketball games and asked for Town staff supporting in posting on social media about the championship games.

**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**

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

**MOTION PASSED**

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

**MOTION WAS MADE BY Mayor Pro-tem Vandermark**, seconded by Council Member Ochs to ADJOURN INTO Executive Session to 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. All Council Members present voting Yes.

**MOTION PASSED**

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

**MOTION WAS MADE BY Council Member Gagliardi**, seconded by Mayor Pro-tem Vandermark to ADJOURN INTO Executive Session to 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. All Council Members present voting Yes.

**MOTION PASSED**

**F. ADJOURN**

The meeting adjourned at 8:39 p.m.

TOWN OF SEVERANCE

Matthew Fries, Mayor

ATTEST

Sarah Jacobsen, Town Clerk

