



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, March 24, 2026, at 5:00 PM

A. CALL TO ORDER REGULAR MEETING (5:00 PM)

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

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

- a. Pg. 3 - Town Council Meeting Minutes 3.10.26**
 - b. Pg. 7 - February 2026 Financial Statements**
 - c. Pg. 48 - February 2026 Payables**
 - d. Pg. 51 - Resolution 2026-12R: A Resolution for the Town Council of the Town of Severance, Colorado, appropriating funds from fund balance**
- 5. Approval of Agenda**
 - 6. Public Comment**

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

- 7. Council Member Comments**
- 8. Reports**

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

- a. Town Attorney**

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

B. TOWN COUNCIL

1. Pg. 65 - Planning Commissioner Appointment

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

2. Pg. 75 - Comprehensive Plan Advisory Committee Appointments

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

3. Pg. 97 - Ordinance 2026-02: An Ordinance of the Town Council of the Town of Severance, Colorado, Adopting the 2025 Colorado Wildfire Resiliency Code and adopting the 2025 Colorado Wildfire Resiliency Code Map

- Legislative
- Staff Presentation: Shani Porter, Planning Director

4. Pg. 139 - NISP Twenty-Second Interim Agreement Participation

- Legislative
- Staff Presentation: Nicholas Wharton, Town Manager

C. COUNCIL MEMBER PETITIONS

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

D. ADJOURN

E. WORK SESSION WITH PLANNING COMMISSION

Town Council Meeting

Tuesday, March 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=2TJORo1yOgUN5NB28octprdXWugaLI.1>

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



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

WORK SESSION & MEETING MINUTES
Tuesday, March 10, 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
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 - Solicitor Ordinance Update Discussion

- Discussion
- Staff Presentation: Sarah Jacobsen, Town Clerk
Town Attorney Andrew Rogers gave a presentation and answered the Town Council's 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 Stephen Gagliardi, Council Member Craig Joseph, 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. 17 - Town Council Meeting Minutes 2.24.26
- b. Pg. 22 - Community Grant Request: Severance High School After Prom
- c. Pg. 31 - Resolution 2026-07R: A Resolution of the Town Council of the Town of Severance, Colorado, approving and adopting the water supply master plan dated October 20, 2025
- d. Pg. 96 - Resolution 2026-08R: A Resolution of the Town Council of the Town of Severance, Colorado, approving and adopting the water efficiency plan dated December 9, 2025
- e. Pg.137 - Resolution 2026-09R: A Resolution of the Town Council of the town of Severance, Colorado, approving and adopting the 2025 updated Windsor Severance Fire Protection District impact fee schedule
- f. Pg. 163 - Resolution 2026-10R: A Resolution of the Town Council of the Town of Severance, Colorado, approving and adopting the Memorandum of Understanding for prequalified building departments for public school construction with the Colorado Department of Public Safety, Division of Fire Prevention and Control

5. Approval of Agenda

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

MOTION PASSED

6. Public Comment

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

time as deemed by the Mayor. The Town Council is not obligated to make decisions or take action on comments but may choose to schedule the matter for a later discussion. Those addressing the Town Council, please state your name and address and sign-in.

No public comment.

7. Council Member Comments

8. Reports

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

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

C. TOWN COUNCIL

- 1. Pg. 174 - Ordinance 2026-01: An Ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 16 (Land Use Code) of the Severance municipal code regarding accessory dwelling units.**

- Legislative
- Staff Presentation: Shani Porter, Planning Director

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Ochs to Adopt Ordinance 2026-01: An Ordinance of the Town Council of the Town of Severance, Colorado, amending Chapter 16 (Land Use Code) of the Severance municipal code regarding accessory dwelling units. All Council Members present voting Yes.

MOTION PASSED

- 2. Pg. 183 - Resolution 2026-11R: A Resolution of the Town Council of the Town of Severance, Colorado, approving and adopting the Severance South subdivision improvement agreement**

MOTION WAS MADE BY Council Member Bruen, seconded by Mayor Pro-tem Vandermark to Approve Resolution 2026-11R: A Resolution of the Town Council of the Town of Severance, Colorado, approving and adopting the Severance South subdivision improvement agreement. All Council Members present voting Yes.

MOTION PASSED

- 3. Pg. 228 - Town Council Social Media Policy Discussion**

- Discussion
- Staff Presentation: Nicholas Wharton, Town Manager

D. COUNCIL MEMBER PETITIONS

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

Mayor Pro-Tem Vandermark petitioned to revisit the Town Council's petitioning process.

E. EXECUTIVE SESSION

- 1. For determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations; and instructing negotiators, pursuant to C.R.S. 24-6-402(4)(b), concerning the NISP, CLRWTR, and VITA water projects.**

MOTION WAS MADE BY Mayor Pro-Tem Vandermark, seconded by Council Member Ochs to ADJOURN INTO executive session for determining positions relative to matters that may be subject to negotiations; developing a strategy for negotiations; and instructing negotiators, pursuant to C.R.S. 24-6-402(4)(b), concerning the NISP, CLRWTR, and VITA water projects. All Council Members present voting Yes.

MOTION PASSED

F. ADJOURN

The meeting adjourned at 6:57 p.m.

TOWN OF SEVERANCE

Matthew Fries, Mayor

ATTEST

Sarah Jacobsen, Town Clerk



Friday, March 13th, 2026

Attn: Town Council and Stakeholders

Re: Financial Statement Review

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

All the best,

Jacquelyn Grossnickle
Finance Director

TOWN OF SEVERANCE
COMBINED CASH INVESTMENT
FEBRUARY 28, 2026

COMBINED CASH ACCOUNTS

01-100700	CASH ON HAND	405
01-101000	BANK OF CO- CHECKING ***1469	2,440,743
01-101500	BANK OF CO CREDIT CARD ***1481	9,083
01-101600	BANK OF CO CASH OUTLAY ***8205	(2,388,624)
01-102100	COLOTRUST - 8001	19,415,726
01-102110	COLOTRUST - 4001	1,087
01-102180	UMB SAFEKEEPING	47,683,464
01-106000	XPRESS DEPOSIT ACCOUNT	15,427
01-107700	CASH CLEARING - WSFR	(2,772)
01-107800	CASH CLEARING - SD RE-4	(11,664)
TOTAL COMBINED CASH		67,162,875
01-100000	CASH ALLOCATED TO OTHER FUNDS	(67,162,875)

TOTAL UNALLOCATED CASH

CASH ALLOCATION RECONCILIATION

10	ALLOCATION TO GENERAL FUND	19,480,442
11	ALLOCATION TO CONSERVATION TRUST FUND	477,595
12	ALLOCATION TO TRANSPORTATION FUND	4,292,645
13	ALLOCATION TO PARKS FUND	609,699
14	ALLOCATION TO PUBLIC FACILITIES FUND	636,393
15	ALLOCATION TO PUBLIC SAFETY FUND	409,883
20	ALLOCATION TO GRANTS FUND	987,031
41	ALLOCATION TO FLEET FUND	323,389
51	ALLOCATION TO WATER FUND	17,586,838
52	ALLOCATION TO WASTEWATER FUND	16,463,241
53	ALLOCATION TO STORMWATER FUND	2,044,912
75	ALLOCATION TO CAPITAL PROJECTS	3,850,808
TOTAL ALLOCATIONS TO OTHER FUNDS		67,162,875
ALLOCATION FROM COMBINED CASH FUND - 01-100000		(67,162,875)

ZERO PROOF IF ALLOCATIONS BALANCE

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

GENERAL FUND

ASSETS

10-100000	CASH - COMBINED FUND	19,480,442	
10-105000	TAXES RECEIVABLE	1,292,378	
10-105300	CASH W/ WELD COUNTY TREASURER	840,386	
10-115000	ACCOUNTS RECEIVABLE	22,521	
10-115010	FUEL INVENTORY	6,166	
10-115011	DIESEL INVENTORY	4,867	
10-115100	OTHER ACCOUNTS RECEIVABLE	3,391	
10-120000	DEVELOPER RECEIVABLES	31,500	
10-131000	DUE FROM OTHER GOVERNMENTS	169,674	
TOTAL ASSETS			21,851,326

LIABILITIES AND EQUITY

LIABILITIES

10-202000	ACCOUNTS PAYABLE	320,676	
10-203000	CUSTOMER DEPOSITS-DEVELOPERS	67,291	
10-203500	CUSTOMER DEPOSITS-RENTALS	1,900	
10-204000	OTHER ACCRUED EXPENSES	14,506	
10-205000	RETAINAGE PAYABLE	129	
10-211400	COLORADO UNEMPLOYMENT PAYABLE	1,520	
10-211650	AFLAC PAYABLE	1,456	
10-211700	HEALTH INSURANCE PAYABLE	1	
10-211710	DISABILITY INSURANCE PAYABLE	(5,334)	
10-211755	FSA PAYABLE	(2,084)	
10-211800	DEFERRED PROPERTY TAXES	1,292,378	
10-223000	DEFERRED INFLOWS OF RESOURCES	3,391	
TOTAL LIABILITIES			1,695,830

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
10-290000	FUND BALANCE	19,763,772	
	REVENUE OVER EXPENDITURES - YTD	391,724	
BALANCE - CURRENT DATE		20,155,496	
TOTAL FUND EQUITY			20,155,496
TOTAL LIABILITIES AND EQUITY			21,851,326

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND						
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	TAXES					
10-31-1000	PROPERTY TAX	833,633	844,163	2,140,000	1,295,837	39.5
10-31-3000	SALES TAX	169,674	169,674	2,152,500	1,982,826	7.9
10-31-4000	USE TAX	26,079	61,152		(61,152)	.0
10-31-8100	SEVERANCE TAX (OIL & GAS)			10,000	10,000	.0
10-31-8200	FRANCHISE	23,288	46,616	200,000	153,384	23.3
10-31-9000	INTEREST / DELINQUENT TAX			1,100	1,100	.0
	TOTAL TAXES	1,052,674	1,121,606	4,503,600	3,381,994	24.9
	LICENSES & PERMITS					
10-32-1000	BUSINESS LICENSE	600	1,125	2,500	1,375	45.0
10-32-1100	LIQUOR LICENSE	100	100	500	400	20.0
10-32-2000	HOME BASED BUSINESS FEES	50	100	300	200	33.3
10-32-2100	BUILDING PERMIT & LICENSE	18,238	44,841	200,000	155,159	22.4
10-32-2600	ANIMAL LICENSES	60	75	100	25	75.0
10-32-3100	PLANNING ADMINISTRATION FEE	1,275	2,867	29,000	26,133	9.9
10-32-3400	OFFICE ADMINISTRATION FEE	5,060	12,460	100,000	87,540	12.5
10-32-4100	ROW/HUNT/SIGN/DEVELOP. PERMITS	1,350	6,650	25,000	18,350	26.6
10-32-4150	SOLICITOR LICENSES	560	560	3,000	2,440	18.7
	TOTAL LICENSES & PERMITS	27,293	68,778	360,400	291,622	19.1
	INTERGOVERNMENTAL					
10-33-4000	STATE GRANTS		671		(671)	.0
10-33-5000	HIGHWAY USERS	32,229	32,229	419,000	386,771	7.7
10-33-5050	MINERAL LEASE			50,000	50,000	.0
10-33-5100	MOTOR VEHICLE FEES	3,341	6,325	53,500	47,175	11.8
10-33-5200	COUNTY ROAD & BRIDGE	5,362	10,724	32,100	21,376	33.4
10-33-5300	SPECIFIC OWNERSHIP TAX	7,595	15,008	42,800	27,792	35.1
10-33-5600	CIGARETTE TAX	282	282	3,000	2,718	9.4
10-33-6000	SHARED REVENUE WINDSOR			286,000	286,000	.0
	TOTAL INTERGOVERNMENTAL	48,808	65,238	886,400	821,162	7.4
	CHARGES FOR SERVICES					
10-34-1100	COURT COSTS	630	1,710	3,000	1,290	57.0
10-34-1200	POLICE REVENUE		18,884	66,000	47,116	28.6
10-34-1400	COPIES & REPORTS	150	600	2,000	1,400	30.0
	TOTAL CHARGES FOR SERVICES	780	21,194	71,000	49,806	29.9

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
<u>FINES & FORFEITS</u>					
10-35-1000 MUNICIPAL COURT FINES	14,465	33,955	64,000	30,045	53.1
10-35-1100 SURCHARGE	620	1,780	4,000	2,220	44.5
TOTAL FINES & FORFEITS	15,085	35,735	68,000	32,265	52.6
<u>MISCELLANEOUS</u>					
10-36-1000 RETURN CHECK CHARGES	420	810	3,000	2,190	27.0
10-36-1500 INSURANCE CLAIM PAYMENTS	7,776	7,776		(7,776)	.0
10-36-2000 OTHER MISCELLANEOUS REVENUE		886	12,000	11,114	7.4
10-36-3000 RENT	7,264	14,528	52,800	38,272	27.5
10-36-3500 INTEREST AND DIVIDENDS	60,772	86,121	802,000	715,879	10.7
10-36-3550 CHANGE IN MARKET VALUE	95,873	27,908		(27,908)	.0
10-36-4500 MATERIALS AND LABOR	1,404	1,404	2,000	596	70.2
10-36-5000 SPECIAL EVENT REVENUE		38	50,000	49,963	.1
10-36-6500 REIMBURSEMENTS/REFUNDS	2,169	2,169		(2,169)	.0
10-36-8050 OIL AND GAS ROYALTIES	972	972		(972)	.0
10-36-9900 OTHER REVENUES	2,600	2,600		(2,600)	.0
TOTAL MISCELLANEOUS	179,250	145,211	921,800	776,589	15.8
TOTAL FUND REVENUE	1,323,890	1,457,762	6,811,200	5,353,438	21.4

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
<u>LEGISLATIVE</u>						
10-41-1100	REGULAR STAFF WAGES	2,556	4,710	37,829	33,119	12.5
10-41-1102	OVERTIME			100	100	.0
10-41-1104	RETIREMENT 457	77	138	1,135	997	12.1
10-41-1105	BOARD OF TRUSTEE FEES	3,000	3,743	36,000	32,257	10.4
10-41-1130	FICA/MEDICARE	425	646	5,647	5,001	11.4
10-41-1150	UNEMPLOYMENT	5	9	76	67	12.1
10-41-1160	HEALTH INSURANCE	(717)	358	2,661	2,303	13.5
10-41-1161	DISABILITY INSURANCE	45	45	567	522	7.9
10-41-2100	LEGAL FEES		184	15,000	14,816	1.2
10-41-3180	MILEAGE			300	300	.0
10-41-3320	PRINTING		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	330	5,483	11,000	5,517	49.9
10-41-3820	CONTINUING EDUCATION	4,410	4,795	24,000	19,205	20.0
10-41-3825	MEETING/MEALS	1,214	2,447	12,100	9,653	20.2
10-41-3990	MISCELLANEOUS	65	65	600	535	10.8
10-41-3992	COUNCIL SPECIAL EVENTS			5,000	5,000	.0
10-41-4530	VEHICLE & EQUIP AMORTIZATION	165	330	2,000	1,670	16.5
10-41-4810	UNIFORMS		246	6,000	5,754	4.1
10-41-4990	SUPPLIES		25	1,300	1,275	1.9
10-41-5560	CITIZEN ADVISORY BOARD	261	261	2,000	1,739	13.1
10-41-5570	PLANNING COMMISSION			2,000	2,000	.0
10-41-5580	YOUTH COUNCIL			2,000	2,000	.0
TOTAL LEGISLATIVE		11,836	31,705	205,515	173,810	15.4
<u>ELECTIONS</u>						
10-42-3310	WELD CO COORDINATED ELECTION			15,200	15,200	.0
TOTAL ELECTIONS				15,200	15,200	.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>JUDICIAL</u>					
10-43-1100 REGULAR STAFF WAGES	2,146	3,856	29,287	25,431	13.2
10-43-1102 OVERTIME			100	100	.0
10-43-1104 RETIREMENT 457	64	116	879	763	13.2
10-43-1130 FICA/MEDICARE	160	287	2,240	1,953	12.8
10-43-1150 UNEMPLOYMENT	4	8	59	51	13.1
10-43-1160 HEALTH INSURANCE	448	896	5,375	4,479	16.7
10-43-1161 DISABILITY INSURANCE			439	439	.0
10-43-2100 LEGAL FEES	850	1,700	15,000	13,300	11.3
10-43-2110 MUNICIPAL JUDGE	800	1,600	10,500	8,900	15.2
10-43-3820 EDUCATION			1,500	1,500	.0
10-43-3830 TRANSLATOR/JUROR FEES	28	130	400	270	32.6
10-43-4310 COURT SUPPLIES	107	107	200	93	53.3
10-43-4810 UNIFORMS			1,400	1,400	.0
 TOTAL JUDICIAL	 4,606	 8,699	 67,379	 58,680	 12.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>ADMINISTRATION</u>					
10-44-1100 REGULAR STAFF WAGES	15,315	27,586	194,199	166,613	14.2
10-44-1101 PART-TIME STAFF WAGES	478	743	28,776	28,033	2.6
10-44-1102 OVERTIME			400	400	.0
10-44-1104 RETIREMENT	759	1,364	9,719	8,355	14.0
10-44-1130 FICA/MEDICARE	1,200	2,178	17,057	14,879	12.8
10-44-1140 WORKERS COMPENSATION		17,608	75,600	57,992	23.3
10-44-1150 UNEMPLOYMENT	33	59	445	386	13.2
10-44-1160 HEALTH & LIFE INSURANCE	615	4,226	25,332	21,106	16.7
10-44-1161 DISABILITY INSURANCE	164	164	3,252	3,088	5.0
10-44-1164 FSA FUNDING		1,780		(1,780)	.0
10-44-2150 HR SERVICES		4,175	50,000	45,825	8.4
10-44-2990 OTHER PROFESSIONAL FEES			7,000	7,000	.0
10-44-3110 UTILITIES	17,607	33,670	262,200	228,530	12.8
10-44-3150 TELEPHONE	3,170	6,786	40,000	33,214	17.0
10-44-3175 BUILDING REPAIRS & MAINTENANCE	769	1,666	17,000	15,334	9.8
10-44-3177 VEHICLE REPAIRS & MAINTENANCE			2,500	2,500	.0
10-44-3210 INSURANCE AND BONDS	350	78,433	274,200	195,767	28.6
10-44-3220 CIRSA DEDUCTIBLES	11,331	11,331	15,000	3,669	75.5
10-44-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	650	2,340	3,500	1,160	66.9
10-44-3820 CONTINUING EDUCATION	1,887	1,907	12,000	10,093	15.9
10-44-3825 MEALS/MISCELLANEOUS	192	455	5,000	4,545	9.1
10-44-3992 SPECIAL EVENT EXPENDITURE	20,030	20,249	175,000	154,751	11.6
10-44-4000 ADVERTISING			2,000	2,000	.0
10-44-4320 COMPUTER REPLACE./AUDIO VISUAL	790	2,204	40,000	37,796	5.5
10-44-4330 COMPUTER SUPPORT AND MAINT	25,868	134,185	356,630	222,445	37.6
10-44-4350 SAFETY	1,744	3,002	10,000	6,998	30.0
10-44-4360 WELLNESS	550	1,030	15,000	13,970	6.9
10-44-4520 VEHICLE FUEL	45	201	1,000	799	20.1
10-44-4530 VEHICLE & EQUIP AMORTIZATION	295	590	3,600	3,010	16.4
10-44-4810 UNIFORMS			1,500	1,500	.0
10-44-4850 UNANTICIPATED EXP/CONTINGENCY	2,158	2,158	25,000	22,842	8.6
10-44-4990 MISCELLANEOUS SUPPLIES		126	3,000	2,874	4.2
10-44-8000 LEASE PAYMENT			1,100	1,100	.0
TOTAL ADMINISTRATION	105,998	360,214	1,677,010	1,316,796	21.5

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>FINANCE</u>					
10-45-1100 REGULAR STAFF WAGES	5,379	10,939	95,475	84,536	11.5
10-45-1102 OVERTIME			100	100	.0
10-45-1104 RETIREMENT 457	161	308	2,865	2,557	10.7
10-45-1130 FICA/MEDICARE	383	800	7,304	6,504	11.0
10-45-1150 UNEMPLOYMENT	11	22	192	170	11.4
10-45-1160 HEALTH & LIFE INSURANCE	(881)	1,598	11,205	9,607	14.3
10-45-1161 DISABILITY INSURANCE	276	276	1,432	1,156	19.3
10-45-2200 AUDIT & ACCOUNTING FEES			35,000	35,000	.0
10-45-3315 WELD COUNTY TREASURER FEE	8,358	8,463	21,900	13,437	38.7
10-45-3340 BANK CHARGES	20	40	1,500	1,460	2.7
10-45-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	65	65	1,000	935	6.5
10-45-3820 CONTINUING EDUCATION		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	13,772	22,810	188,073	165,263	12.1

TOWN CLERKS

10-46-1100 REGULAR STAFF WAGES	13,222	23,762	169,314	145,552	14.0
10-46-1102 OVERTIME			100	100	.0
10-46-1104 RETIREMENT 457	397	713	5,176	4,463	13.8
10-46-1130 FICA/MEDICARE	972	1,765	12,952	11,187	13.6
10-46-1150 UNEMPLOYMENT	26	48	339	291	14.0
10-46-1160 HEALTH INSURANCE	3,493	3,941	23,651	19,710	16.7
10-46-1161 DISABILITY INSURANCE	198	198	2,540	2,342	7.8
10-46-1170 RETENTION	38	38	10,000	9,962	.4
10-46-3810 DUES/MEMBERSHIPS/SUBSCRIPTIONS	180	180	500	320	36.0
10-46-3820 CONTINUING EDUCATION	600	669	4,500	3,831	14.9
10-46-3825 MEETING/MEALS			1,000	1,000	.0
10-46-3990 MISCELLANEOUS	260	752	7,200	6,448	10.5
10-46-4310 OFFICE SUPPLIES	269	753	8,000	7,247	9.4
10-46-4340 POSTAGE	20	20	6,000	5,980	.3
10-46-4810 UNIFORMS			1,800	1,800	.0
TOTAL TOWN CLERKS	19,677	32,840	253,072	220,232	13.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC SAFETY</u>					
10-51-1100 REGULAR STAFF WAGES	118,385	221,080	1,510,195	1,289,115	14.6
10-51-1102 OVERTIME	1,703	2,540	30,000	27,460	8.5
10-51-1104 RETIREMENT	441	792	5,750	4,958	13.8
10-51-1107 CONTRACTED SECURITY SERVICES	975	1,222	10,000	8,778	12.2
10-51-1130 FICA/MEDICARE	2,561	4,755	33,781	29,026	14.1
10-51-1150 UNEMPLOYMENT	242	450	3,020	2,570	14.9
10-51-1155 POLICE PENSION	10,391	19,220	197,783	178,563	9.7
10-51-1160 HEALTH INSURANCE	14,184	28,367	166,548	138,181	17.0
10-51-1161 DISABILITY INSURANCE	5,498	8,457	22,652	14,195	37.3
10-51-2300 MEDICAL			1,000	1,000	.0
10-51-2310 PSYCHOLOGICAL			2,500	2,500	.0
10-51-2900 CONTRACT POLICE SERVICES	1,630	35,316	40,215	4,899	87.8
10-51-2990 OTHER PROFESSIONAL FEES	245	245	15,000	14,755	1.6
10-51-3173 REPAIRS & MAINTENANCE - EQUIPM			500	500	.0
10-51-3175 BUILDING REPAIRS & MAINTENANCE	4,916	5,556	15,000	9,444	37.0
10-51-3177 VEHICLE REPAIRS & MAINTENANCE	4,748	4,822	70,000	65,178	6.9
10-51-3320 PRINTING/FORMS	109	189	2,500	2,311	7.6
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	60	1,110	2,300	1,190	48.3
10-51-3820 CONTINUING EDUCATION & TRAIN	6,500	8,531	15,000	6,469	56.9
10-51-3825 MEALS/MISCELLANEOUS		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	771	1,037	2,000	963	51.8
10-51-4520 VEHICLE FUEL	2,223	4,870	29,000	24,130	16.8
10-51-4530 VEHICLE & EQUIP AMORTIZATION	4,221	8,442	105,300	96,858	8.0
10-51-4720 EQUIPMENT FOR PATROL	552	1,296	4,000	2,704	32.4
10-51-4730 EQUIPMENT FOR TRAINING	411	411	4,000	3,589	10.3
10-51-4740 EQUIPMENT FOR INVEST./EVIDENCE		1,086	1,500	414	72.4
10-51-4750 AMMUNITION	231	231	7,000	6,769	3.3
10-51-4810 UNIFORMS			16,000	16,000	.0
10-51-4990 MISCELLANEOUS SUPPLIES	47	120	1,000	880	12.0
TOTAL PUBLIC SAFETY	181,043	360,340	2,432,744	2,072,404	14.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>STREETS / MAINTENANCE</u>					
10-61-1100 REGULAR STAFF WAGES	21,015	36,744	300,930	264,186	12.2
10-61-1101 PART-TIME STAFF WAGES			9,674	9,674	.0
10-61-1102 OVERTIME	754	1,157	2,700	1,543	42.9
10-61-1104 RETIREMENT	656	1,128	9,029	7,901	12.5
10-61-1130 FICA/MEDICARE	1,657	2,838	23,021	20,183	12.3
10-61-1150 UNEMPLOYMENT	48	81	603	522	13.4
10-61-1160 HEALTH & LIFE INSURANCE	2,308	8,199	49,971	41,772	16.4
10-61-1161 DISABILITY INSURANCE	395	395	4,515	4,120	8.7
10-61-3162 TRAFFIC LIGHTS			20,000	20,000	.0
10-61-3172 REPAIRS & MAINTENANCE - STREET	1,293	1,513	163,000	161,487	.9
10-61-3820 CONTINUING EDUCATION	600	600	2,800	2,200	21.4
10-61-4311 STREET SUPPLIES			4,500	4,500	.0
10-61-4530 VEHICLE & EQUIP AMORTIZATION	1,285	2,570	22,500	19,930	11.4
10-61-4810 UNIFORMS	157	157	1,500	1,343	10.4
10-61-4990 MISCELLANEOUS SUPPLIES		141	2,500	2,359	5.6
10-61-5000 STREET SIGNS	6,276	6,354	15,000	8,646	42.4
TOTAL STREETS / MAINTENANCE	36,442	61,875	632,243	570,368	9.8
<u>SNOW</u>					
10-63-1100 REGULAR STAFF WAGES	423	2,892	12,000	9,108	24.1
10-63-1102 OVERTIME	292	3,639	12,000	8,361	30.3
10-63-1104 RETIREMENT	(74)				.0
10-63-1130 FICA/MEDICARE	(442)				.0
10-63-1150 UNEMPLOYMENT	(12)				.0
10-63-4110 SUPPLIES	330	21,842	68,000	46,158	32.1
10-63-4520 VEHICLE FUEL		444	1,500	1,056	29.6
10-63-4530 VEHICLE & EQUIP AMORTIZATION	2,083	4,167	25,000	20,833	16.7
TOTAL SNOW	2,601	32,983	118,500	85,517	27.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PUBLIC WORKS OVERHEAD</u>					
10-64-1102 OVERTIME			3,500	3,500	.0
10-64-2990 OTHER PROFESSIONAL FEES	298	555	2,500	1,945	22.2
10-64-3173 REPAIRS & MAINTENANCE - EQUIPM	17,486	24,928	53,000	28,072	47.0
10-64-3175 BUILDING REPAIRS & MAINTENANCE	1,374	1,374	21,000	19,626	6.5
10-64-3177 VEHICLE REPAIRS & MAINTENANCE	5,008	5,839	25,000	19,161	23.4
10-64-3690 MOSQUITO CONTROL			40,000	40,000	.0
10-64-3825 MEALS, MEETINGS AND TRAVEL	45	216	3,000	2,784	7.2
10-64-3990 MISCELLANEOUS SERVICES	150	415	2,000	1,585	20.8
10-64-4320 COMPUTER REPLACE./AUDIO VISUAL			2,500	2,500	.0
10-64-4520 VEHICLE FUEL	895	2,486	22,000	19,514	11.3
10-64-4810 UNIFORMS	290	290	500	210	58.0
10-64-4990 MISC SUPPLIES	766	1,160	5,000	3,840	23.2
10-64-5001 SMALL TOOLS		43	2,000	1,957	2.2
TOTAL PUBLIC WORKS OVERHEAD	26,311	37,306	182,000	144,694	20.5
<u>PARKS / GREEN SPACE</u>					
10-65-1100 REGULAR STAFF WAGES	17,222	30,134	223,454	193,320	13.5
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	539	926	6,703	5,777	13.8
10-65-1130 FICA/MEDICARE	1,391	2,350	21,534	19,184	10.9
10-65-1150 UNEMPLOYMENT	39	65	561	496	11.7
10-65-1160 HEALTH & LIFE INSURANCE	2,893	5,785	35,228	29,443	16.4
10-65-1161 DISABILITY INSURANCE	312	312	4,222	3,910	7.4
10-65-3171 VANDALISM		220	3,500	3,280	6.3
10-65-3176 GROUNDS MAINTENANCE		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	82	82	3,000	2,918	2.7
10-65-3990 SERVICES	1,260	1,260	5,000	3,740	25.2
10-65-4530 VEHICLE & EQUIP AMORTIZATION	243	486	10,000	9,514	4.9
10-65-4810 UNIFORMS		155	1,100	945	14.1
10-65-4990 SUPPLIES	2,074	2,141	10,000	7,859	21.4
10-65-6000 TREE CITY USA		68	23,000	22,932	.3
10-65-7990 OTHER SMALL EQUIPMENT			2,000	2,000	.0
TOTAL PARKS / GREEN SPACE	26,054	44,380	445,146	400,766	10.0

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>PLANNING</u>					
10-70-1100 REGULAR STAFF WAGES	13,646	24,523	177,402	152,879	13.8
10-70-1101 INTERN STAFF WAGES			6,147	6,147	.0
10-70-1102 OVERTIME			100	100	.0
10-70-1104 RETIREMENT	409	736	5,322	4,586	13.8
10-70-1130 FICA/MEDICARE	1,024	1,850	14,041	12,191	13.2
10-70-1150 UNEMPLOYMENT	27	49	367	318	13.4
10-70-1160 HEALTH & LIFE INSURANCE	1,794	3,587	21,524	17,937	16.7
10-70-1161 DISABILITY INSURANCE	247	247	2,661	2,414	9.3
10-70-2400 ENGINEERING	6,801	7,187	75,000	67,813	9.6
10-70-2600 PLANNING SERVICES		2,750	50,000	47,250	5.5
10-70-2980 BUILDING INSPECTIONS & LICENSE		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	(1,594)	(730)		730	.0
10-70-4530 VEHICLE & EQUIP AMORTIZATION	165	330	2,000	1,670	16.5
10-70-4810 UNIFORMS			500	500	.0
10-70-4989 TRAIL DEVELOPMENT		15,000	15,000		100.0
TOTAL PLANNING	22,519	72,887	579,564	506,677	12.6
TOTAL FUND EXPENDITURES	450,860	1,066,038	6,796,446	5,730,408	15.7
NET REVENUE OVER EXPENDITURES	873,030	391,724	14,754	(376,970)	2655.0

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

CONSERVATION TRUST FUND

<u>ASSETS</u>			
11-100000	CASH - COMBINED FUND	477,595	
	TOTAL ASSETS		477,595
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
11-290000	FUND BALANCE	474,804	
	REVENUE OVER EXPENDITURES - YTD	2,791	
	BALANCE - CURRENT DATE	477,595	
	TOTAL FUND EQUITY		477,595
	TOTAL LIABILITIES AND EQUITY		477,595

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CONSERVATION TRUST FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>MISCELLANEOUS</u>					
11-36-3500	INTEREST AND DIVIDENDS	1,480	2,108	12,000	9,892	17.6
11-36-3550	CHANGE IN MARKET VALUE	384	683		(683)	.0
	TOTAL MISCELLANEOUS	1,865	2,791	12,000	9,209	23.3
	TOTAL FUND REVENUE	1,865	2,791	12,000	9,209	23.3
	NET REVENUE OVER EXPENDITURES	1,865	2,791	12,000	9,209	23.3

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

TRANSPORTATION FUND

ASSETS

12-100000	CASH - COMBINED FUND	4,292,645	
12-115000	ACCOUNTS RECEIVABLE	67,215	
12-115300	CONTRACT RECEIVABLE	35	
	TOTAL ASSETS		4,359,894

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
12-290000	FUND BALANCE	4,152,126	
	REVENUE OVER EXPENDITURES - YTD	207,768	
	BALANCE - CURRENT DATE	4,359,894	
	TOTAL FUND EQUITY		4,359,894
	TOTAL LIABILITIES AND EQUITY		4,359,894

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

TRANSPORTATION FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
12-34-1000	TRANSPORTATION UTILITY FEE	64,286	128,462	766,300	637,838	16.8
12-34-3000	TRANSPORTATION IMPACT FEE	24,300	54,675		(54,675)	.0
	TOTAL IMPACT FEES	88,586	183,137	766,300	583,163	23.9
	<u>MISCELLANEOUS</u>					
12-36-3500	INTEREST AND DIVIDENDS	13,169	18,603	137,000	118,397	13.6
12-36-3550	CHANGE IN MARKET VALUE	3,440	6,029		(6,029)	.0
	TOTAL MISCELLANEOUS	16,609	24,632	137,000	112,368	18.0
	TOTAL FUND REVENUE	105,195	207,768	903,300	695,532	23.0
	NET REVENUE OVER EXPENDITURES	105,195	207,768	903,300	695,532	23.0

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

PARKS FUND

ASSETS

13-100000	CASH - COMBINED FUND		609,699	
	TOTAL ASSETS			609,699

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
13-290000	FUND BALANCE	595,786		
	REVENUE OVER EXPENDITURES - YTD	13,913		
	BALANCE - CURRENT DATE		609,699	
	TOTAL FUND EQUITY			609,699
	TOTAL LIABILITIES AND EQUITY			609,699

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		PARKS FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>IMPACT FEES</u>						
13-34-7400	PARK IMPACT FEE	4,606	10,364		(10,364)	.0
	TOTAL IMPACT FEES	4,606	10,364		(10,364)	.0
<u>MISCELLANEOUS</u>						
13-36-3500	INTEREST AND DIVIDENDS	1,886	2,680	17,000	14,320	15.8
13-36-3550	CHANGE IN MARKET VALUE	490	869		(869)	.0
	TOTAL MISCELLANEOUS	2,376	3,549	17,000	13,451	20.9
	TOTAL FUND REVENUE	6,982	13,913	17,000	3,087	81.8
	NET REVENUE OVER EXPENDITURES	6,982	13,913	17,000	3,087	81.8

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

PUBLIC FACILITIES FUND

<u>ASSETS</u>			
14-100000	CASH – COMBINED FUND	636,393	
	TOTAL ASSETS		636,393
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
14-290000	FUND BALANCE	609,206	
	REVENUE OVER EXPENDITURES - YTD	27,187	
	BALANCE - CURRENT DATE	636,393	
	TOTAL FUND EQUITY		636,393
	TOTAL LIABILITIES AND EQUITY		636,393

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

PUBLIC FACILITIES FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
	<u>IMPACT FEES</u>					
14-32-3000	GENERAL GOVERNMENT IMPACT FEE	10,444	23,499		(23,499)	.0
	TOTAL IMPACT FEES	10,444	23,499		(23,499)	.0
	<u>MISCELLANEOUS</u>					
14-36-3500	INTEREST AND DIVIDENDS	1,963	2,785	18,000	15,215	15.5
14-36-3550	CHANGE IN MARKET VALUE	511	903		(903)	.0
	TOTAL MISCELLANEOUS	2,474	3,688	18,000	14,312	20.5
	TOTAL FUND REVENUE	12,918	27,187	18,000	(9,187)	151.0
	NET REVENUE OVER EXPENDITURES	12,918	27,187	18,000	(9,187)	151.0

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

PUBLIC SAFETY FUND

ASSETS

15-100000	CASH – COMBINED FUND		409,883	
	TOTAL ASSETS			409,883

LIABILITIES AND EQUITY

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:			
15-290000	FUND BALANCE	400,756		
	REVENUE OVER EXPENDITURES - YTD	9,127		
	BALANCE - CURRENT DATE		409,883	
	TOTAL FUND EQUITY			409,883
	TOTAL LIABILITIES AND EQUITY			409,883

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		PUBLIC SAFETY FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>IMPACT FEES</u>						
15-32-3000	POLICE IMPACT FEE	2,996	6,741		(6,741)	.0
	TOTAL IMPACT FEES	2,996	6,741		(6,741)	.0
<u>MISCELLANEOUS</u>						
15-36-3500	INTEREST AND DIVIDENDS	1,268	1,802	12,000	10,198	15.0
15-36-3550	CHANGE IN MARKET VALUE	330	584		(584)	.0
	TOTAL MISCELLANEOUS	1,597	2,386	12,000	9,614	19.9
	TOTAL FUND REVENUE	4,593	9,127	12,000	2,873	76.1
	NET REVENUE OVER EXPENDITURES	4,593	9,127	12,000	2,873	76.1

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

GRANTS FUND

<u>ASSETS</u>			
20-100000	CASH - COMBINED FUND	987,031	
	TOTAL ASSETS		987,031
<u>LIABILITIES AND EQUITY</u>			
<u>FUND EQUITY</u>			
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
FEBRUARY 28, 2026

FLEET FUND

ASSETS

41-100000	CASH - COMBINED FUND	323,389	
	TOTAL ASSETS		323,389

LIABILITIES AND EQUITY

LIABILITIES

41-202000	ACCOUNTS PAYABLE	(163,630)	
	TOTAL LIABILITIES		(163,630)

FUND EQUITY

	UNAPPROPRIATED FUND BALANCE:		
41-290000	FUND BALANCE	673,173	
	REVENUE OVER EXPENDITURES - YTD	(186,154)	
	BALANCE - CURRENT DATE	487,019	
	TOTAL FUND EQUITY		487,019
	TOTAL LIABILITIES AND EQUITY		323,389

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		FLEET FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
41-34-2000	FLEET REPLACEMENT REVENUE	8,752	17,504	188,000	170,496	9.3
	TOTAL CHARGES FOR SERVICES	8,752	17,504	188,000	170,496	9.3
<u>MISCELLANEOUS</u>						
41-36-3500	INTEREST AND DIVIDENDS	1,325	2,226	18,000	15,774	12.4
41-36-3550	CHANGE IN MARKET VALUE	292	721		(721)	.0
	TOTAL MISCELLANEOUS	1,617	2,947	18,000	15,053	16.4
	TOTAL FUND REVENUE	10,369	20,451	206,000	185,549	9.9

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		FLEET FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
	<u>OPERATIONS</u>					
41-60-7550	VEHICLES	163,630	163,630	683,000	519,370	24.0
41-60-7580	EQUIPMENT	42,975	42,975	86,500	43,525	49.7
	TOTAL OPERATIONS	206,605	206,605	769,500	562,895	26.9
	TOTAL FUND EXPENDITURES	206,605	206,605	769,500	562,895	26.9
	NET REVENUE OVER EXPENDITURES	(196,236)	(186,154)	(563,500)	(377,346)	(33.0)

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

WATER FUND

ASSETS

51-100000	CASH - COMBINED FUND	17,586,838	
51-115000	ACCOUNTS RECEIVABLE	226,185	
51-115005	PARTS INVENTORY	48,597	
51-115300	CONTRACT RECEIVABLE	178	
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			75,684,523

LIABILITIES AND EQUITY

LIABILITIES

51-202000	ACCOUNTS PAYABLE	69,007	
51-205000	RETAINAGE PAYABLE	259,668	
51-212000	ACCRUED COMPENSATED ABSENCES	16,089	
51-222000	HYDRANT METER DEPOSITS	7,000	
TOTAL LIABILITIES			351,764

FUND EQUITY

51-273000	CONTRIBUTED CAPITAL - DEVELOPM	6,848,000	
UNAPPROPRIATED FUND BALANCE:			
51-290000	RETAINED EARNINGS	70,277,952	
	REVENUE OVER EXPENDITURES - YTD	(1,793,193)	
BALANCE - CURRENT DATE		68,484,759	
TOTAL FUND EQUITY			75,332,759
TOTAL LIABILITIES AND EQUITY			75,684,523

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
51-34-1000	WATER UTILITY	215,580	424,159	2,895,200	2,471,041	14.7
	TOTAL CHARGES FOR SERVICES	215,580	424,159	2,895,200	2,471,041	14.7
<u>RESTRICTED</u>						
51-35-6500	RAW WATER ACQUISITION FEE	40,800	91,800		(91,800)	.0
51-35-7150	WATER UTILITY IMPACT FEE	67,900	152,775		(152,775)	.0
	TOTAL RESTRICTED	108,700	244,575		(244,575)	.0
<u>MISCELLANEOUS</u>						
51-36-2000	WATER PIT/METER SET FEE	1,556	3,500	10,000	6,500	35.0
51-36-3500	INTEREST AND DIVIDENDS	56,239	81,878	549,000	467,122	14.9
51-36-3550	CHANGE IN MARKET VALUE	14,320	26,533		(26,533)	.0
	TOTAL MISCELLANEOUS	72,115	111,911	559,000	447,089	20.0
	TOTAL FUND REVENUE	396,395	780,645	3,454,200	2,673,555	22.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
ADMINISTRATION						
51-81-1100	REGULAR STAFF WAGES	38,067	75,662	598,805	523,143	12.6
51-81-1102	OVERTIME	109	310	5,100	4,790	6.1
51-81-1104	RETIREMENT	1,749	3,205	25,752	22,547	12.4
51-81-1130	FICA/MEDICARE	2,770	5,613	45,808	40,195	12.3
51-81-1150	UNEMPLOYMENT	78	154	902	748	17.0
51-81-1160	HEALTH & LIFE INSURANCE	6,982	10,673	73,110	62,437	14.6
51-81-1161	DISABILITY INSURANCE	694	694	9,278	8,585	7.5
51-81-2100	LEGAL FEES			15,000	15,000	.0
51-81-2990	OTHER PROFESSIONAL FEES	5,105	9,849	100,000	90,151	9.9
51-81-3110	UTILITIES	1,523	2,096	40,800	38,704	5.1
51-81-3162	CC FEES	3,034	6,130	27,000	20,870	22.7
51-81-3810	DUES/MEMBERSHIPS/SUBSCRIPTIONS		1,103	2,500	1,398	44.1
51-81-3820	CONTINUING EDUCATION			7,500	7,500	.0
51-81-3990	MISCELLANEOUS SERVICES	267	417	6,000	5,583	7.0
51-81-4345	MAILING SERVICE	1,076	3,164	15,000	11,836	21.1
51-81-4810	UNIFORMS	80	80	1,500	1,420	5.3
51-81-4990	MISCELLANEOUS SUPPLIES	71	218	8,500	8,282	2.6
51-81-5000	UTILITY BILL ADJUSTMENTS	301	301		(301)	.0
TOTAL ADMINISTRATION		61,906	119,668	982,555	862,887	12.2
WATER OPERATIONS						
51-82-1130	FICA/MEDICARE	61	61		(61)	.0
51-82-2400	ENGINEERING	2,437	2,437	35,000	32,564	7.0
51-82-2410	WATER SYSTEM IMPROVE. PERMIT			1,000	1,000	.0
51-82-3177	VEHICLE REPAIRS & MAINTENANCE		77		(77)	.0
51-82-3178	SYSTEM REPAIR & MAINTENANCE	258	258	40,000	39,742	.7
51-82-3200	SAMPLING/TESTING	471	471	500	30	94.1
51-82-4120	WATER SYSTEM SUPPLIES			3,000	3,000	.0
51-82-4130	METER SET SUPPLIES	1,064	1,911	35,000	33,089	5.5
51-82-4520	VEHICLE FUEL	169	915		(915)	.0
51-82-4530	VEHICLE & EQUIP AMORTIZATION	147	295	8,800	8,505	3.4
51-82-4850	UNANTICIPATED EXP/CONTINGENCY			20,000	20,000	.0
51-82-4995	WATER TREATMENT & DISTRIBUTION	45,474	96,263	1,212,800	1,116,537	7.9
51-82-4997	WATER SHARE ASSESSMENTS	15,400	15,400	125,000	109,600	12.3
TOTAL WATER OPERATIONS		65,480	118,087	1,481,100	1,363,013	8.0
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	84	50,084	6,142,914	6,092,830	.8
51-83-7565	SYSTEM IMPROVEMENTS			2,225,000	2,225,000	.0
TOTAL WATER CAPITAL		84	50,084	8,872,914	8,822,830	.6

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		WATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
<u>LOCAL PLANT INVESTMENT EXPENSE</u>						
51-84-7550	SYSTEM IMPROVEMENTS	2,286,000	2,286,000	2,286,000		100.0
	TOTAL LOCAL PLANT INVESTMENT EXPENS	2,286,000	2,286,000	2,286,000		100.0
	TOTAL FUND EXPENDITURES	2,413,470	2,573,839	13,622,569	11,048,730	18.9
	NET REVENUE OVER EXPENDITURES	(2,017,074)	(1,793,193)	(10,168,369)	(8,375,176)	(17.6)

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

WASTEWATER FUND

ASSETS

52-100000	CASH - COMBINED FUND	16,463,241	
52-115000	ACCOUNTS RECEIVABLE	148,785	
52-115002	MISCELLANEOUS RECEIVABLE	111,517	
52-115300	CONTRACT RECEIVABLE	91	
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			32,986,917

LIABILITIES AND EQUITY

LIABILITIES

52-202000	ACCOUNTS PAYABLE	33,624	
52-212000	ACCRUED COMPENSATED ABSENCES	13,904	
TOTAL LIABILITIES			47,528

FUND EQUITY

UNAPPROPRIATED FUND BALANCE:			
52-290000	RETAINED EARNINGS	32,594,608	
	REVENUE OVER EXPENDITURES - YTD	344,781	
BALANCE - CURRENT DATE		32,939,388	
TOTAL FUND EQUITY			32,939,388
TOTAL LIABILITIES AND EQUITY			32,986,917

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		WASTEWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
<u>CHARGES FOR SERVICES</u>						
52-34-1000	WASTEWATER UTILITY	147,109	288,337	1,596,700	1,308,363	18.1
	TOTAL CHARGES FOR SERVICES	147,109	288,337	1,596,700	1,308,363	18.1
<u>RESTRICTED</u>						
52-35-7100	WASTEWATER UTILITY IMPACT FEE	59,184	133,164		(133,164)	.0
	TOTAL RESTRICTED	59,184	133,164		(133,164)	.0
<u>MISCELLANEOUS</u>						
52-36-3500	INTEREST AND DIVIDENDS	50,815	72,113	455,000	382,887	15.9
52-36-3550	CHANGE IN MARKET VALUE	13,223	23,369		(23,369)	.0
	TOTAL MISCELLANEOUS	64,038	95,481	455,000	359,519	21.0
	TOTAL FUND REVENUE	270,331	516,983	2,051,700	1,534,717	25.2

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

WASTEWATER FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
WASTEWATER ADMINISTRATION						
52-81-1100	REGULAR STAFF WAGES	37,622	74,863	593,599	518,736	12.6
52-81-1102	OVERTIME	109	310	4,800	4,490	6.5
52-81-1104	RETIREMENT	1,736	3,181	25,596	22,415	12.4
52-81-1130	FICA/MEDICARE	2,801	5,619	45,409	39,790	12.4
52-81-1150	UNEMPLOYMENT	77	152	2,026	1,874	7.5
52-81-1160	HEALTH & LIFE INSURANCE	6,891	10,179	72,033	61,854	14.1
52-81-1161	DISABILITY INSURANCE	685	685	8,065	7,380	8.5
52-81-2100	LEGAL FEES			15,000	15,000	.0
52-81-2990	OTHER PROFESSIONAL FEES	6,286	11,029	100,000	88,971	11.0
52-81-3110	UTILITIES	5,573	11,000	35,300	24,300	31.2
52-81-3162	CC FEES	3,034	6,130	27,000	20,870	22.7
52-81-3820	CONTINUING EDUCATION			5,000	5,000	.0
52-81-3990	MISCELLANEOUS SERVICES	267	417	6,000	5,583	7.0
52-81-4345	MAILING SERVICE	1,076	3,164	15,000	11,836	21.1
52-81-4810	UNIFORMS	85	85		(85)	.0
TOTAL WASTEWATER ADMINISTRATION		66,243	126,816	954,828	828,012	13.3
WASTEWATER OPERATIONS						
52-82-2400	ENGINEERING	49	49	25,000	24,952	.2
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	471	471	500	30	94.1
52-82-3290	OTHER TREATMENT COSTS	36,911	36,911	269,000	232,089	13.7
52-82-4120	SYSTEM SUPPLIES	2,175	2,175	30,000	27,825	7.3
52-82-4520	VEHICLE FUEL	169	591	7,000	6,409	8.4
52-82-4530	VEHICLE & EQUIP AMORTIZATION	147	295	8,800	8,505	3.4
52-82-4850	UNANTICIPATED EXP/CONTINGENCY			10,000	10,000	.0
52-82-4990	MISCELLANEOUS SUPPLIES	50	444	2,000	1,556	22.2
TOTAL WASTEWATER OPERATIONS		39,971	40,934	377,300	336,366	10.9
WASTEWATER CAPITAL						
52-83-7500	CONSTRUCTION	4,453	4,453	263,000	258,548	1.7
TOTAL WASTEWATER CAPITAL		4,453	4,453	263,000	258,548	1.7
TOTAL FUND EXPENDITURES		110,666	172,202	1,595,128	1,422,926	10.8
NET REVENUE OVER EXPENDITURES		159,665	344,781	456,572	111,791	75.5

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

STORMWATER FUND

ASSETS

53-100000	CASH - COMBINED FUND	2,044,912	
53-115000	ACCOUNTS RECEIVABLE	26,810	
53-115300	CONTRACT RECEIVABLE	17	
53-162100	ACCUMULATED DEPRECIATION	(1,372,348)	
53-163000	STORM DRAINAGE SYSTEM	10,100,442	
53-164000	VEHICLES & EQUIPMENT	86,490	
	TOTAL ASSETS		10,886,322

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	6,705,922	
	REVENUE OVER EXPENDITURES - YTD	63,741	
	BALANCE - CURRENT DATE	6,769,663	
	TOTAL FUND EQUITY		10,883,343
	TOTAL LIABILITIES AND EQUITY		10,886,322

TOWN OF SEVERANCE
REVENUES AND EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

		STORMWATER FUND				
		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEARNED	PCNT
REVENUE						
CHARGES FOR SERVICES						
53-34-1000	STORMWATER UTILITY FEE	26,015	51,979	267,400	215,421	19.4
	TOTAL CHARGES FOR SERVICES	26,015	51,979	267,400	215,421	19.4
MISCELLANEOUS						
53-36-3500	INTEREST AND DIVIDENDS	6,292	8,907	55,000	46,093	16.2
53-36-3550	CHANGE IN MARKET VALUE	1,641	2,887		(2,887)	.0
	TOTAL MISCELLANEOUS	7,932	11,794	55,000	43,206	21.4
	TOTAL FUND REVENUE	33,947	63,773	322,400	258,627	19.8

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 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	12	33	1,000	967	3.3
TOTAL STORMWATER OPERATIONS		12	33	6,600	6,567	.5
TOTAL FUND EXPENDITURES		12	33	6,600	6,567	.5
NET REVENUE OVER EXPENDITURES		33,935	63,741	315,800	252,059	20.2

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 2026

CAPITAL PROJECTS

<u>ASSETS</u>			
75-100000	CASH – COMBINED FUND	3,850,808	
	TOTAL ASSETS		3,850,808
<u>LIABILITIES AND EQUITY</u>			
<u>LIABILITIES</u>			
75-202000	ACCOUNTS PAYABLE	422,227	
	TOTAL LIABILITIES		422,227
<u>FUND EQUITY</u>			
UNAPPROPRIATED FUND BALANCE:			
75-290000	FUND BALANCE	3,964,392	
	REVENUE OVER EXPENDITURES - YTD	(535,811)	
	BALANCE - CURRENT DATE	3,428,581	
	TOTAL FUND EQUITY		3,428,581
	TOTAL LIABILITIES AND EQUITY		3,850,808

TOWN OF SEVERANCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 2 MONTHS ENDING FEBRUARY 28, 2026

CAPITAL PROJECTS

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
EXPENDITURES						
GENERAL FUND						
75-75-2400	ENGINEERING	61,418	61,418	260,000	198,582	23.6
75-75-5570	CONSERVATION	1,150	1,150	200,000	198,850	.6
75-75-7000	CAPITAL OUTLAY	66,432	76,260	2,207,430	2,131,170	3.5
75-75-7500	CONSTRUCTION	366,398	395,070	15,388,206	14,993,136	2.6
TOTAL GENERAL FUND		495,398	533,899	18,055,636	17,521,737	3.0
TRANSPORTATION FUND						
75-77-7500	CONSTRUCTION	1,912	1,912	767,950	766,038	.3
TOTAL TRANSPORTATION FUND		1,912	1,912	767,950	766,038	.3
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		497,310	535,811	18,839,336	18,303,525	2.8
NET REVENUE OVER EXPENDITURES		(497,310)	(535,811)	(18,839,336)	(18,303,525)	(2.8)

TOWN OF SEVERANCE
BALANCE SHEET
FEBRUARY 28, 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
FEBRUARY 28, 2026

GENERAL LONG-TERM DEBT GROUP

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

TOWN OF SEVERANCE
PAYABLES
02/01/2026-02/28/2026

Check Issue Date	Check Number	Payee	Amount Paid
2/1/2026	2012601	UNUM Life Insurance Co America	\$ 5,029.47
2/4/2026	11731	Amazon Capital Services	\$ 961.28
2/4/2026	11732	Ascent Broadband, LLC	\$ 150.00
2/4/2026	11733	City of Greeley	\$ 13,482.00
2/4/2026	11734	Code 4 Security Services, LLC	\$ 188.00
2/4/2026	11735	EAS Tire & Auto LLC	\$ 325.73
2/4/2026	11736	EnviroTech Services, Inc.	\$ 21,223.97
2/4/2026	11737	Frontier Business Products	\$ 300.32
2/4/2026	11738	International Assoc. of Chiefs of Police	\$ 220.00
2/4/2026	11739	JR Engineering, LLC	\$ 1,000.00
2/4/2026	11740	LightGig Communications, LLC	\$ 120.00
2/4/2026	11741	MAC Equipment, Inc.	\$ 2,567.29
2/4/2026	11742	MFCP Inc.	\$ 287.88
2/4/2026	11743	Next Step Communications, LLC	\$ 250.00
2/4/2026	11744	Ramey Environmental Compliance, Inc.,	\$ 9,487.51
2/4/2026	11745	Timber Line Electric & Control Corp	\$ 7,729.50
2/4/2026	11746	Uline, Inc	\$ 1,181.03
2/4/2026	11747	United Rentals North America, Inc.	\$ 1,228.44
2/4/2026	11748	University Auto Parts, Inc.	\$ 42.99
2/4/2026	11749	USA Blue Book	\$ 147.42
2/4/2026	11750	Utility Notification Center	\$ 300.70
2/4/2026	2042610	Ayres Associates Inc.	\$ 700.00
2/4/2026	2042611	Cobb Lake Regional Water Treatment Autho	\$ 50,000.00
2/4/2026	2042612	Colorado Civil Group Inc.	\$ 31,954.00
2/6/2026	2062601	CEBT	\$ 50,582.59
2/9/2026	2092601	Verizon Wireless	\$ 3,616.80
2/11/2026	11752	Amazon Capital Services	\$ 2,501.93
2/11/2026	11753	Anticimex Inc	\$ 92.00
2/11/2026	11754	Ausmus Law Firm PC	\$ 850.00
2/11/2026	11755	Caselle, Inc.	\$ 2,829.00
2/11/2026	11756	CIRSA	\$ 11,331.30
2/11/2026	11757	ECI Site Construction Manageme, Inc.	\$ 2,450.00
2/11/2026	11758	Freedom Mailing Services Inc	\$ 3,126.15
2/11/2026	11759	Front Range Compliance Services, LLC	\$ 187.50
2/11/2026	11760	Grainger	\$ 258.00
2/11/2026	11761	La Salle Oil Co.	\$ 1,792.40
2/11/2026	11762	Language Line Services, Inc.	\$ 73.51
2/11/2026	11763	Loup Reservoir Company	\$ 17,500.00
2/11/2026	11764	North Range Behavioral Health	\$ 6,867.43
2/11/2026	11765	North Weld County Water District	\$ 51,109.67
2/11/2026	11766	Resource Central	\$ 1,260.00
2/11/2026	11767	SAFEbuilt Colorado, Inc.	\$ 17,357.51
2/11/2026	11768	Senergy Petroleum, LLC	\$ 77.80
2/11/2026	11769	Sign Solutions USA	\$ 38.40

TOWN OF SEVERANCE
PAYABLES
02/01/2026-02/28/2026

Check Issue Date	Check Number	Payee	Amount Paid
2/11/2026	11770	Tischler Bise, Inc.	\$ 3,138.00
2/11/2026	11771	Traffic Signal Controls Inc	\$ 25,383.00
2/11/2026	11772	Treatment Technology, LLC	\$ 1,649.70
2/11/2026	11773	University Auto Parts, Inc.	\$ 384.94
2/11/2026	11774	Upper Case Printing Ink	\$ 5,135.67
2/11/2026	11775	Upstate Colorado	\$ 15,000.00
2/11/2026	11776	Vermeer Sales & Service	\$ 20,000.00
2/11/2026	11777	Weld County Health Department	\$ 773.50
2/11/2026	11778	Weld County Treasurer	\$ 2,681.04
2/11/2026	11779	Weld RE 4 School District	\$ 14,580.00
2/11/2026	11780	Western States Land Services LLC	\$ 9,371.34
2/11/2026	11781	Windsor Ace Hardware	\$ 13.58
2/11/2026	11782	Windsor-Severance Fire Dist.	\$ 3,465.00
2/11/2026	2112610	Ayres Associates Inc.	\$ 8,372.40
2/11/2026	2112611	Eco Counter	\$ 18,160.00
2/11/2026	2112612	Wilson Williams Fellman Dittman	\$ 183.75
2/18/2026	11783	EAS Tire & Auto LLC	\$ 5,027.63
2/18/2026	11784	Freedom Mailing Services Inc	\$ 1,789.64
2/18/2026	11785	La Salle Oil Co.	\$ 1,583.73
2/18/2026	11786	MAC Equipment, Inc.	\$ 9,015.58
2/18/2026	11787	Mission Communications LLC	\$ 311.02
2/18/2026	11788	Ramey Environmental Compliance, Inc.,	\$ 604.50
2/18/2026	11789	University Auto Parts, Inc.	\$ 70.99
2/18/2026	11790	Windsor Ace Hardware	\$ 24.28
2/18/2026	2182601	Mountain High Disposal	\$ 45.00
2/18/2026	218202610	Adam B Stephens	\$ 800.00
2/18/2026	218202611	SBS Services Group LLC	\$ 1,160.00
2/20/2026	220263	Xcel Energy	\$ 679.40
2/20/2026	2202601	Poudre Valley REA	\$ 5,469.83
2/20/2026	2202602	Republic Services, Inc	\$ 46.88
2/20/2026	2202603	Town of Windsor	\$ 19,302.40
2/20/2026	2202604	Xcel Energy	\$ 44.15
2/22/2026	2222601	Connecting Point Greeley	\$ 10,958.45
2/23/2026	2232601	Comcast	\$ 1,710.58
2/23/2026	2232603	Xcel Energy	\$ 4,162.79
2/23/2026	2232603	Waste Management of Colorado, Inc	\$ 199.49
2/23/2026	2232604	Xcel Energy	\$ 10,908.27
2/23/2026	2232605	Comcast	\$ 264.97
2/24/2026	2242601	Waste Management of Colorado, Inc	\$ 1,323.11
2/25/2026	11791	CIRSA	\$ 350.00
2/25/2026	11792	Colorado Police Protective Association	\$ 304.88
2/25/2026	11793	DaVinci Signs Systems, Inc.	\$ 10,917.45
2/25/2026	11794	EAS Tire & Auto LLC	\$ 4,017.83
2/25/2026	11795	ECI Site Construction Manageme, Inc.	\$ 4,351.45

TOWN OF SEVERANCE
PAYABLES
02/01/2026-02/28/2026

Check Issue Date	Check Number	Payee	Amount Paid
2/25/2026	11796	Empire Glass Company	\$ 3,864.92
2/25/2026	11797	Fleet Upfitting Services Elite, LLC	\$ 2,157.97
2/25/2026	11798	Frontier Business Products	\$ 135.47
2/25/2026	11799	JR Engineering, LLC	\$ 1,152.50
2/25/2026	11800	MAC Equipment, Inc.	\$ 1,475.16
2/25/2026	11801	MAIL'N COPY INC	\$ 30.00
2/25/2026	11802	Next Step Communications, LLC	\$ 20,900.00
2/25/2026	11803	North Weld County Water District	\$ 2,286,000.00
2/25/2026	11804	Raftelis Financial Consultants, Inc.	\$ 4,741.25
2/25/2026	11805	University of Denver	\$ 2,800.00
2/25/2026	11806	Valley Fire Extinguisher Inc.	\$ 1,876.00
2/25/2026	2232602	Waste Management of Colorado, Inc	\$ -
2/25/2026	2252601	ELAN Corporate Payment Systems	\$ 23,156.76
2/25/2026	2252610	Ken Garff Ford Greeley	\$ 163,630.00
2/25/2026	2252611	WestWater Research LLC	\$ 4,628.20
			Total: \$ 3,063,063.97

2

11

11

1

20

1

11

1

FUND	TITLE	ACCOUNT CODE	AMOUNT
GENERAL	FSA FUNDING	10-44-1164	\$2,000
WATER	OTHER PROF FEES	51-81-2990	\$10,000
WATER	REPAIRS & MAINTENANCE - VEHICLE	51-82-3173	\$6,000
WATER	REPAIRS & MAINTENANCE - EQUIPMENT	51-82-3177	\$5,000
WATER	FUEL	51-82-4520	\$10,000
WASTEWATER	REPAIRS & MAINTENANCE - VEHICLE	52-82-3173	\$6,000
WASTEWATER	REPAIRS & MAINTENANCE - EQUIPMENT	52-82-3177	\$5,000

TOTAL EXPENDITURES:

\$ 44,000

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 March 2026.

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk



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.



Police Department CALLS FOR SERVICE

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

January 2026

THIS MONTH'S TOTALS

Municipal Ordinance Citations

0

Traffic Tickets

67

Traffic Warnings Issued

246

TOTAL CALLS FOR SERVICE

771

YEAR TO DATE TOTALS

Municipal Ordinance Citations

0

Traffic Tickets

67

Traffic Warnings Issued

246

TOTAL CALLS FOR SERVICE

771



Homicide

0



Aggravated
Assault

0



Sex
Assault

0



Domestic
Violence

1



Aggravated
Robbery

0



Strongarm
Robbery

0



Arrests

6



Burglary

0



Motor Vehicle
Theft

0



Theft From
Motor Vehicle

0



Fraud /
ID Theft

1



Vandalism/
Graffiti

0



Shoplifting

0



Traffic
Accidents

10

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

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



TOWN OF SEVERANCE CODE ENFORCEMENT CALLS FOR SERVICE

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

January 2026

Municipal Citations

0

Municipal Warnings Issued

48

Parking Tickets

10

TOTAL CALLS FOR SERVICE

72

Municipal Citations

0

Municipal Warnings Issued

48

Parking Tickets

10

TOTAL CALLS FOR SERVICE

72



Parking
Violations

31



Animal
Complaints

32



Animal
Bites

1



Snow
Removal

41



Weed Violation

0



Rubbish /
Nuisance

0

To report a code violation or to speak with the Community Service Officer, please call the Weld County Dispatch 970-350-9600.

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



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. 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 – Baldrige lift station had both pumps replaced and new electronics installed. All electronics will be brought above ground with VFDs to support operations and safety during confined space entries this year.

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 is currently taking place.
- Russian Olive trees within the ROW to be cut down this spring.



Public Works Director Report

STREETS

- New street signs have been installed within Overlook & Hidden Valley.
- The new County road signs have been ordered.
- Our mag tank sprayer conversion has been delivered to OJ Watson for installation.
- Gravel road grading is ongoing until it is treated again in 2026.
- Fire hydrant maintenance has been completed.
- Water meter installations for the GATEWAY are ongoing.
- 15 concrete cross pans will be rehabbed this year.
- Gravel road dust suppressant is scheduled for 4-2026.
- Locating the next 12-15 manholes to be lined in 2026.
- Grader-Backhoe-Loader and tractors have all been serviced.
- I'm sending 2 techs to the motor grader training in May.
- A1 chip seal will be treating 2 neighborhoods and 2 roads this year.

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
- Large overhanging tree trimming is out for bid.
- Mower & small equipment maintenance has been completed.
- The new double gate at the park's shed has been completed.
- Echo counters will be installed on the GWT this spring.

Submitted on 03-17-2026, by the Public Works Director John Zacklene.



Engineering Department

March 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, Public Works and Comcast are working together on finding a cabinet enclosure solution that will allow Comcast to install their fiber optic service modem, which will be implemented at all traffic signal locations. CDOT is reviewing the final paperwork for the project, and a final request will be submitted in mid-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 will be Issued for Construction the week of March 23rd. 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 and evaluating the EPA grant requirements. Current coordination includes the geotechnical engineering report, utility locates, topographic survey, and upcoming utility potholing.

Great Western Trail (Harmony Road to WCR 23)

A Notice of Award was provided to GLH Construction, LLC on March 3, 2026. CCG is currently working with GLH on finalizing the Agreement, obtaining documents required by CDOT and

moving towards a Notice to Proceed. The Town received Concurrence for Construction from CDOT to proceed with construction. A RFQ was posted for Construction Management, Inspection and Materials Testing Services and received 4 proposals. CCG is currently reviewing the proposals and fees and recommended awarding the project to Ayres Associates. 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): 524,784 GPD

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. The Town of Windsor submitted a revised AGREEMENT on February 27, 2026, which is currently being reviewed.

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)

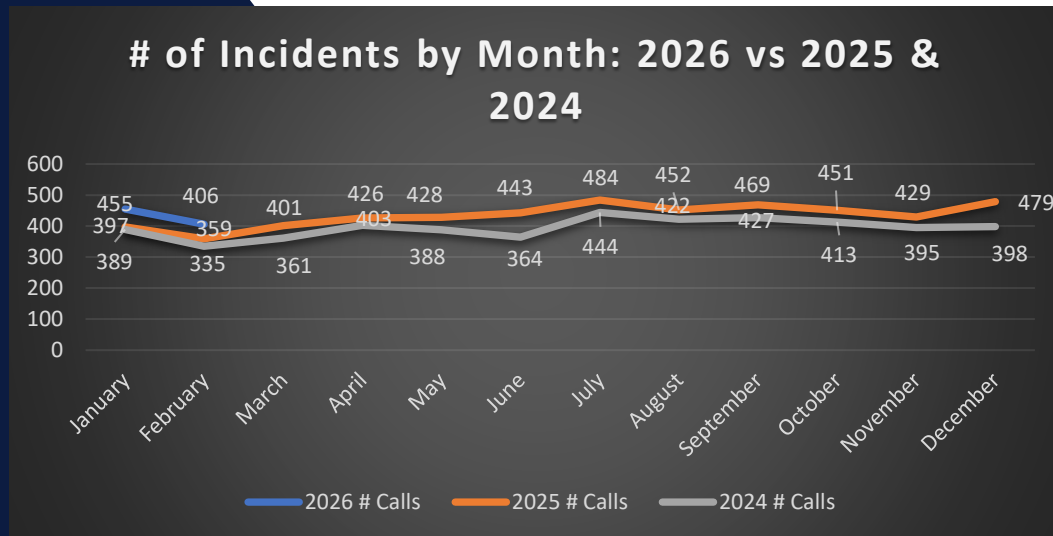
May Day wastewater flowrate (Windsor WWTF): 329,000 GPD (January 11, 2026)

May Day wastewater flowrate (Combined): 545,602 GPD (January 11, 2026)

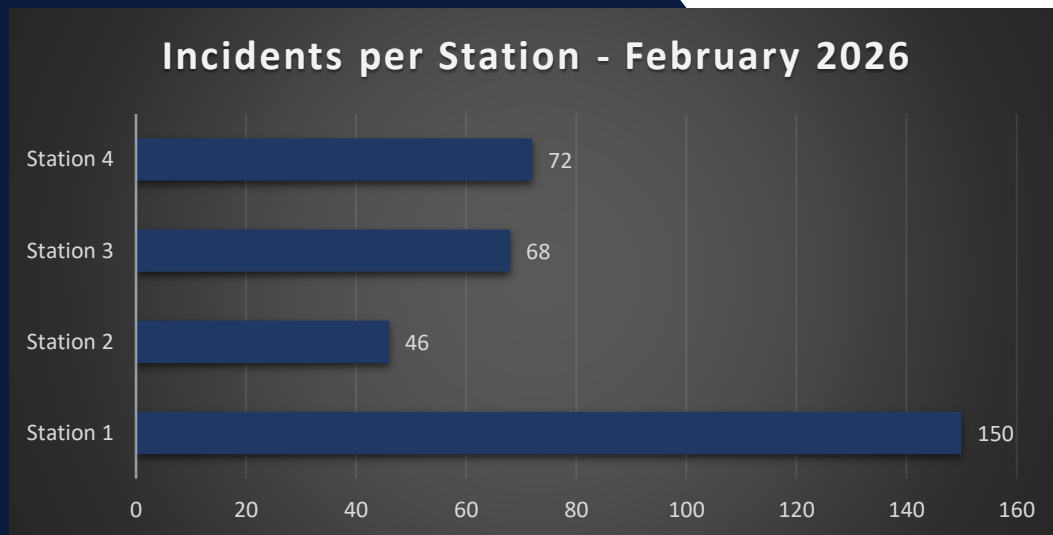
Currently, the Town of Severance has purchased 515,000 GPD of treatment capacity from the Town of Windsor. Since March 1, 2024, The Town of Severance has exceeded the purchased capacity on three (3) occasions, all occurring in 2024.

MAJOR INCIDENT TYPE	# INCIDENTS		
	Jan	Feb	YTD 2026
Fires	8	13	8
Hazardous Situation	26	24	26
Law Enforcement Support	4	6	4
Medical	250	233	250
No Emergency	89	69	89
Public Service	77	60	77
Rescue	1	1	1
TOTAL	455	406	455
Mutual Aid/Auto Aid Given	4	0	4
Mutual Aid/Auto Aid Received	7	16	7

The National Emergency Response Information System (NERIS) uses these 7 categories to track emergency response incidents nationally.



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



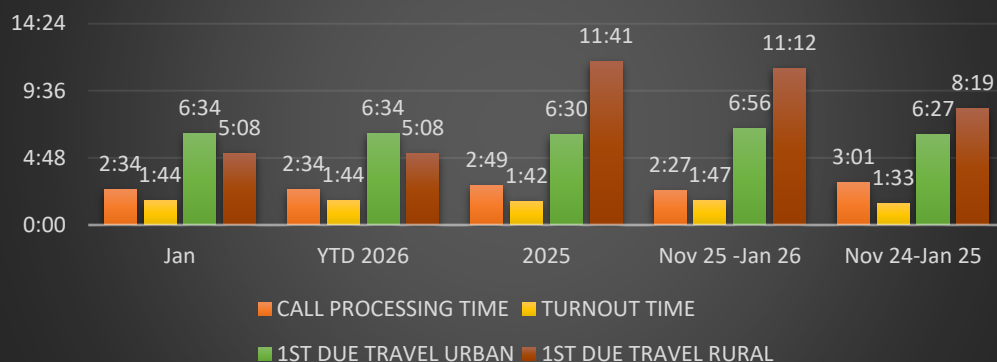
WSFR tracks incidents by the location of the incident based on which station is the closest.



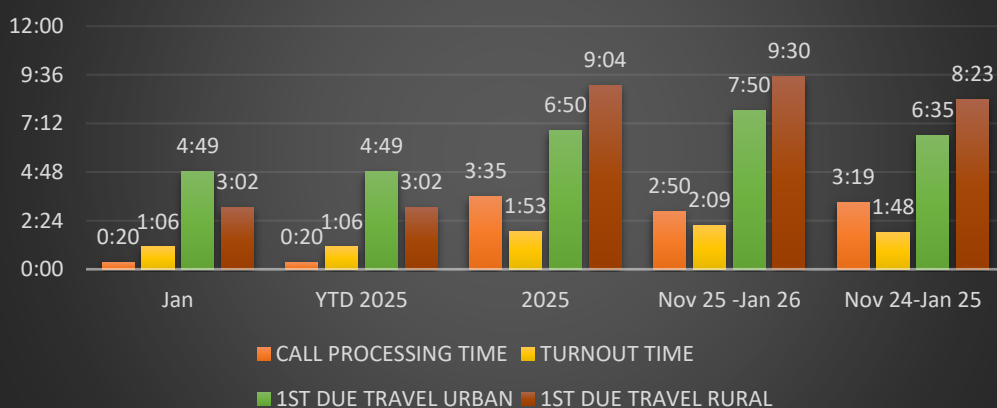
WSFR Response Report: March 2026



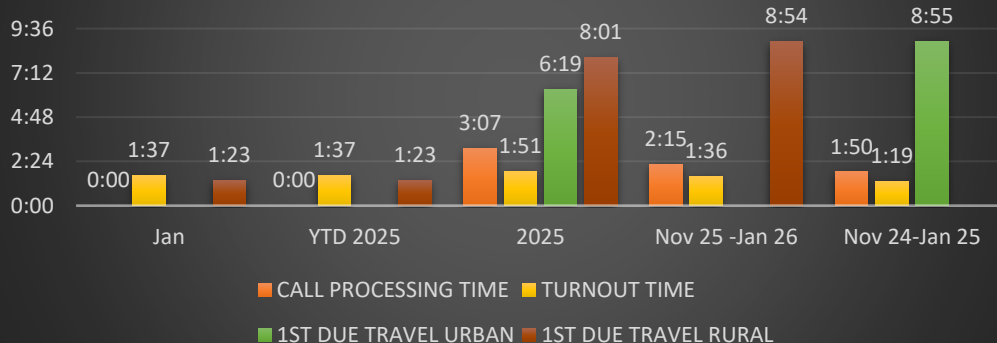
EMS Response Times - 90th Percentile for January 2026



MVA Response Times - 90th Percentile for January 2026



Fire, Wildland, Hazmat and Technical Rescue Response Times - 90th Percentile for January 2026



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



WSFR Response Report: March 2026





AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 65 - Planning Commissioner Appointment	Shani Porter, Planning Director	Shani Porter
ACTION REQUESTED		
The Planning Director and Town Management ask that the Town Council discuss the appointment of a Planning Commissioner and take action. • Actions that may be taken: ○ Move to appoint a Planning Commission Member ○ Take no action		<u>Discussion</u> <u>Action Requested</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
The Town Council is asked to consider applicants to fill one seat on the Planning Commission due to a resignation as of February 26, 2026. This term will run through June 2027. Prospective members shall be evaluated upon their expressed commitment to serve, which may include consideration of the following criteria: a. Professional or acquired knowledge of planning or the land use decision-making process; b. Understanding of issues of local importance; c. Geographic distribution of existing members across the Town; d. Strong interpersonal and decision-making skills; and e. Commitment to serving the public interest.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
The Planning Director and Town Management recommend that the Town Council take action to appoint the vacant Planning Commissioner position.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Kenneth Riley PC Application 3.24.26 2. Michael Hall PC Application 3.24.26		

Print

Council, Board, Commission, or Committee Application Form - Submission #837

Date Submitted: 2/27/2026

Select the Council, Board, Commission, or Committee applying for*

Planning Commission

Personal Information

First Name*

Kenneth

Last Name*

Riley

Address1*

Address2

City*

Severance

State*

Colorado

Zip*

80550

Home Phone Number*

Occupation

(Commercial Mortgage) Loan Management Software Lead - IT

Email Address*

Residency Information

Length of Residency in Severance*

6 years

Are you a registered voter and a United States Citizen?*

- ☒ Yes
☐ No

Education and Hobbies**Hobbies**

Finance, Investing, Playing with my young children, Philosophy, Debate, Martial Arts & Fitness

Organization Membership Information**Are you currently serving on other Boards, Commissions, or Committees?***

- ☐ Yes
☒ No

If yes, which**Have you served on a Board, Council, Commission, or Committee before?***

- ☒ Yes
☐ No

If yes, which

University of Massachusetts Real Estate Association

Please list organization memberships and positions held

Co-Founded and served as President for a Real Estate club for one year during 2014 - 2015.

Upload Letter of Interest*

Planning
Commission.docx

Upload Resume*

Kenneth-Riley-Sev.CO.pdf

To the Mayor of Severance and City Council,

I write this letter as a passionate father of two young children that will grow up in this town. As a father I seek to set an example for my children and love to positively contribute to society. I have spent a few years working for a local non-profit, and a few more volunteering most Saturdays with another. As my children grow near public school age, and as I become more familiar with the town and people of Severance, I seek to make a more direct impact on the beautiful town that we call home. I would love to volunteer to serve on Severances Planning Commission!

My wife and I purchased our house on Aspen Grove Way in January of 2020, and we could not have made a better decision. While we enjoy the convenience of Fort Collins and Windsor nearby, we appreciated the small town, neighborly feel of Severance.

Though Severance is undoubtedly growing quickly, we have seemingly managed to retain our neighborly demeanor, low crime rates, and festive town events. My vision for Severance is exactly that- a continued small town feel that is safe and friendly. I want to continue providing new amenities and conveniences to our town, such as the recently proposed or renovated Reservoir, Dog Park, Karen Suman Park, etc., but I am also a realist.

I have had a strong career in Accounting in Finance and understand the need for revenue driving growth; but I am also highly analytical and think deeply about the impact of any decision I make. I want to ensure that the town's resources will be allocated and utilized wisely, to boost home values and satisfy resident needs. I would love the opportunity to meet the City Council and speak to my ethics, skillsets and other qualifications for this role.

I hope to be considered for this opportunity with the Planning Commission of the town of Severance. Please do not hesitate to reach me at any time via phone or email, I would love to chat about this position and my qualifications!

Sincerely,

Kenneth Riley

[REDACTED]
[REDACTED]

Email
[Redacted]

Address
Severance, CO 80550

Phone
[Redacted]

□ [Redacted]

Skills

- General Ledger Accounting
- Financial Reporting
- Internal Audit and Controls
- Leadership
- Emotional Intelligence
- Process Implementation/Improvements
- Structured Finance
- Microsoft Excel
- Analytical Thinking
- Artificial Intelligence & Automations

□ [Redacted]

Languages

- English Native
- Database Language (SQL) Intermediate
- Programming Language (Python) Elementary

Kenneth Riley
Accounting and Finance Professional

Tenured Result-Driven Accounting & Finance Professional, New IT Professional. I enjoy analytical thinking and solving complex problems. I pride myself on integrity, logic, ambition, work ethic, dependability, empathy, and everlasting curiosity. I always seek to understand the "Why" not just the "How".

Experience

▪ Loan Management System Lead - IT

Corebridge Financial Remote
Mar 2026 – Present

- Manage an international team to provide technical and operational support for a \$45B CML Portfolio, as Application Owner
- Provide cross functional support to Business Operations, Investment Accounting and CML Finance Team

▪ IT Lead LMS Application Support - Contract

Corebridge Financial via Mphasis Remote
Oct 2025 – Feb 2026

- Lead Commercial Mortgage Lending Technical Support. Cross functionally supporting Operations, and Investment Accounting departments to provide technical, transactional, and reporting solutions within the Loan Management System
- Hired Permanently as of March 2nd, 2026

▪ Sr. Revenue Consultant - Contract

TGRP Solutions Remote
Oct 2024 – Feb 2025

- Assessed Revenue Reconciliation and wrote a script to automate controls and efficiency, resulting in 500%+ lesser manual actions
- Owned Quarter End contract review ensuring adherence to ASC606
- Lead initiative with Google's LLM AI, Gemini, to automate elements of revenue contract review process
- Identified SOX compliance gaps and worked with Internal Audit Board to propose change and mitigate risk
- Assisted with Monthly and Quarterly Close

▪ Accounting Manager

KB Custom Ag Services Eaton, Colorado
Mar 2024 – Aug 2024

- Identified gaps in internal accounting processes and implemented improvements to boost controls, compliance, and efficiencies
- Designed a dynamic loan/lease amortization calculator and roll forward schedule for all financed equipment and heavy machinery
- Trained team on generative AI (Microsoft Copilot) to streamline processes while boosting self-sufficiency and resourcefulness
- Redesigned Accounts Payable workflow, building new processes and establishing SOPs to ensure maximal cash flow efficiency

▪ Associate Manager - Mortgage Loan Accounting

SS&C Technologies Remote
Jan 2022 – Mar 2024

- Managed a client facing team to perform accounting, administrative, and operational (back office) support for multiple Hedge Funds and Private Equity firms
- Active lead for client's accounting and administrative operations in the lending life cycle; from origination to maturity or securitization/sale
- Produced accurate and timely Month End and Quarter End financials, ensuring revenue recognition adheres to ASC 310/606 and all entries are sufficiently documented for audit purposes
- Led four successful new client implementations, onboarding a wide variety of Asset Backed Security types, creating custom reporting packages to serve various needs based on portfolio composition

▪ Senior Accountant

No Barriers USA Fort Collins, CO
Sep 2017 – Jun 2020

- Ownership of Month End Close process including account reconciliations, monthly journal entries, and financial reporting
- Managed cash activity, and produced a weekly cash flow analysis, as well as other financial projections including annual budgets for CFO
- Lead POC of internal audit process with Eide Bailly, receiving cleanest findings in the history of No Barriers

Education

▪ Bachelor of Business Administration BBA , Finance , General

University of Massachusetts - Amherst Amherst, MA
2011 – 2015

- Founded Isenberg School of Business' Isenberg Real Estate Association club
- 3.7 Overall GPA & 3.91 Finance GPA

Print

Council, Board, Commission, or Committee Application Form - Submission #838

Date Submitted: 3/2/2026

Select the Council, Board, Commission, or Committee applying for*

Planning Commission

Personal Information

First Name*

Michael

Last Name*

Hall

Address1*

Address2

City*

Severance

State*

CO

Zip*

80550

Home Phone Number*

Occupation

City Planner - City of Evans, CO

Email Address*

Residency Information

Length of Residency in Severance*

7 Years

Are you a registered voter and a United States Citizen?*

- ☒ Yes
☐ No

Education and Hobbies**Hobbies**

Hiking, Biking, Skiing

Organization Membership Information**Are you currently serving on other Boards, Commissions, or Committees?***

- ☐ Yes
☒ No

If yes, which**Have you served on a Board, Council, Commission, or Committee before?***

- ☒ Yes
☐ No

If yes, which

Town of Severance 2020 Comprehensive Plan - City Advisory Committee

Please list organization memberships and positions held

APA

Upload Letter of Interest*

Michael Hall - Letter
2026.pdf

Upload Resume*

Michael Hall - Resume
2026.pdf

March 1, 2026

Dear Town of Severance Mayor, Town Council and Planning Department,

After reflection, it is the right time to pursue the Planning Commissioner vacancy with the Town of Severance. I have seen vacancy postings over the years, but professionally and personally was not properly disposed to take on this obligation. However, I am excited and hopeful to be considered to serve on this advisory Board.

On the experience front, I have been practicing as a land use planner in Northern Colorado for over ten years. During this time, I have become deeply familiar with most aspects of county and municipal planning, with an emphasis in rural, small town, agricultural areas.

It is my opinion that I could beneficially serve the Town of Severance in a meaningful way on Planning Commission, given I understand city planning in theory and in practice, the creation and enforcement of municipal codes, the roll of long range plans and maps in the review process, the details of land use applications processes and procedures, and I have experience with many allied professional topics such as engineering, economic development, surveying and applicable legal concepts.

Additionally, I participated in the 2020 Comprehensive Plan - Citizen Action Committee, where I had the opportunity to provide input on certain long range planning goals and objectives for the Town. I believe serving on Planning Commission will allow me to pick up where I left off. Specifically, by being part of the process that evaluates actual land use decisions in the Town and being able to provide my input on the direction of development and other land use considerations, in which I have both professional and personal interest.

Regarding functions that Planning Commission is typically engaged with, I am able to neutrally review a land use application with compliance to applicable codes, make appropriate findings and recommendations on presented plans, maps and code amendments, and provide other professional insight as requested by Severance elected officials and staff.

In addition to governmental planning, I am involved with private land consulting and development services, which gives me a perspective into the developer's approach to entitlements and the many factors that are involved in the site selection, application and real estate process. This lens will further bring balance to potential Planning Commission service.

On a personal note, I live in the Hidden Valley Farms subdivision with my wife and children. We love our community and are happy to reside in Severance. I am originally from Fort Collins, where I lived all my life prior to moving to Severance. This move has been one of the best decisions we have made, as Severance better aligns with our family oriented values, the small town - close amenities benefit, proximity to the community groups in which our family is involved and my work being located in the Weld County area.

Please be advised that despite my active employment with another municipality in Weld County, being the City of Evans, I do not believe there is any conflict with serving on Severance Planning Commission, as both jurisdictions do not share any corporate limits, resources, development projects, joint roadways or other involvements which may appear to be conflicting. In the event a real or perceived overlap arises, I will navigate that with direction from the Planning Commission Chairman and Severance Legal Counsel.

Sincerely,
Michael Hall

CONTACT

Severance, CO 80550

EDUCATION

University of Colorado, Denver

Degree: Masters of Urban
& Regional Planning

Graduated May 2015

Related Classes:

Planning Workshop

Urban Development

Real Estate Development

Advanced Planning Studio

Land Use and Planning Law

Form and Formation of Cities

Natural and Built Environment

Colorado State University

Bachelor of Science

Major: Psychology

Graduated May 2013

REFERENCES

Angela Snyder

Planner III

Weld County Gov, CO

(970) 692-9182

Bob Choate

Attorney

Coan, Payton & Payne, LLC

(970) 225-6700

Peter Wysocki

Com. Dev. Director

City of Spearfish, SD

(512) 516-3067

EMPLOYMENT HISTORY	
City of Evans Community Development Department City Planner	Evans, Colorado May 2023 – Present - Processed and managed all land use applications including the procedural, technical and performative aspects of the process for requests such as Change of Zones, Annexations, Special Use Permits, Replats, Major Subdivisions, Site Plans, Home Occupations, Mobile Food Vendor permits, Renewable Energy Location Assessments, ROW & easement dedications and vacations. - Presented a variety of legislative, quasi-judicial and advisory topics to Planning Commission and City Council including. - Drafted and negotiated Development Agreements, Site Improvement Agreements, Road Maintenance Agreements with legal counsel. - Completed and launched the 2024 Land Development Title, being a full rewrite of City zoning, subdivision and design standard regulations. - Successfully finalized the first E-OGIA application in conjunction with Weld County OGED technical review and joint-approval process. - Worked with the Economic Development staff to attract, incentivize, negotiate with and develop a variety of sought-after businesses. - Led the Community Development Department in an interim capacity until a broader City reorganization occurred. - Contributed to multiple urban-scale subdivisions which resulted in approximately 500 lots. - Led an interdepartmental meeting with development services staff such as Engineering, Building, Utilities, Fire District, Neighborhood Services on a bi-weekly basis, communicating required information, joint-task assignments, case review and technical discussion. - Collaborated with Upstate Colorado Economic Development staff to find solutions to complex capital-improvement projects. - Reviewed applicable building, misc. and sign permits for compliance with design standards, land use approvals and municipal regulations.
Town of Johnstown Planning & Development Department Planner III	Johnstown, Colorado January 2023 – May 2023 - Reviewed and redlined site development plans, plats, development agreements, water sewer service agreements, sign and building permits for conformance with Town codes, requirements and standards. - Participated in the drafting of a new, unified land use and development code, incorporating form-based zoning and design guidelines. - Created staff reports, presentations, mailing lists, and various memorandums for Planning and Zoning Commission and Town Council hearings. - Corresponded and collaborated with internal Town engineering, public works, utility staff and external agencies including contracted reviewers, fire districts, post offices, design review committees, county services and emergency dispatch centers. - Managed the Town GIS addressing program, including the assignment of addresses for infill projects, new developments, outlots and utility installation locations. - Developed a suite numbering guide for a notable master-planned commercial and residential development and a supplemental use by special review guide for wireless communication facilities. - Responded to land use inquiries from developers and the community. - Organized records and other file management projects, including the assemblage of archived annexation records. - Represented the Town of Johnstown at the Larimer County hosted Climate Smart and Future Ready initiative on a temporary basis, providing perspective on the impacts of such efforts in relation to the Town and development community.
Weld County – Department of Planning Services Planner II Planner I	Greeley, Colorado December 2018 – December 2022 June 2015 – December 2018 - Managed land division and land use applications such as recorded and subdivision exemptions, lot line adjustments, use by special review permits, change of zones, minor subdivisions, resubdivisions, site plan reviews, planned unit developments, non-conformities, variances, violations, auxiliary quarters, plat vacations and zoning permits. Notable projects include the permitting of solar energy facilities, mining facilities and industrial facilities. - Worked with other Weld County Planners and internal Departments including Building Inspection, Environmental Health, Engineering, Public Works, Code Compliance, Floodplain, Oil and Gas, Legal Counsel and Office of Emergency Management to process applications and navigate challenges. - Communicated with municipalities, counties and local, state and federal referral agencies regarding annexations, agreements, service availability, and joint permitting requirements. - Drafted and finalized detailed staff reports including case-specific review criteria analysis, conditions of approval, mapping standards and development standards for cases. - Reviewed and redlined plats, maps and exhibits relative to accepted standards and compliance with codes, involving explanation and resolution with surveyors and mapping professionals. - Orally and visually presented cases to the Weld County Board of County Commissioners, Planning Commission, Board of Adjustment, and Utility Board, including the preparation of hearing materials. - Developed operating and sequence procedures for County Planners to follow, in order to standardize case processing methods between Planners, including the mentoring of new planners. - Led major Weld County Code rewrite efforts including the repealing and reenacting of the Subdivision Ordinance and PUD Ordinance. - Participated in many other significant Code changes to the Zoning Ordinance, 2020 Comprehensive Plan and a variety of topic-specific codes changes.
United States Forest Service Volunteer (Student) Environmental Planner	Golden, Colorado January - May 2015 - Developed a work plan, guide and template for a Regional NEPA Oversight Assessment. - Designed a marketing plan framework to gain political support regarding NEPA quality assurance. - Completed literature reviews and drafted NEPA questionnaire for the Oversight process. - Presented preliminary analysis and methods to University of Colorado Denver Planning Advisors and Forest Service Environmental staff in support of Masters Capstone project.
Larimer County - Community Development Department Planning Intern	Fort Collins, Colorado May - August 2014 - Worked with planners and code compliance officers to carry out legal lot research. - Created maps, reports and tables for Big Thompson Flood Recovery grants. - Drafted access road easement diagrams to support the Larimer County Land Use Code. - Created and codified an index for evaluating public comments for the Rural Outreach Team using citizens' responses from public meetings.



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 75 - Comprehensive Plan Advisory Committee Appointments	Nicholas Wharton, Town Manager	Nicholas Wharton, Town Manager
ACTION REQUESTED		
Management asks that the Town Council discuss the appointment of the Comprehensive Plan Advisory Committee and take action. • Actions that may be taken: ○ Move to appoint the Comprehensive Plan Advisory Committee ○ Take no action		<u>Action Requested</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
Town Management and Staff have received interest from 4 people in serving on the Comprehensive Plan Advisory Committee. The packet includes a cover letter and a resume for the candidates. The applicants have been asked to attend the Council Meeting to introduce themselves and answer questions from the Town Council.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Management recommends that the Town Council act and appoint the two individuals and the individuals on the Citizens' Advisory Board to the Comprehensive Plan Advisory Committee.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Dale Garland_CPAC Application 3.24.26 2. Stephen Olt CPAC Application 3.24.26 3. Christine McDaniel CPAC Application 3.24.26 4. Nick Vorrath_CPAC Application 3.24.26		

Print

Council, Board, Commission, or Committee Application Form - Submission #841

Date Submitted: 3/6/2026

Select the Council, Board, Commission, or Committee applying for*

Comprehensive Plan Update Committee

Personal Information

First Name*	Last Name*
Dale	Garland

Address1*

Address2

City*	State*	Zip*
Severance	CO	80550

Home Phone Number*

Occupation

retired

Email Address*

Residency Information

Length of Residency in Severance*

3 years

Are you a registered voter and a United States Citizen?*

☒ Yes

☐ No

Education and Hobbies**Hobbies**

Reading, outdoor exercise, evwwnt management

Organization Membership Information**Are you currently serving on other Boards, Commissions, or Committees?***

☒ Yes

☐ No

If yes, which

Citizens Advisory Board

Have you served on a Board, Council, Commission, or Committee before?*

☐ Yes

☒ No

If yes, which**Please list organization memberships and positions held**

In addition to what is on my resume:

I am a member of the Rotary Club of Windsor

I am a volunteer for the run.Severance/miles.beyond race series

I volunteer at Severance HS

Upload Letter of Interest*

Comp Plan LOI.docx

Upload Resume*

Severance.docx

Dale Garland

[REDACTED]

[REDACTED]

Dear Mayor Fries and the Severance Town Council,

Please accept this letter and the accompanying resume as my interest in serving on the Comprehensive Plan Update Advisory Committee. As a current member of the Citizens Advisory Board, I have learned much about the town of Severance and see serving on this advisory board as a natural extension of my being on the CAB.

Along with the town Home Rule Charter, I view the comprehensive plan as the most important foundational document that the town has. I am excited for the possibility of being a part of updating the document that the Town uses to help guide us as we grapple with the issues and factors of being a healthy and vibrant community.

In addition to my service on CAB, I believe that I have a variety of experiences that I can lend to helping evaluate, review and make recommendations for our Comprehensive Plan that Severance may find useful. Primary among these experiences is my creating a comprehensive plan for the city of Durango when I served on that community's elected city council.

Thank you for your consideration.

Dale Garland

Dale Garland
[REDACTED]
Severance, CO 80550
[REDACTED]
[REDACTED]

Be involved in work and other opportunities that utilize my interpersonal and organizational skills in meaningful ways.

Career and Job-Related Highlights

City of Durango-City Council, Mayor pro tem and Mayor, 2003-2007

- served as elected representative for community of Durango's population of 14,000
- developed Comprehensive Plan for a community of 14,000
- established policy governance objectives for implementation by city staff
- developed and implemented programs within budgetary constraints of city budget
- negotiated governance and usage agreements with county and tribal entities

Run Director, Hardrock Hundred Endurance Run, 1992-present

- directly and indirectly supervise staff of 700 people including setting up training and evaluating performance of staff towards common goal of a safe and successful event
- developed and currently help manage Hardrock 100 web site and other Hardrock social media sites (Facebook, Twitter, group list serve email)
- communicate and interact with various governmental and non-government entities such as town administration, U.S. Federal government and private land owners
- setting and managing \$198,000 annual budget
- oversaw high level of detail planning to safely conduct a 100-mile endurance run in challenging environment
- established effective management structure which delineated and delegated responsibilities to 13 areas of responsibility to help better administer event.
- negotiated \$60,000 in corporate partnership agreements for 2024 run

Retail sales and service-High Plains SCUBA, Fort Collins, 2023-present

- develop customer service relationships with Fort Collins SCUBA diving community
- communicate with people who are interested in trying SCUBA diving and introducing them to options
- assist with inventory and inventory control

Dean of Students and Student Leadership Advisor-Durango CO HS, 1993-2022

- daily clearly communicate ideas and expectations to groups and individuals
- plan, organize and administer student activity events with groups ranging from 15-500 students
- establish and monitor yearly \$25,000 budget of student leadership program (programming, logistics, and travel)
- create and plan variety of new programs to enhance student experience
- led Durango HS Student Leadership program to 10 consecutive years as a National Association of Student Councils Gold Council of Excellence
- developed and implemented leadership curriculum to foster leadership in students
- inducted into Colorado High School Activities Association Hall of Fame 2023
- awarded Colorado High School Activities Association Student Leadership Advisor of the Year
- awarded Colorado High School Activities Association Adult Leadership Adult Advisor of the Year
- recognized as Teacher of the Year, School District 9-R

Educational Background

Fort Lewis College-Bachelor of Arts Major-Psychology Minor-History Secondary Teacher
Certificate

Current Employment Status: Retired from education career, active as director of Hardrock Hundred
Endurance Run, active as owner of AIKO AIKO Sound Mobile Disc Jockey Services, part time employee-High
Plains SCUBA

Core Competencies

Communication skills
Critical thinking
Follow through/attention to detail
Innovation and intuitional skills
Long range planning
Teamwork

Creativity
Financial management skills
Human relation skills
Leadership skills
Management/supervisory skills
Training/educational skills

Print**Council, Board, Commission, or Committee Application Form - Submission #846****Date Submitted:** 3/11/2026**Select the Council, Board, Commission, or Committee applying for***

Comprehensive Plan Update Committee

**Personal Information****First Name***

Stephen

Last Name*

Olt

Address1***Address2****City***

Severance

State*

Colorado

Zip*

80550

Home Phone Number***Occupation**

Retired

Email Address***Residency Information**

Length of Residency in Severance*

2 years

Are you a registered voter and a United States Citizen?*

☒ Yes

☐ No

Education and Hobbies**Hobbies**

Horse ownership & maintenance, working out at Windsor Rec Ctr, own & walk dog

Organization Membership Information**Are you currently serving on other Boards, Commissions, or Committees?***

☒ Yes

☐ No

If yes, which

Citizen Advisory Board

Have you served on a Board, Council, Commission, or Committee before?*

☐ Yes

☒ No

If yes, which**Please list organization memberships and positions held****Upload Letter of Interest***

cover letter for Citizen
Advisory Board.docx

Upload Resume*

Stephen_Olt.docx

STEPHEN OLT

Severance, CO 80550

March 17, 2026

Nicholas Wharton
Town Manager
3 Timber Ridge Pkwy
Severance, CO 80550

Dear Nicholas,

I would like to introduce myself and to apply for an open position on the Town of Severance Comprehensive Plan Update Commission. Following is a summary of my past experiences and skills as they pertain to the Commission's requirements:

- Informed citizens in the community through neighborhood meetings, public hearings and provided research on new development in various sections of the city
- Interacted with local media informing of city development
- City liaison providing information to community members and development consultants
- As a Planner for the City of Fort Collins I was involved with understanding and using Comprehensive Plan and Plan Updates.

Attached is a resume that details my skills and experiences. I welcome the opportunity to meet with you to discuss further how my background could be a fit to work with the Town of Severance Comprehensive Plan Update Commission.. In the next few days, I'll follow up with you to confirm receipt of this application and to determine a logical next step.

Thank you for your consideration.

Sincerely,

Stephen Olt

STEPHEN OLT

Severance, CO 80550

Summary

Accomplished professional offering 22 years of experience in reviewing planning and development projects. Thorough in conducting in-depth research, performing surveys with community members, and coordinating plans and presentations in line with development needs and zoning requirements for the City of Fort Collins. Worked with city leaders, decision-makers and the public to coordinate project details and make recommendations (in association with development review staff) to City Council, the City Planning & Zoning Board, Administrative Hearing Officer or Planning Director for approval or denial decisions regarding the project. I have been appointed to the Citizen Advisory Board of the Town of Severance, CO and served with Board members for about 1 year now.

Skills

- Interacted with local media
- Site analysis
- Facilitated neighborhood meetings
- Public engagement
- Effective communication
- Teamwork
- Transportation planning
- Problem solving
- Community engagement
- Traffic impact analysis
- Commercial and residential planning
- American Society of Landscape Architects member

Experience

City Planner (Development Review)

03/1990 to 04/2012

City of Fort Collins Planning Department

Fort Collins, CO

- Received development proposals for variety of development in the City of Fort Collins, such residential, commercial, retail, parks and personal uses.
- Working with the property owners, developers, planning consultants and various departments with the City of Fort Collins development review staff I was responsible for evaluating the proposals against the City's Land Use Code, Zoning Code and active, relevant Comprehensive Plans, then prepared a Staff Report to submit to City Council, the Planning & Zoning Board or Administrative Hearing Office for review and decision.

Business Service II – Administrative Review Team

06/2012 to 03/2024

City of Fort Collins Planning Department

Fort Collins, CO

- Developed a new job working for the Planning Department entering, digitizing and uploading past & current Planning development review proposals into the City's new Laserfiche filing system. This enabled both City staff and the public to access and review City development proposals.

Citizen Advisory Board – Town of Severance, CO

08/2025 to Present

- * Part of a 7-member board that is charged with hearing and accepting comments and suggestions from various citizens and members of town organizations, then possible taking what was received to CAB and determining if the comments should be taken before Town Council for discussion and action.

Education and Military Service

Bachelor of Science: Landscape Architecture

Purdue University

08/1972

West Lafayette, IN

Military History

Honorable Discharge from US Navy 1969, served aboard two ships during the Vietnam Conflict

Print

Council, Board, Commission, or Committee Application Form - Submission #847

Date Submitted: 3/12/2026

Select the Council, Board, Commission, or Committee applying for*

Comprehensive Plan Update Committee

Personal Information

First Name*

Christine

Last Name*

McDaniel

Address1*

Address2

City*

Severance

State*

CO

Zip*

80550

Home Phone Number*

Occupation

Email Address*

Residency Information

Length of Residency in Severance*

9 years

Are you a registered voter and a United States Citizen?*

- ☒ Yes
☐ No

Education and Hobbies**Hobbies**

Baking, Photography, Socializing

Organization Membership Information**Are you currently serving on other Boards, Commissions, or Committees?***

- ☒ Yes
☐ No

If yes, which

Timber Ridge HOA

Have you served on a Board, Council, Commission, or Committee before?*

- ☒ Yes
☐ No

If yes, which

Severance Chamber of Commerce and Timber Ridge HOA

Please list organization memberships and positions held

Previously:

Board Member - Severance Chamber of Commerce

Executive Director - Severance Chamber of Commerce

Currently:

Member at Large - Timber Ridge HOA

Upload Letter of Interest*

C.McDaniel_Letter of
Interest.pdf

Upload Resume*

Christine McDaniel.pdf

Christine McDaniel
Severance, CO

[REDACTED]

[REDACTED]

3/12/2026

Dear Shani Porter,

I am writing to express my interest in serving on the Comprehensive Plan Update Committee. I have lived in this community since 2017, and during that time I have developed a strong connection to our town and a genuine interest in how it grows and evolves. I want to support a planning process that reflects the priorities and experiences of the people who live here, and I care about contributing to a balanced, thoughtful future for our community.

My background includes experience in governance, organizational planning, and community engagement through my work with the Severance Chamber of Commerce and my current service on my HOA Board. In the Chamber, I served as both a Board Member and the Administrative Lead, managing communication, supporting long-range planning efforts, handling operational needs, and working collaboratively with local businesses and residents. I have always valued gathering input, understanding the concerns of community members, and helping guide conversations toward constructive outcomes.

I approach committee participation with a collaborative, respectful, and community-centered mindset. I listen carefully, ask thoughtful questions, and strive to understand multiple perspectives before offering input. I believe planning decisions are strongest when they are transparent, grounded, and reflective of the people who live in the community.

I would welcome the opportunity to bring this approach to the Comprehensive Plan Update Committee. Thank you for your time and consideration.

Sincerely,
Christine McDaniel

Christine McDaniel

Severance, CO 80550

Summary

Community-focused leader with experience in governance, strategic planning, and organizational development across nonprofit and residential settings. Brings strong communication skills, problem-solving abilities, and experience collaborating with business leaders, community partners, and residents. Skilled at evaluating community needs, supporting long-range planning discussions, and providing thoughtful, balanced input during decision-making.

Core Competencies

- Strategic Planning & Long-Range Visioning
- Governance & Voting Oversight
- Community Engagement & Stakeholder Collaboration
- Real Estate Insight
- Problem Solving & Decision Support
- Operational Efficiency & Administrative Leadership
- Relationship Building & Partnerships
- Financial Oversight & Reporting
- Event Planning & Community Programming
- Communication & Member Support

Board & Governance Experience

Member at Large – Timber Ridge HOA

08/2025 – Present

Participate in community governance with full voting rights and active involvement in discussions related to neighborhood standards, budget considerations, and resident needs. Provide balanced input and help problem-solve issues as they arise.

Executive Director – Severance Chamber of Commerce

01/2022 – 12/2024

Led day-to-day operations, long-range planning, and organizational development for a growing regional Chamber. Oversaw membership, events, financial operations, community partnerships, and all administrative functions.

Key Contributions:

- Recruited and supported new members and ambassadors, strengthening business and community engagement.
- Organized and hosted networking events, fundraisers, ribbon cuttings, and appreciation events for Board and Ambassadors.
- Met with potential, current, and new members to support growth and retention.

- Worked closely with Town officials to align Chamber goals with community development priorities.
- Oversaw finances, including budgeting and accounting through QuickBooks Online.
- Managed the Chamber's CRM (GrowthZone): troubleshooting issues, generating reports, and maintaining member records.
- Maintained and updated the Chamber's WordPress website; created marketing materials for all events.
- Invoiced members and sponsors; managed operational workflows and administrative duties.
- Developed long-range goals and strategic plans for the organization.
- Built partnerships with regional organizations to expand business and community impact.
- Demonstrated a strong commitment to personal growth and professional development.

Board Member – Severance Chamber of Commerce

06/2021 – 12/2022

(Acted as Administrative Lead)

Provided governance oversight while supporting the Chamber's administrative and operational needs. Exercised full voting rights, represented member interests, and consistently helped resolve operational and membership issues.

Key Contributions:

- Acted as the Administrative Lead, managing email communications, scheduling, and information flow.
- Exercised full voting rights on governance, budget matters, membership policies, and strategic decisions.
- Designed and distributed resident surveys to gather input on local needs, services, and community priorities; analyzed and presented findings to Town officials to help inform planning and development discussions.
- Troubleshot operational or membership challenges; often stepped in as the problem-solver.
- Supported recruitment, onboarding, and engagement for members and ambassadors.
- Contributed to planning discussions related to growth and community partnerships.
- Collaborated with Town officials and external partners on Chamber initiatives.

References

Michelle Nelson

[REDACTED]
[REDACTED]

Severance, Colorado

Previous - VP of the Severance Chamber

Jennifer Nethery

[REDACTED]
[REDACTED]

Severance, Colorado

Previous - President of the Severance Chamber

Print

Council, Board, Commission, or Committee Application Form - Submission #848

Date Submitted: 3/12/2026

Select the Council, Board, Commission, or Committee applying for*

Comprehensive Plan Update Committee

Personal Information

First Name*

Nick

Last Name*

Vorrath

Address1*

Address2

City*

Severance

State*

CO

Zip*

80615

Home Phone Number*

Occupation

Realtor

Email Address*

Residency Information

Length of Residency in Severance*

6 Years

Are you a registered voter and a United States Citizen?*

- ☒ Yes
☐ No

Education and Hobbies**Hobbies**

Volunteering, Hiking, Biking, Disc Golf, Cornhole and being outdoors with my family.

Organization Membership Information**Are you currently serving on other Boards, Commissions, or Committees?***

- ☒ Yes
☐ No

If yes, which

I am on the Board of Directors for a charity called C3 Cares, I am nominated to be voted in next week to the Board of Directors for the Eaton Chamber of Commerce. 10 Year voting member of the Fort Collins Board of Realtors Government Affairs Committee

Have you served on a Board, Council, Commission, or Committee before?*

- ☒ Yes
☐ No

If yes, which

2016 Chair of the Fort Collins Board of Realtors Young Professionals Network, and I was on the Board of Directors for the Fort Collins Board of Realtors in 2016.

Please list organization memberships and positions held**Upload Letter of Interest***

Nick Vorrath Planning
Committee Letter of
Interest.docx

Upload Resume*

Nick VorrathResume.docx

Nick Vorrath

[REDACTED]
Severance, CO 80615

[REDACTED]
[REDACTED]
3/12/2026

Town of Severance
Comprehensive Planning Committee
Severance, CO

Dear Members of the Selection Committee,

I am writing to express my interest in serving on the Comprehensive Planning Committee for the Town of Severance. My family and I have proudly called Severance home for nearly seven years, and during that time I have developed a deep appreciation for the strong sense of community and the thoughtful growth that has shaped the town.

As a local Realtor with over 13 years of experience working throughout Northern Colorado, I have had the opportunity to see firsthand how planning decisions impact housing, neighborhoods, infrastructure, and long-term community vitality. I have also lived throughout Northern Colorado for the past 19 years, which has given me a broad perspective on how communities evolve and the importance of strategic planning that balances growth with quality of life.

Severance is a special place, and I care deeply about its future. I would welcome the opportunity to contribute my professional experience and local perspective to help guide the town's continued development in a way that is thoughtful, responsible, and aligned with the values of the community. I believe good planning requires collaboration, open dialogue, and a commitment to long-term thinking, and I would be honored to play a role in that process.

Thank you for considering my application. I would be grateful for the opportunity to serve the Town of Severance and help ensure it continues to be a great place for families and businesses to thrive.

Sincerely,

Nick Vorrath

Nick Vorrath, CNE, CMRS

[REDACTED], Severance, CO 80615
[REDACTED]

Professional Summary

Results-driven sales and real estate professional with over 20 years of experience working with clients, contracts, and complex transactions. Known for strong attention to detail, relationship building, and problem-solving skills. Extensive experience reviewing title documents, negotiating agreements, and managing high-value transactions while maintaining exceptional customer service. Seeking to contribute expertise in contract management, client relations, and operational efficiency within a growth-oriented organization.

Core Skills

- Contract and Document Review
 - Title Research and Property Documentation
 - Client Relationship Management
 - Negotiation and Sales Strategy
 - Written and Verbal Communication
 - Problem Solving and Process Improvement
 - Adaptability in Fast-Paced Environments
 - Team Collaboration and Leadership
-

Professional Experience

Real Estate Broker

C3 Real Estate Solutions — Fort Collins, CO

March 2013 – Present

- Manage residential real estate transactions from listing through closing, ensuring accuracy and compliance with contracts, disclosures, and closing documentation.
- Build and maintain strong relationships with clients, lenders, title officers, and fellow brokers to facilitate successful transactions.
- Negotiate purchase agreements and guide clients through pricing strategies, market conditions, financing considerations, and legal requirements.
- Deliver a high level of client service resulting in repeat business and long-term client relationships.

Land Technician

Inked Land Company — Loveland, CO

January 2023 – June 2024

- Conducted detailed research of contracts, leases, easements, and title records to support land acquisition and development projects.
- Collaborated with land agents and project managers to ensure accurate documentation and timely project completion.
- Prepared professional reports, agreements, business correspondence, and supporting documentation for acquisition campaigns.
- Reviewed deeds, tax assessor records, and other public records to verify ownership and property rights.

Sales Manager

Verizon Wireless / T-Mobile — Fort Collins, CO & Peoria, IL

October 2002 – January 2013

- Led and mentored retail sales teams to consistently exceed revenue and customer satisfaction goals.
- Implemented solution-based sales strategies to meet the needs of small business customers.
- Tracked team performance metrics and provided coaching to improve productivity and sales outcomes.
- Built strong client relationships through consultative sales and high-quality customer service.

Education

Ninja Selling Installation – Fort Collins, CO | May 2018

Real Estate School – Fort Collins, CO | March 2013

High School Diploma – Peoria High School, Peoria, IL | May 1999

Professional Activities & Community Involvement

- Licensed Realtor – State of Colorado
- Chair, Young Professionals Network – Fort Collins Board of Realtors (2016)
- Board of Directors – Fort Collins Board of Realtors (2016)
- Finalist, Young Professional of the Year – Fort Collins Board of Realtors (2017)
- Volunteer: Animal Friends Alliance, Weld County Food Bank, Adopt-A-Family, Fort Collins Board of Realtors initiatives



AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 97 - Ordinance 2026-02: An Ordinance of the Town Council of the Town of Severance, Colorado, Adopting the 2025 Colorado Wildfire Resiliency Code and adopting the 2025 Colorado Wildfire Resiliency Code Map	Shani Porter, Planning Director	Shani Porter, Planning Director
ACTION REQUESTED		
Town Staff requests that Town Council review, discuss, and take action on Ordinance 2026-02 adopting the 2025 Colorado Wildfire Resiliency Code and adopting the 2025 Colorado wildfire resiliency code map. Actions that may be taken: 1. Approve Ordinance 2026-02 2. Deny Ordinance 2026-02 3. Take No Action.		<u>Ordinance</u> <u>Attorney Approved</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
Senate Bill 2023-166 approved by the State established a Colorado Wildfire Resiliency Code(CWCR), which establishes minimum codes and standards for hardening structures and reducing fire risk in the defensible space surrounding structures in the Colorado wildland-urban interface ("WUI"). In the 2025 legislative session, the Colorado General Assembly enacted Senate Bill 25-142, which extended the timeframe for local governing bodies to adopt the wildfire code and to be fully compliant with the CWCR by July 1, 2026. The State has mandated that all governing bodies with jurisdiction in an area within the WUI that have the authority to adopt building codes or fire codes must adopt and enforce a code that meets or exceeds the Wildfire Code.		
PUBLIC SUPPORT/CONCERN		
None at this time		
ANALYSIS AND RECOMMENDATION		
Town Staff recognizes the danger that wildfires present ot life and property in Colorado, and finds and determines that the adoption of the CWRC and the CWRC Map promotes the safety, security, and general welfare of the Town. Town Staff also recognizes that this state-mandated adoption is an unfunded mandate. The Town will endeavor to enforce requirements that can be enforced through building standards within its budgetary allotment. However, the Town may not be responsible for enforcing standards after the issuance of the certificate of occupancy and may place the burden of		

enforcing the maintenance of the defensible space, including but not limited to fencing, landscaping, trees, and shrubbery, on the homeowner, occupant, and/or the State of Colorado.

MATERIALS SUBMITTED

The following materials were submitted and included in this packet:

1. 2026-02ORD - Ordinance to Adopt Wildfire Resiliency Code - FINAL
2. EXHIBIT A - 2025 Colorado Wildfire Resiliency Code
3. EXHIBIT B - Colorado Wildfire Resiliency Code Map

**TOWN OF SEVERANCE
ORDINANCE NO. 2026-02**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF SEVERANCE,
COLORADO, ADOPTING THE 2025 COLORADO WILDFIRE RESILIENCY CODE
AND ADOPTING THE 2025 COLORADO WILDFIRE RESILIENCY CODE MAP.**

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

WHEREAS, in the 2023 legislative session, the Colorado General Assembly enacted Senate Bill 23-166, which created the Colorado Wildfire Resiliency Code Board (the “CWRCB”) within the Colorado Department of Public Safety Division of Fire Prevention and Control (the “Division”) to ensure community safety from wildfires and establish standards to improve resiliency wildfires throughout Colorado, and such bill was signed into law on May 12, 2023; and

WHEREAS, in the 2025 legislative session, the Colorado General Assembly enacted Senate Bill 25-142, which extended the time frame for municipal jurisdictions to adopt the wildfire code and standards to nine (9) months after their adoption by the CWRCB, and allowing those municipal jurisdictions an additional three (3) months for their municipal code to be fully compliant with Senate Bill 23-166, and such bill was signed into law on June 3, 2025; and

WHEREAS, the CWRCB adopted the 2025 Colorado Wildfire Resiliency Code (the “CWRC”), a copy of which is attached hereto and incorporated herein as **Exhibit A**, on July 1, 2025, which establishes minimum regulations to safeguard life and property from the risk of wildfire; and

WHEREAS, the CWRCB also adopted a corresponding 2025 Colorado Wildfire Resiliency Code Map (the “CWRC Map”), a copy of which is attached hereto and incorporated herein as **Exhibit B**, which identifies areas in Colorado that pose a wildfire hazard and classifies those areas based on different levels of fire intensity; and

WHEREAS, the CWRC includes regulations for the exterior design, construction, and combustibility of buildings and structures (the “Structure Hardening”), but also for the area and vegetation surrounding such structures (the “Defensible Space”); and

WHEREAS, Senate Bill 25-142 requires local municipal jurisdictions to adopt the CWRC by April 1, 2026, and to have their municipal code fully compliant with the CWRC by July 1, 2026; and

WHEREAS, the Town has certain provision within the Town Municipal Code (the “Code”) that address relevant construction, safety, and fire standards, some of which are similar in effect to the Structure Hardening regulations contemplated by the CWRC, but which lacks provisions similar in effect to the Defensible Space regulations contemplated by the CWRC; and

WHEREAS, the Town may not have sufficient rules, regulations, staff, resources, or cooperative agreements in place for the inspection and enforcement of the entire CWRC; and

WHEREAS, the Town would incur significant expense to hire, train, and certify additional staff and building officials necessary to inspect and enforce compliance with the Defensible Space regulations contemplated by the CWRC; and

WHEREAS, section 29-1-304.5 of the Colorado Revised Statutes prohibits new state mandates or increases in the level of service for existing state mandates without the state providing additional monies to reimburse local government for the costs of such new mandates, and it declares such unfunded mandates shall be optional on the part of the local government; and

WHEREAS, Senate Bill 25-142 and §24-33.5-1237(2)(d), C.R.S., include a provision that allows local municipalities that do not have sufficient rules, regulations, or cooperative agreements in place to enforce the additional requirements imposed by the CWRC to request support from the Division in conducting inspections and enforcing the CWRC; and

WHEREAS, the Council recognizes the danger that wildfires present to life and property in Colorado, and it determines that the adoption of the CWRC and the CWRC Map promotes the safety, security, and general welfare of the inhabitants of the Town; and

WHEREAS, the Council finds the adoption of the CWRC and the CWRC Map is necessary to bring the Town's Code into compliance with the relevant Colorado Revised Statutes, Senate Bill 23-166, and Senate Bill 25-142; and

WHEREAS, the Council finds it appropriate and necessary for the Town to notify relevant property owners of their on-going responsibility to maintain compliance with the CWRC specifically regarding the Defensible Space; and

WHEREAS, the Council finds it appropriate for the Town to request support from the Division in conducting inspections and enforcing the additional requirements mandated by Senate Bill 23-166 and as allowed by §29-1-304.5, C.R.S., and Senate Bill 25-142; and

WHEREAS, this ordinance is enacted pursuant to the Town's home rule authority under Article XX, § 6 of the Constitution of the State of Colorado, and pursuant to the Town's police powers, in order to safeguard and preserve the public health, safety and welfare of the community.

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

Section 1. The Town Council makes and adopts the determinations and findings contained above.

Section 2. The Town Council hereby adopts the Colorado Wildfire Resiliency Code, 2025 Edition, excluding Appendices A-C, as published by the Colorado Wildfire Resiliency Code Board. A copy of the adopted version of the Colorado Wildfire Resiliency Code is attached hereto and incorporated herein as **Exhibit A**.

Section 3. The Town Council hereby adopts the corresponding Colorado Wildfire Resiliency Code Map, as published by the Colorado Wildfire Resiliency Code Board and as may

be amended from time to time by the Board. A copy of the adopted version of the Colorado Wildfire Resiliency Code Map is attached hereto and incorporated herein as **Exhibit B**.

Section 4. The Town of Severance Municipal Code Chapter 18 “Building Regulations”, Section 13 is hereby amended to add Sec. 18-13-10 through Sec. 18-13-80, which shall be known as the “Colorado Wildfire Resiliency Code” and which shall read as follows:

Sec. 18-13-10. Adoption of the Colorado Wildfire Resiliency Code. The Colorado Wildfire Resiliency Code, 2025 Edition, as published by the Colorado Wildfire Resiliency Code Board, is adopted by reference. The corresponding Colorado Wildfire Resiliency Code Map, as published by the Colorado Wildfire Resiliency Code Board and as may be amended from time to time by the Board, is also adopted by reference.

Sec. 18-13-20. Amendments.

CWRC Section 101.1 CWRC Section 101.1 [NAME OF JURISDICTION] is amended by the addition of “Town of Severance” where indicated.

CWRC Section 103.1 CWRC Section 103.1 [INSERT NAME OF DEPARTMENT] is amended by the addition of “Town of Severance Building Department” where indicated.

Sec. 18-13-30. Purpose and scope. The purpose of the Colorado Wildfire Resiliency Code is to provide minimum standards to safeguard life, limb, health, and property by regulating building, planting, and maintenance standards in the wildland-urban interface. The scope of authority goes to the International Building Codes, as amended and adopted by this Code.

Sec. 18-13-40. Homeowner, occupant, homeowner association or metropolitan district responsible for maintenance. Upon the completion of any work subject to this Code, all required defensible space shall be continuously maintained in compliance with this Code. The duty to maintain defensible space shall run with the land and shall be the responsibility of the property owner, occupant, homeowners’ association, metropolitan district, or other private entity having legal ownership or control of the property or common areas, as applicable.

Sec. 18-13-50. Town acknowledgment of state’s unfunded mandate and Town responsibilities. The Town may not have sufficient rules, regulations, or cooperative agreements in place for the inspection and enforcement of the entire Code. The Town acknowledges that this state-mandated adoption is an unfunded mandate, and the Town’s participation is optional under Sec. 29-1-304.5, C.R.S.. The Town will endeavor to enforce structure hardening requirements that can be enforced through existing building standards and within its budgetary allotment. However, the Town is not responsible for enforcing standards after the issuance of the certificate of occupancy. The Town may place the burden of inspection, enforcement, and maintenance of the defensible space, including but not limited to fencing, landscaping, trees, and shrubbery, on the homeowner, occupant, and/or the State of Colorado.

Sec. 18-13-60. Cooperative agreements authorized. The Town is authorized to enter into cooperative agreements, as defined under Sec. 24-33.5-1237, C.R.S., that provide for the enforcement of this Code.

Sec. 18-13-70. Support from the Colorado Division of Fire Prevention & Control authorized. The Town may not have sufficient rules, regulations, or cooperative agreements in place for the inspection and enforcement of the entire Code. If at any time the Town does not have sufficient rules, regulations, or cooperative agreements in place to inspect and enforce the Code, the Town is authorized to request support from the Colorado Division of Fire Prevention & Control in conducting inspections and enforcing this Code pursuant to the Division's procedures and as permitted under Sec. 24-33.5-1237(2)(d), C.R.S..

Sec. 18-13-80. Compliance date. The compliance date for this Code adoption is July 1, 2026.

Section 5. The codifier of the Severance Municipal Code is hereby authorized to amend the Town Code as specified in Section 4 of this Ordinance No. 2026-02, above, and to make any formatting or numbering changes necessary to maintain Code consistency.

Section 6. The provisions of this Ordinance are hereby declared to be severable. If any section, paragraph, clause, or provision of this Ordinance shall, for any reason, be held to be invalid or unenforceable by a court of competent jurisdiction, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 7. All orders, resolutions, or ordinances in conflict with this Ordinance are hereby repealed, only to the extent of such conflict. This repealer shall not be construed as reviving any resolution, ordinance, or part thereof, heretofore repealed.

Section 8. In accordance with Section 6.03(6) of the Town of Severance Home Rule Charter and in compliance with Senate Bill 25-142, the effective date for this ordinance shall be July 1, 2026, which shall be at least thirty (30) days after publication.

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**INTRODUCED, READ, ADOPTED, APPROVED, AND ORDERED PUBLISHED IN
FULL this 24TH day of MARCH, 2026.**

TOWN OF SEVERANCE, COLORADO

Matthew Fries, Mayor

ATTEST:

Sarah Jacobsen, Town Clerk

AFFIDAVIT OF PUBLICATION

STATE OF COLORADO)
)
COUNTY OF WELD)

I, Sarah Jacobsen, Town Clerk for the Town of Severance, do solemnly swear and affirm that I published in full a true and correct copy of **Ordinance No. 2026-02**, enacted by the Town Council on March 24, 2026, on the Town of Severance's web site, <https://www.townofseverance.org/>, on the ____ day of _____ 2026.

Witness my hand and seal this ____ day of _____ 2026.

Sarah Jacobsen
Town Clerk

[Town Seal]

EXHIBIT A

2025 COLORADO WILDFIRE RESILIENCY CODE



COLORADO
Wildfire
Resiliency
Code Board

2025

Colorado Wildfire Resiliency Code

01 June 2025



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CWRC Version 1.0

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Attributions

ATTRIBUTIONS

ALL RIGHTS RESERVED. This material contains significant portions from the 2024 International Wildland Interface Code (“2024 IWUIC”), which is a registered copyrighted work owned by the International Code Council, Inc. (the “ICC”). The 2024 IWUIC, and any and all portions thereof, have been obtained and reproduced herein with permission. The “International Code Council”, “International Wildland Interface Code”, the acronyms “ICC” and “IWUIC”, and the ICC logogram are registered trademarks and service marks of ICC. Use of these marks or the 2024 IWUIC without advance written permission from the ICC is prohibited.



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Chapter 1 - Scope and Administration

PART 1 GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title. These regulations shall be known as the Colorado Wildfire Resiliency Code as adopted by [NAME OF JURISDICTION], hereinafter referred to as “this code.”

101.2 Scope. The provisions of this code shall apply to the construction, alteration, movement, repair, maintenance and use of any building, structure or premises that contain *occupiable* and/or *habitable space*, or change in use resulting in an occupiable and/or habitable space, unless excepted, within the *wildland-urban interface* areas of Colorado, as designated in this code.

Buildings or conditions in existence at the time of the adoption of this code are allowed to have their use or occupancy continued, if such condition, use or occupancy was legal at the time of the adoption of this code, provided that such continued use does not constitute a distinct danger to life or property.

Buildings or structures moved into or within the jurisdiction shall comply with the provisions of this code for new buildings or structures.

101.2.1 Appendices. Provisions in the appendices shall not apply unless specifically adopted.

101.2.2 Factory-Built Structures (nonresidential, residential, and tiny homes). Structure hardening provisions of this code for factory-built structures as defined by sections 24-32-3302(9), (10), (11), and (35), C.R.S., are in accordance with Rules adopted by the Division of Housing in 8 CCR 1302-1, Rule 2 Codes and Standards.

101.2.3 HUD Code Homes. Homes built to the HUD Manufactured Home Construction and Safety Standards are exempt from structure hardening requirements on their first installation. Homes built to the HUD Manufactured Home Construction and Safety Standards which are moved into an applicable Wildfire Resiliency code area are subject to the provisions of this code as required by the authority having jurisdiction.

101.3 Purpose. The purpose of this code is to establish minimum regulations for the safeguarding of life and for property protection. Regulations in this code are intended to mitigate the risk to life and structures from intrusion of fire from wildland fire exposures and fire exposures from adjacent structures and to mitigate structure fires from spreading to wildland fuels. The extent of this regulation is intended to be tiered commensurate with the relative level of hazard present.

The unrestricted use of property in *wildland-urban interface* areas is a potential threat to life and property from fire and resulting erosion. Safeguards to prevent the occurrence of fires and to



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provide adequate fire protection facilities to control the spread of fire in *wildland-urban interface* areas shall be in accordance with this code.

This code shall supplement the jurisdiction's building and fire codes, if such codes have been adopted, to provide for special regulations to mitigate the fire- and life-safety hazards of the *wildland-urban interface* areas.

101.4 Retroactivity. The provisions of the code shall apply to conditions arising after the adoption thereof, conditions not legally in existence at the adoption of this code and conditions that, in the opinion of the *code official*, constitute a distinct hazard to life or property.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

101.5 Additions or alterations. Additions or alterations shall be permitted to be made to any building or structure without requiring the existing building or structure to comply with all of the requirements of this code, provided that, when the work increases the footprint of the existing structure by 500 square feet or greater, the addition or alteration conforms to that required for a new building or structure.

Exception: Provisions of this code that specifically apply to existing conditions are retroactive.

Additions or alterations shall not be made to an existing building or structure that will cause the existing building or structure to be in violation of any of the provisions of this code nor shall such additions or alterations cause the existing building or structure to become unsafe. An unsafe condition shall be deemed to have been created if an addition or alteration will cause the existing building or structure to become structurally unsafe or overloaded; will not provide adequate access in compliance with the provisions of this code or will obstruct existing exits or access; will create a fire hazard; will reduce required fire resistance or will otherwise create conditions dangerous to human life.

101.6 Roof coverings. The *roof covering* on buildings or structures in existence prior to adoption of this code that are replaced or have 25 percent or more of the surface area of the roof replaced, or where work to reconstruct, alter, or repair the *roof covering* effectively replaces such material, shall require the entirety of the *roof covering* to be replaced with a *roof covering* required for new construction specified in Sections 403.2 through 403.2.2.

Exception: Existing *roof coverings* that are compliant with Section 403.2.

101.7 Exterior walls. The exterior walls of building or structures in existence prior to adoption of this code where 25 percent or more of the total exterior wall surface area is replaced, or where work to reconstruct, alter or repair the exterior walls effectively replaces the exterior wall material, shall require the entirety of the exterior wall surface area, including attachments, to be replaced with materials required for new construction specified in Section 404.3 through 404.3.2



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and the immediate zone within 5 feet of the structure shall be made to comply with Section 503.1.

Exception: Existing exterior walls that are compliant with Section 404.3.

101.8 Maintenance. Buildings, structures, landscape materials, vegetation, *defensible space* or other devices or safeguards required by this code shall be maintained in conformance to the code edition under which installed. The owner or the owner's authorized agent shall be responsible for the maintenance of buildings, structures, landscape materials and vegetation.

SECTION 102—APPLICABILITY

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

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

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

102.4 Referenced codes and standards. The codes and standards referenced in this code are listed throughout this code. Such codes and standards shall be considered as part of the requirements of this code to the prescribed extent of each such reference and as further regulated in Sections 102.4.1 and 102.4.2.

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

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

102.5 Subjects not regulated by this code. Where applicable standards or requirements are not set forth in this code, or are contained within other laws, codes, regulations, ordinances or policies adopted by the authority having jurisdiction, compliance with applicable standards of other nationally recognized safety standards, as *approved*, shall be deemed as prima facie evidence of compliance with the intent of this code. Nothing herein shall derogate from the authority of the *code official* to determine compliance with codes or standards for those activities or installations within the code official's jurisdiction or responsibility.

102.6 Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof,



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which are not specifically provided for by this code, shall be determined by the *code official* consistent with the necessity to establish the minimum requirements to safeguard the public health, safety and general welfare.

102.7 Partial invalidity. In the event that any part or provision of this code is held to be illegal or void, this shall not have the effect of making void or illegal any of the other parts or provisions.

102.8 Existing conditions. The legal occupancy or use of any structure or condition existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the *International Fire Code* or the *International Property Maintenance Code*, or as is deemed necessary by the *code official* for the general safety and welfare of the occupants and the public.

102.9 Historic structures. A variance is authorized to be issued for the repair or rehabilitation of a historic structure or construction of a contributing structure upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure, and the variance is the minimum necessary to preserve the historic character and design of the structure, within the spirit of this code.

Exception: Within wildfire hazard areas, historic structures that do not meet one or more of the following designations:

1. Listed or preliminarily determined to be eligible for listing in the National Register of Historic Places.
2. Determined as contributing to the historical significance of a registered historic district or a district preliminarily determined to qualify as an historic district.
3. Designated as historic under a state or local historic preservation program.

102.9.1 Historic preservation exemption. The authority having jurisdiction may establish a historic preservation exemption or exemptions in their jurisdiction that consists of the spirit and intent of this code.

102.10 Work exempt from permit under this code. Exemptions from code requirements shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of the jurisdiction. Compliance with this code shall not be required for the following:

1. Interior alterations of existing structures.
2. Additions that do not increase the footprint of a structure by more than 500 square feet.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.



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5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Painting, staining and similar maintenance or restorative work.
7. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
8. *Accessory structures* and buildings of an accessory character classified as Utility and Miscellaneous Group U (including Agricultural Structures) located more than 50 feet from a structure containing *occupiable* or *habitable space*.
9. Fences located more than 8 feet from a habitable structure.
10. Any thirty-five acre parcel with only one residential structure on it that does not abut a residential or commercial area.

PART 2—ADMINISTRATION AND ENFORCEMENT

SECTION 103—CODE COMPLIANCE AGENCY

103.1 Creation of agency. The [INSERT NAME OF DEPARTMENT] is hereby created and the official in charge thereof shall be known as the *code official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

103.2 Appointment. The *code official* shall be appointed by the chief appointing authority of the jurisdiction.

103.3 Deputies. In accordance with the prescribed procedures of this jurisdiction and with the concurrence of the appointing authority, the *code official* shall have the authority to appoint a deputy *code official*, other related technical officers, inspectors and other employees. Such employees shall have powers as delegated by the *code official*.

SECTION 104—DUTIES AND POWERS OF THE CODE OFFICIAL

104.1 Powers and duties of the code official. The *code official* is hereby authorized to enforce the provisions of this code.

104.2 Determination of compliance. The *code official* shall have the authority to determine compliance with this code, to render interpretations of this code and to adopt policies and procedures in order to clarify the application of its provisions. Such interpretations, policies and procedures:

1. Shall be in compliance with the intent and purpose of this code.
2. Shall not have the effect of waiving requirements specifically provided for in this code.



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104.2.1 Technical assistance. To determine compliance with this code, the *code official* is authorized to require the owner, the owner's authorized agent or the person in possession or control of the building or premises to provide a technical opinion and report.

104.2.1.1 Costs. A technical opinion and report shall be provided without charge to the jurisdiction.

104.2.1.2 Preparer qualifications. The technical opinion and report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.1.3 Content. The technical opinion and report shall analyze the properties of the design, operation or use of the building or premises, the facilities and appurtenances situated thereon and fuel management to identify and propose necessary recommendations.

104.2.1.4 Tests. Where there is insufficient evidence of compliance with the provisions of this code, the *code official* shall have the authority to require tests as evidence of compliance. Test methods shall be as specified in this code or by other recognized test standards. In the absence of recognized test standards, the *code official* shall approve the testing procedures. Such tests shall be performed by a party acceptable to the *code official*.

104.2.2 Alternative materials, design and methods. The provisions of this code are not intended to prevent the installation of any material or to prohibit any design or method of construction not specifically prescribed by this code, provided that any such alternative has been *approved*.

104.2.2.1 Approval authority. An alternative material, design or method shall be *approved* where the *code official* finds that the proposed alternative is satisfactory and complies with Sections 104.2.2.2 through 104.2.2.7, as applicable.

104.2.2.2 Application and disposition. Where required, a request to use an alternative material, design or method of construction shall be submitted in writing to the *code official* for approval. Where the alternative material, design or method of construction is not approved, the *code official* shall respond in writing, stating the reasons the alternative was not approved.

104.2.2.3 Compliance with code intent. An alternative material, design or method of construction shall comply with the intent of the provisions of this code.



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104.2.2.4 Equivalency criteria. An alternative material, design or method of construction shall, for the purpose intended, be not less than the equivalent of that prescribed in this code with respect to all of the following, as applicable:

1. Quality.
2. Strength.
3. Effectiveness.
4. Durability.
5. Safety, other than fire safety.
6. Fire safety.

104.2.2.5 Tests. Tests conducted to demonstrate equivalency in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.5.1 Fire tests. Tests conducted to demonstrate equivalent fire safety in support of an alternative material, design or method of construction application shall be of a scale that is sufficient to predict fire safety performance of the end use configuration. Tests shall be performed by a party acceptable to the *code official*.

104.2.2.6 Reports. Supporting data, where necessary to assist in the approval of materials or assemblies not specifically provided for in this code, shall comply with Sections 104.2.2.6.1 and 104.2.2.6.2.

104.2.2.6.1 Evaluation reports. Evaluation reports shall be issued by an *approved* agency and use of the evaluation report shall require approval by the *code official* for the installation. The alternate material, design or method of construction and product evaluated shall be within the scope of the *code official's* recognition of the *approved* agency. Criteria used for the evaluation shall be identified within the report and, where required, provided to the *code official*.

104.2.2.6.2 Other reports. Reports not complying with Section 104.2.2.6.1 shall describe criteria, including but not limited to any referenced testing or analysis, used to determine compliance with code intent and justify code equivalence. The report shall be prepared by a qualified engineer, specialist, laboratory or fire safety specialty organization acceptable to the *code official*. The *code official* is authorized to require design submittals to be prepared by, and bear the stamp of, a registered design professional.

104.2.2.7 Peer review. The *code official* is authorized to require submittal of a peer review report in conjunction with a request to use an alternative material, design or



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method of construction, prepared by a peer reviewer that is *approved* by the *code official*.

104.2.3 Modifications. Where there are practical difficulties involved in carrying out the provisions of this code, the *code official* shall have the authority to grant modifications for individual cases, provided that the *code official* shall first find that one or more special individual reasons make the strict letter of this code impractical, that the modification is in conformance with the intent and purpose of this code, and that such modification does not lessen health, life and fire safety requirements. The details of the written request and action granting modifications shall be recorded and entered into the files of the code enforcement agency.

104.3 Applications and permits. The *code official* is authorized to receive applications, review construction documents and issue permits for construction regulated by this code, issue permits for operations regulated by this code, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.

104.4 Access to Property. For the purpose of inspecting and enforcing the provisions of this code and the terms and conditions of any permit issued under this code, the *code official* is authorized to enter upon private property at reasonable times and upon reasonable notice for the purpose of determining compliance with this code and to evaluate conditions relative to the permit application.

104.4.1 Authorization. The owner or occupant of the property having a permit under this code shall allow the *code official* access to the property to perform the required inspections. If access is denied, the *code official* shall apply to the Court with jurisdiction to seek authority to access the property.

104.5 Identification. The *code official* shall carry proper identification when inspecting structures or premises in the performance of duties under this code.

104.6 Notices and orders. The *code official* shall issue all necessary notices or orders to ensure compliance with this code.

104.7 Official records. The *code official* shall keep official records as required by Sections 104.7.1 through 104.7.5. Such official records shall be retained for not less than 5 years or for as long as the structure or activity to which such records relate remains in existence, unless otherwise provided by other regulations.

104.7.1 Approvals. A record of approvals shall be maintained by the *code official* and shall be available for public inspection during business hours in accordance with applicable laws.

104.7.2 Inspections. The *code official* shall keep a record of each inspection made, including notices and orders issued, showing the findings and disposition of each.



104.7.3 Code alternatives and modifications. Application for alternative materials, design and methods of construction and equipment in accordance with Section 104.2.2; modifications in accordance with Section 104.2.3; and documentation of the final decision of the *code official* for either shall be in writing and shall be retained in the official records.

104.7.4 Tests. The *code official* shall keep a record of tests conducted to comply with Sections 104.2.1.4 and 104.2.2.5.

104.7.5 Fees. The *code official* shall keep a record of fees collected and refunded in accordance with Section 106.

104.8 Liability. The *code official*, member of the board of appeals or employee charged with the enforcement of this code, while acting for the jurisdiction, in good faith and without malice in the discharge of the duties required by this code or other pertinent law or ordinance, shall not thereby be rendered personally liable, either civilly or criminally, and is hereby relieved from all personal liability for any damage accruing to persons or property as a result of an act or by reason of any act or omission in the discharge of official duties.

104.8.1 Legal defense. Any suit or criminal complaint instituted against any officer or employee because of an act performed by that officer or employee in the lawful discharge of duties and under the provisions of this code or other laws or ordinances implemented through the enforcement of this code shall be defended by legal representatives of the jurisdiction until final termination of the proceedings. The *code official* or any subordinate shall not be liable for costs in an action, suit or proceeding that is instituted in pursuance of the provisions of this code.

104.9 Approved materials and equipment. Materials, equipment and devices approved by the *code official* shall be constructed and installed in accordance with such approval.

104.9.1 Materials and equipment reuse. Materials, equipment and devices shall not be reused unless such elements are in good working order and *approved*.

104.10 Other agencies. When requested to do so by the *code official*, other officials of this jurisdiction shall assist and cooperate with the *code official* in the discharge of the duties required by this code.

SECTION 105—TEMPORARY USES, EQUIPMENT AND SYSTEMS

105.1 General. The *code official* is authorized to issue a permit for temporary uses, equipment and systems. Such permits shall be limited as to time of service, but shall not be permitted for more than 180 days. The *code official* is authorized to grant extensions for demonstrated cause.

105.2 Conformance. Temporary uses, equipment and systems shall conform to the requirements of this code as necessary to ensure health, safety and general welfare.



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105.3 Temporary service utilities. The *code official* is authorized to give permission to temporarily supply service utilities.

105.4 Termination of approval. The *code official* is authorized to terminate such permit for temporary uses, equipment and systems and to order the same to be discontinued.

SECTION 106—FEES

106.1 General. An AHJ has the authority to establish fees.

SECTION 107—STOP WORK ORDER

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

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

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

107.4 Failure to comply. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to fines established by the authority having jurisdiction.

Chapter 2 - Definitions

SECTION 201 GENERAL

201.1 Scope. Unless otherwise expressly stated, the following words and terms shall, for the purposes of this code, have the meanings shown in this chapter.

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

201.3 Terms defined in other codes. Where terms are not defined in this code and are defined in other International Codes, such terms shall have the meanings ascribed to them as in those codes.

201.4 Terms not defined. Where terms are not defined through the methods authorized by this section, such terms shall have their ordinarily accepted meanings such as the context implies.

SECTION 202 DEFINITIONS

ACCESSORY STRUCTURE. A building or structure used to shelter or support any material, equipment, chattel or occupancy other than a habitable building.

AGRICULTURAL BUILDING. A structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated or packaged, nor shall it be a place used by the public.

APPROVED. Acceptable to the *code official*.

BUILDING. Any structure intended for supporting or sheltering any occupancy.

CLASS A TESTS. Class A Tests are applicable to *roof coverings* that are expected to be effective against severe fire exposure, afford a high degree of fire protection to the *roof deck*, do not slip from position, and are not expected to present a flying brand hazard.

CODE OFFICIAL. The official designated by the jurisdiction to interpret and enforce this code, or the *code official's* authorized representative.

DEFENSIBLE SPACE. An area either natural or man-made, where material capable of allowing a fire to spread unchecked has been treated, cleared or modified to slow the rate and intensity of an advancing wildfire and to create an area for fire suppression operations to occur.



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EMBELLISHMENTS. Elements incorporated in design and construction for ornamental or decorative purpose that are not integral to the structure or structural support.

FIRE INTENSITY CLASSIFICATION. The level of fire intensity identified for areas where significant fuel hazards and associated dangerous fire behavior may exist, based upon vegetative fuels, topography, weather conditions, and flame length value.

FIRE-RESISTANCE-RATED CONSTRUCTION. The use of materials and systems in the design and construction of a building or structure to safeguard against the spread of fire within a building or structure and the spread of fire to or from buildings or structures to the *wildland-urban interface* area.

FIRE-RETARDANT-TREATED WOOD. Fire-retardant-treated wood is any wood product that, when impregnated with chemicals by a pressure process or other means during manufacture, shall have, when tested in accordance with ASTM E84 or UL 723, a listed *flame spread index* of 25 or less. The ASTM E84 or UL723 test shall be continued for an additional 20-minute period and the flame front shall not progress more than 10.5 feet beyond the centerline of the burners at any time during the test.

FLAME SPREAD INDEX. A comparative measure, expressed as a dimensionless number, derived from visual measurements of the spread of flame versus time for a material tested in accordance with ASTM E84.

FUEL MODIFICATION. A method of modifying fuel load by reducing the amount of nonfire-resistive vegetation or altering the type of vegetation to reduce the fuel load.

HABITABLE SPACE. A space in a building for living, sleeping, eating or cooking.

HEAVY TIMBER CONSTRUCTION. As described in Section 602.4 of the 2024 *International Building Code*.

HOME IGNITION ZONE. Home Ignition Zone is the home and the area around the home (or structure). The HIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

IGNITION-RESISTANT BUILDING MATERIAL. A type of building material that resists ignition or sustained flaming combustion sufficiently so as to reduce losses from wildfire exposure of burning embers and small flames.



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IGNITION-RESISTANT VEGETATION. Plants that are less likely to readily ignite from a flame or other ignition source and produce fewer embers. While they can still be damaged by fire, their foliage and stems don't significantly contribute to the intensity of the fire.

LOG WALL CONSTRUCTION. A type of construction in which exterior walls are constructed of solid wood members and where the smallest horizontal dimension of each solid wood member is not less than 6 inches. Log wall construction shall follow requirements of ICC 400.

MULTILAYERED GLAZED PANELS. Window or door assemblies that consist of two or more independently glazed panels installed parallel to each other, having a sealed air gap in between, within a frame designed to fill completely the window or door opening in which the assembly is intended to be installed.

NONCOMBUSTIBLE. As applied to building construction material means a material that, in the form in which it is used, is either one of the following:

1. Material of which no part will ignite and burn when subjected to fire.
2. Any material conforming to ASTM E136 shall be considered noncombustible within the meaning of this section.
3. For the purposes of this code, fire-rated gypsum board tested in accordance with ASTM C1396 with no less than a 1-hour fire-resistance-rating with fire exposure from the outside only is considered a noncombustible material.

OCCUPIABLE SPACE. A room or enclosed space designed for human occupancy in which individuals congregate for amusement, education or similar purposes or in which occupants are engaged at labor.

ROOF ASSEMBLY. A system designed to provide weather protection and resistance to design loads. The system consists of a *roof covering* and *roof deck* or a single component serving as both the *roof covering* and the *roof deck*. A *roof assembly* can include an underlayment, thermal barrier, ignition barrier, insulation or a vapor retarder.

ROOF COVERING. The covering applied to the *roof deck* for weather resistance, fire classification or appearance.

ROOF DECK. The flat or sloped surface not including its supporting members or vertical supports.



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SLOPE. The variation of terrain from the horizontal; the number of feet rise or fall per 100 feet measured horizontally, expressed as a percentage.

STRUCTURE. That which is built or constructed.

STRUCTURE IGNITION ZONE. Structure Ignition Zone is the structure and the area around the structure (or home). The SIZ takes into account both the potential of the structure to ignite and the quality of *defensible space* surrounding it.

TREE CROWN. The primary and secondary branches growing out from the main stem, together with twigs and foliage.

WILDLAND-URBAN INTERFACE. That geographical area where structures and other human development meets or intermingles with wildland or vegetative fuels.

Chapter 3 - Wildfire Hazard Identification

SECTION 301 GENERAL

301.1 Scope. The provisions of this chapter provide methodology to establish and record wildfire hazard based on the findings of fact to be regulated by this code.

301.2 Objective. The objective of this chapter is to provide simple baseline criteria for determining *wildland-urban interface* areas based on the wildfire hazard.

SECTION 302 WILDLAND-URBAN INTERFACE AREA DESIGNATIONS

302.1 Declaration. The AHJ shall declare the *wildland-urban interface* areas within the jurisdiction as defined by this code. The *wildland-urban interface* areas shall be based on the findings of fact.

SECTION 303 MAPPING AND APPLICABILITY

303.1 Mapping of Wildfire Hazard Areas. Wildfire Hazard shall be recorded on official maps. These maps identify areas subject to the provisions of this code and shall be available for public inspection through an accessible online platform and at designated local government offices.

303.1.1 Map. This map shall be based on a combination of factors including, but not limited to, vegetative fuels, topography, local weather patterns, and fire behavior modeling data.

303.1.2 Locally Developed Mapping. The AHJ may develop and adopt local maps designating wildfire hazard and *fire intensity classifications* within its jurisdictional boundaries in accordance with Sections 303.1 through 303.3.

303.2 Fire Intensity Classification. *Fire Intensity Classification* shall be identified on the map in accordance with Section 303.1. *Fire Intensity Classification* is determined by expected wildfire behavior, including flame length and suppression difficulty and is separated into three levels: low, moderate, and high. The identified *fire intensity classification* establishes code requirements for construction and mitigation.

303.2.1 Low Fire Intensity Classification. *Low Fire Intensity Classification* is identified in areas with light to medium surface fuels, such as grasses, shrubs, and scattered low-density vegetation. These fuels are often discontinuous, which limits flame propagation but can sustain burning under moderate weather conditions. Fires in this class may occur on gentle to moderate *slopes*, where topography begins to influence the rate of spread. Although flame lengths remain relatively small—typically less than two feet—limited spotting may occur, especially with wind. Trained firefighters with protective equipment and standard hand tools can usually suppress these fires through



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direct attack, particularly on *slopes* under 30 percent. Mechanized equipment is typically unnecessary.

Key Characteristics Include:

1. **Fuels:** Light to medium surface fuels, including grasses, shrubs, and scattered vegetation (e.g., WNL, USL fuel types).
2. **Flame Length:** Less than 2 feet.
3. **Rate of Spread:** Low, increasing with *slopes* over 20 percent.
4. **Spotting:** Very short-range spotting is possible under windy conditions.
5. **Terrain Influence:** More active fire behavior on moderate *slopes* (20 to 30 percent).
6. **Suppression Difficulty:** Easily suppressed by trained firefighters using basic protective gear and hand tools. Direct attack is effective, and mechanized support is rarely needed.

303.2.2 Moderate Fire Intensity Classification. *Moderate Fire Intensity Classification* is identified in areas with moderate to heavy fuel loads, such as dense shrubs, small trees, and accumulated ground fuels. Fires in this class present continuous horizontal and vertical fuel arrangements, allowing flames to reach up to 8 feet in length. Fire behavior is notably influenced by moderate to steep *slopes*, often accelerating the spread. Short-range spotting becomes more common, complicating suppression efforts. Ground crews typically require mechanized support, such as engines and dozers, to establish control lines. Aircraft assistance may be necessary, particularly in inaccessible terrain. There is a significant increase in the potential for property damage and risk to life, especially in *wildland-urban interface* areas.

Key Characteristics Include:

1. **Fuels:** Moderate to heavy fuels, including dense shrublands, small trees, timber litter, and canopy fuels (e.g., USH, UIH fuel types).
2. **Flame Length:** Up to 8 feet.
3. **Rate of Spread:** Moderate to high, increasing significantly on *slopes* over 30 percent.
4. **Spotting:** Short-range spotting is common.
5. **Terrain Influence:** Steep *slopes* (30 percent or greater) increase fire spread and intensity.
6. **Suppression Difficulty:** Challenging for ground crews without support from engines, dozers, or aircraft. Dozers and plows are generally effective on moderate terrain.

303.2.3 High Fire Intensity Classification. *High Fire Intensity Classification* is identified in areas with heavy, continuous fuel loads, such as dense forest canopies, thick



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understory growth, and heavy dead/downed material. Fires in this class frequently occur on steep *slopes*, often exceeding 40 percent, where topography dramatically increases the rate of spread and severity. Flame lengths can exceed 30 feet, and both short- and medium-range spotting are common, particularly in windy conditions. Direct suppression by ground crews is typically ineffective, requiring indirect attack strategies, such as backburns and aerial retardant drops. Fires in this class pose extreme risk to life, property, and firefighter safety, especially in rugged or remote areas.

Key Characteristics Include:

1. **Fuels:** Heavy fuels, including dense forests, urban core areas with heavy fuel loads, and canopy-dominated regions (e.g., WNH, USH, UCH fuel types).
2. **Flame Length:** Up to 30 feet or more.
3. **Rate of Spread:** Rapid, especially on *slopes* greater than 40 percent.
4. **Spotting:** Short-range spotting is common; medium-range spotting is possible under windy conditions.
5. **Terrain Influence:** *Slopes* over 40 percent amplify intensity and spread, creating dangerous conditions for suppression.
6. **Suppression Difficulty:** Direct attack by ground forces and dozers is generally ineffective. Indirect strategies (backburning, aerial support) are often necessary.

These fires present significant danger to life, property, and responder safety.

303.3 Applicability of Code Provisions. The requirements of this code shall apply to all parcels located within designated Wildfire Hazard Areas and corresponding *fire intensity classifications* as identified on the official maps. The level of structure hardening, *defensible space*, and other mitigation measures required shall correspond to the applicable *fire intensity classification*—Low, Moderate, or High—as established by the board.

Structures and parcels identified with low *fire intensity classification* shall be constructed and maintained in accordance with the provisions for Class 1 structure hardening and site and area requirements.

Structures and parcels identified with moderate to high *fire intensity classifications* shall be constructed and maintained in accordance with the provisions for Class 2 structure hardening and site and area requirements.

SECTION 304 GROUND-TRUTHING

304.1 Purpose. This section establishes a process for owners or the owners authorized representative to request a ground-truthing review of their property's Wildfire Hazard or *fire intensity classification* as identified on state or locally adopted maps. The intent is to provide an opportunity to verify that mapping accurately reflects current, site-specific conditions.



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304.2 Determination of Fire Intensity Classification and Code Requirements. As determined by the *code official*, the *fire intensity classification* and associated requirements shall be based on a review of the vegetative fuels on the parcel and within 300' of the parcel boundary, topography, local weather patterns, and fire behavior modeling data and in accordance with the following *fire intensity classifications*:

304.2.1 Low *Fire Intensity Classification* in accordance with Section 303.2.1

304.2.2 Moderate *Fire Intensity Classification* in accordance with Section 303.2.2

304.2.3 High *Fire Intensity Classification* in accordance with Section 303.2.3

This determination shall be made based on existing conditions or conditions that have been established by a development plan approved by the local jurisdiction. Technical documentation shall be submitted in support of such request by a qualified wildfire professional and in accordance with Section 104.2.



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Chapter 4- Structure Hardening

SECTION 401 GENERAL

401.1 Scope. Exterior design and construction of new buildings and structures within the *wildland-urban interface* areas of Colorado shall be constructed in accordance with this chapter.

Exceptions:

1. Buildings of an accessory character classified as Group U occupancy (including *agricultural buildings*) of any size located at least 50 feet from a structure containing *occupiable* or *habitable space*.
2. One-story detached accessory, nonhabitable structures, such as tool and storage sheds, playhouses and similar uses, provided that the floor area does not exceed 120 square feet and the structure is located greater than or equal to 10 feet from the nearest adjacent occupiable structure.
3. The reconstruction, replacement, alteration, or repair of the exterior walls of an existing building, when less than 25 percent of the surface area of all exterior walls is affected.
4. The reconstruction, replacement, alteration, or repair of the exterior *roof covering* of an existing building, when less than 25 percent of the surface area of the exterior *roof covering* or an attachment thereto is affected.
5. Alterations or repairs to the exterior of an existing structure, or an attachment to it, when less than twenty-five percent of the exterior of the structure is affected by the alteration or repair.
6. Additions that do not increase the footprint of a structure by more than 500 square feet.

SECTION 402 BUILDING MATERIAL

402.1 Building material. Building materials shall comply with any one of the requirements in Section 402.2 through 402.4.

402.2 Noncombustible material. *Noncombustible* material shall comply with the definition of *noncombustible* materials in Section 202.

402.3 Fire-retardant-treated wood. *Fire-retardant-treated wood* shall be identified for exterior use and shall meet the requirements of Section 2303.2 of the 2024 *International Building Code*.

402.4 Ignition-resistant building material. Material shall be tested on the front and back faces in accordance with the extended ASTM E84 or UL 723 test, for a total test period of 30 minutes, or with the ASTM E2768 test. The materials shall bear identification showing the fire test results. Panel products shall be tested with a ripped or cut longitudinal gap of 1/8 inch. The materials, when tested in accordance with the test procedures set forth in ASTM E84 or UL 723



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for a test period of 30 minutes, or with ASTM E2768, shall comply with Sections 402.4.1 through 402.4.3.3. Materials or products which melt, drip or delaminate to the extent that the flame front is interrupted are not permitted.

Exception: Materials composed of a combustible core and a noncombustible exterior covering made from either aluminum at a minimum 0.019 inch thickness or corrosion-resistant steel at a minimum 0.0149 inch thickness shall not be required to be tested with a ripped or cut longitudinal gap.

402.4.1 Flame spread. The material shall exhibit a *flame spread index* not exceeding 25.

402.4.2 Flame front. The material shall exhibit a flame front that does not progress more than 10 feet 6 inches beyond the centerline of the burner at any time during the test.

402.4.3 Weathering. *Ignition-resistant building materials* shall maintain their performance in accordance with this section under conditions of use. The materials shall meet the performance requirements for weathering (including exposure to temperature, moisture and ultraviolet radiation) contained in Sections 402.4.3.1 through 402.4.3.3, as applicable to the materials and conditions of use.

402.4.3.1 Evaluation requirements for weathering. Fire-retardant-treated wood, wood-plastic composite materials and plastic lumber materials shall be evaluated after weathering in accordance with Method A “Test Method for Accelerated Weathering of Fire-Retardant-Treated Wood for Fire Testing” in ASTM D2898.

402.4.3.2 Wood-plastic composite materials. Wood-plastic composite materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D7032 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.

402.4.3.3 Plastic lumber materials. Plastic lumber materials shall also demonstrate acceptable fire performance after weathering by the following procedure: first testing in accordance with ASTM E1354 at an incident heat flux of 50 kW/m² in the horizontal orientation, then weathering in accordance with ASTM D6662 and then retesting in accordance with ASTM E1354 and exhibiting an increase of no more than 10 percent in peak rate of heat release when compared to the peak heat release rate of the nonweathered material.



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SECTION 403 CLASS 1 STRUCTURE HARDENING

403.1 General. Class 1 structure hardening shall be in accordance with Sections 403.2 through 403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a low fire hazard severity.

403.2 Roofing. Roofs shall have a *roof covering* or *roof assembly* classified as Class A when tested in accordance with ASTM E108 or UL 790.

403.2.1 Flame and ember protection of roofs. For roof assemblies where the roof covering profile creates a space between the roof covering and roof deck, the space shall resist the entry of flames and embers by one or more of the following methods:

1. Firestopping with noncombustible material of the space between the roof covering and the roof deck.
2. Installation of one layer of cap sheet complying with ASTM D3909 over the combustible roof deck.
3. Installation of a listed Class A classified roof assembly.

403.2.2 Roof valley flashings. Valley flashings shall be not less than 0.019 inch (No. 26 galvanized sheet gage) corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of cap sheet complying with ASTM D3909 running the full length of the valley.

403.3 Gutters and downspouts. Gutters and downspouts shall be constructed of *noncombustible* material.

403.4 Ventilation Openings. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be in accordance with Section 403.4.1 or Section 403.4.2 as applicable.

403.4.1 Performance Requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.
2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.
3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

403.4.2 Prescriptive Requirements. Ventilation openings for enclosed attics, enclosed rafter spaces, and underfloor spaces shall be covered with *noncombustible* 404.3 corrosion-resistant mesh with openings not to exceed 1/8-inch.



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SECTION 404 CLASS 2 STRUCTURE HARDENING

404.1 General. Class 2 structure hardening shall be in accordance with Sections 404.2 through 404.10.1 as well as the provisions of Class 1 structure hardening in Sections 403.2-403.4.2 and shall apply to buildings and structures hereafter constructed, modified or relocated into or within areas of the *wildland-urban interface* having a moderate or high fire hazard severity. See also Sections 101.6-101.7.

404.2 Protection of eaves. Eaves and soffits shall be protected on the exposed underside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, 2-inch nominal dimension lumber, or 1 inch nominal *fire-retardant-treated wood* or 3/4 inch nominal fire-retardant-treated plywood, identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*. Fascias are required and shall be protected on the backside by *noncombustible material, ignition-resistant materials*, or by materials approved for not less than 1-hour *fire-resistance-rated construction, 5/8-inch Type X drywall*, or 2- inch nominal dimension lumber.

404.3 Exterior Walls. Exterior walls of buildings or structures shall be constructed with one of the following methods:

1. Exterior wall assemblies with a minimum of 1-hour fire-resistance rating, rated for exposure on the exterior side.
2. *Approved noncombustible materials.*
3. *Heavy timber or log wall construction.*
4. *Noncombustible materials* complying with Section 402.2 on the exterior side.
5. *Fire-retardant treated wood* complying with Section 402.3 on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.
6. Ignition-resistant materials complying with Section 402.4 on the exterior side.

Such material shall extend from the top of the foundation to the underside of the eave or the underside of the roof sheathing.

Exceptions:

1. Exterior wall *embellishments* and architectural trim (exclusive of trim on exterior windows and doors) not to exceed 5 percent of the square footage of the exterior wall.
2. Roof or wall top cornice projections and similar assemblies.
3. Solid wood rafter tails and solid wood blocking installed between rafters having minimum dimension 2 inch nominal.

404.3.1 Exterior Wall Coverings. Exterior wall coverings shall be limited to the following:

1. *Noncombustible materials.*
2. *Fire-retardant-treated wood.*
3. *Ignition-resistant building materials.*



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Exception: Where options 1 or 2 in section 404.3 are used, vinyl siding may be used as an exterior covering.

404.3.2 Flashing. A minimum of 6 inches of metal flashing or *noncombustible* material applied vertically between the wall sheathing and the exterior cladding shall be installed at the ground, decking, and roof intersections.

Combustible sheathing products exposed by the gap created at the base of the exterior walls, posts, or columns must be protected with *noncombustible material* or *ignition-resistant building materials* while still permitting drainage and moisture control from behind exterior cladding.

404.4 Underfloor enclosure. Buildings or structures shall have underfloor areas enclosed to the ground or comply with exterior walls in accordance with Section 404.3.

404.5 Decking. Unenclosed decks shall have the deck walking surface constructed of one of the following:

1. *Approved noncombustible* materials
2. Class A rated material

Exception: Composite decking material with a minimum of Class B rating

3. *Fire-retardant-treated wood* identified for exterior use and meeting the requirements of Section 2303.2 of the 2024 *International Building Code*
4. *Ignition-resistant building materials* in accordance with Section 402.4.

404.6 Appendages and Projections. Appendages and projections shall be constructed in accordance with Section 404.3.

404.7 Exterior Glazing. Exterior windows, window walls and glazed doors, windows within exterior doors, and skylights shall be tempered glass, *multilayered glazed panels*, glass block or have a fire protection rating of not less than 20 minutes.

404.8 Exterior Doors. Exterior doors shall be *approved noncombustible* construction, solid core wood not less than 1 ¾-inches thick, or have a fire protection rating of not less than 20 minutes. Windows within doors and glazed doors shall be in accordance with Section 404.7.

Exception: Vehicle access doors.

404.9 Vehicle Access Door Perimeter Gap. Exterior vehicle access doors shall resist the intrusion of embers from entering by preventing gaps between doors and door openings, at the head, sill, and jamb of doors from exceeding ⅛ inch as approved by the AHJ.

Gaps between doors and door openings shall be controlled by one of the following methods:

1. Weather-stripping products made of materials that: (a) have been tested for tensile strength in accordance with ASTM D638 (Standard Test Method for Tensile Properties of Plastics) after exposure to ASTM G155 (Standard Practice for Operating Xenon Arc Light Apparatus for Exposure of Non-Metallic Materials) for a period of 2,000 hours, when the maximum allowable difference in tensile strength values between exposed and



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non-exposed samples does not exceed 10 percent; and (b) exhibit a V-2 or better flammability rating when tested to UL 94 (Standards for Tests for Flammability of Plastic Materials for Parts in Devices and Appliances).

2. Door overlaps onto jambs and headers.
3. Garage door jambs and headers covered with metal flashing.

404.10 Detached Accessory Structures. Detached *accessory structures* located less than 50 feet from a building containing *habitable* or *occupiable space* shall have exterior walls constructed in accordance with Section 404.3 through 404.3.2.

404.10.1 Underfloor areas. Where the detached structure is located and constructed so that the structure or any portion thereof projects over a descending *slope* surface greater than 10 percent, the area below the structure shall have underfloor areas enclosed to within 6 inches of the ground, with exterior wall construction in accordance with Section 404.3 or underfloor protection in accordance with Section 404.4 or with 1/8-inch metal corrosion-resistant screen with a hardened zone within 5 feet.

Exception: The enclosure shall not be required where the underside of exposed floors and exposed structural columns, beams and supporting walls are protected as required for exterior 1-hour *fire-resistance-rated construction*, *heavy timber construction*, *noncombustible* materials on the exterior side, or *fire-retardant-treated wood* on the exterior side. The *fire-retardant-treated wood* shall be labeled for exterior use and meet the requirements of Section 2303.2 of the 2024 *International Building Code*.



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Chapter 5- Site and Area Requirements

SECTION 501 GENERAL

501.1 Scope. The provisions of this chapter shall apply to parcels subject to this code.

501.2 Reference. As needed, the *code official* shall refer to the Home Ignition Zone (HIZ) Guide as developed by the Colorado State Forest Service.

Where conflicts occur between provisions of this code and the HIZ Guide, the provisions of this code shall govern. The provisions of this code, as applicable, shall take precedence over the provisions in the referenced standard.

SECTION 502 CLASS 1 REQUIREMENTS

502.1 Structure Ignition Zone 1 (0-5 feet): Immediate Zone

502.1.1 Objective. This zone is designed to reduce or eliminate ember ignition and direct flame contact with the structure, decks, stairs, and attachments.

502.1.2 Materials. Use *noncombustible*, hard surface materials in this zone, such as rock, gravel, sand, concrete, bare earth or stone/concrete pavers.

Exception: Ignition-resistant plantings, per an approved list by the AHJ that is not less than that created by the Colorado State Forest Service, are allowed in the Immediate Zone.

502.1.3 Plantings. Remove all plantings including shrubs, slash, combustible mulch and other woody debris, with the exception of ignition-resistant vegetation.

502.1.4 Trees. There shall be no planting of new trees in the immediate zone. Mature trees of no less than 10-inch diameter at 4.5 feet above ground level may be maintained.

Tree crowns extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.

502.2 Site Signage

502.2.1 Marking of roads. *Approved* signs or other *approved* notices shall be provided and maintained for access roads and driveways to identify such roads and prohibit the obstruction thereof.

502.2.2 Marking of fire protection equipment. Fire protection equipment and fire hydrants shall be clearly identified in a manner *approved* by the *code official* to prevent obstruction.



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502.2.3 Address markers. Buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located in a manner *approved* by the *code official*.

502.3 Retaining Walls

502.3.1 Retaining Walls. Retaining walls shall be constructed with either *noncombustible* or ignition-resistant materials when any of the following conditions exist:

1. The retaining wall is within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure.
2. The retaining wall is integral to the support of a structure regulated by this code.
3. The retaining wall is integral to the egress from a structure regulated by this code to a public way, easement, or private road.

502.4 Fencing

502.4.1 Fencing. Fencing within 8 feet of a structure regulated by this code or up to the property line when the property line is less than 8 feet away from the structure shall be constructed with *noncombustible* or ignition-resistant materials.

Exception: Vinyl fencing. Vinyl fencing may be allowed.

SECTION 503 CLASS 2 REQUIREMENTS

503.1 General. Class 2 site and area requirements shall be in accordance with Sections 503.2 through 503.3.2 and include all requirements of Class 1 in Sections 502.1 through 502.4.

503.2 Structure Ignition Zone 2 (5-30 feet) Intermediate Zone

503.2.1 Objective. This zone is designed to give an approaching fire less fuel, which will help reduce its intensity as it gets nearer to structures.

503.2.2 Dead Materials. Within the *fuel modification* area, hazardous dead plant material must be removed from live vegetation.

503.2.3 Fuels Accumulation. Avoid large accumulations of surface fuels such as logs, branches, slash and combustible mulch.

503.2.4 Trees. *Tree crowns* extending to within 10 feet of any structure shall be pruned to maintain a minimum clearance of 10 feet.

Prune tree branches to a height of 6-10 feet from the ground or a third of the total height of the tree, whichever is less.



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503.2.4.1 Tree Spacing. *Tree crowns* within this zone shall be spaced to prevent structure ignition and promote fuel discontinuity to limit fire spread.

503.2.5 Shrubs. Shrub groups within this zone shall be spaced to prevent structure ignition. Shrubs shall be at least 10 feet away from the edge of tree branches.

503.3 Structure Ignition Zone 3 (30-100 feet) Expanded Zone

503.3.1 Objective. This zone focuses on mitigation that keeps fire on the ground.

503.3.2 Tree Spacing. *Tree crowns* within this zone shall be spaced at a minimum of 6-10 feet.



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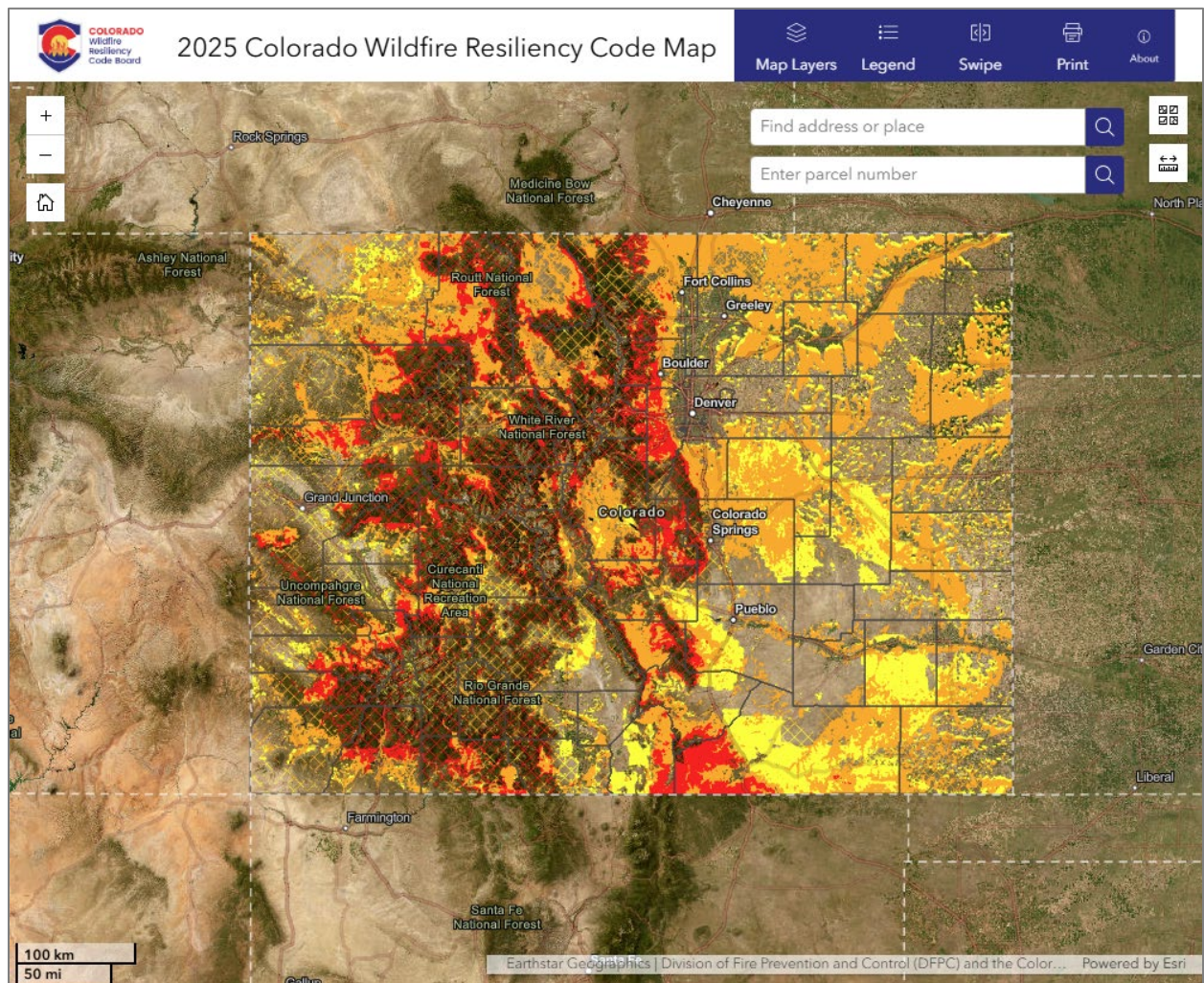


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EXHIBIT B

2025 COLORADO WILDFIRE RESILIENCY CODE MAP

<https://dfpc.colorado.gov/sections/wildfire-resiliency-code-board>





AGENDA ITEM SUMMARY

AGENDA ITEM	SUBMITTED BY	PRESENTED BY
Pg. 139 - NISP Twenty-Second Interim Agreement Participation	Nicholas Wharton, Town Manager	Nicholas J. Wharton, MPA, ICMA-CM
ACTION REQUESTED		
Town Management asks the Town Council to review and discuss the Twenty-Second Interim Agreement Participation Letter and take action. • Actions that may be taken: ○ Move to approve NISP Participation Amount ○ Take No Action and No Longer Participate in NISP		<u>Action Requested</u> <u>Attorney Approved</u> <u>Discussion</u>
BRIEF HISTORY OF ITEM		
BRIEF SUMMARY		
The budget for the Twenty-Second Interim Agreement has been revised to \$12,450,000, down from the \$29,900,000 amount approved last year and the \$14,930,000 amount proposed. A memorandum is attached to this letter that explains the details, rationale, and amount of each line item within the budget. Accordingly, the NISP Enterprise requests that each Participant complete the form below to (1) state the amount of NISP Units that should be listed in its respective Twenty-Second Interim Agreement and (2) expressly confirm the amount of NISP Units it is reducing in participation and therefore forfeiting under the terms of the NISP Phase 1 Agreement. Northern Water requests that each participant complete and return this information in writing by March 30, 2026. The final Twenty-Second Interim Agreement will then be distributed to each Participant in early April for final execution by May 6, 2026.		
PUBLIC SUPPORT/CONCERN		
None at this time.		
ANALYSIS AND RECOMMENDATION		
Town Management asks that the Town Council take action and move to approve the amount of participation they would like for the NISP Twenty-Second Interim Agreement.		
MATERIALS SUBMITTED		
The following materials were submitted and included in this packet: 1. Revised NISP Participants Letter re 22nd Interim Agreement _with revised budget		

NISP Twenty-Second Interim Agreement Unit Form

Return by March 30, 2026 to Lisa Thompson, lthompson@troutlaw.com and Davis Wert, dwert@troutlaw.com.

1. Amount of NISP Units to include in Twenty-Second Interim Agreement for Participant:

_____ NISP Units

2. Amount of NISP Units to be forfeited by Participant:

_____ NISP Units

Response Submitted by:

Participant: _____

Signature: _____

Printed Name: _____

Title: _____

Date: _____



MEMORANDUM

To: Northern Integrated Supply Project Participants
From: Carl Brouwer, Northern Water
Date: March 13, 2026
Subject: REVISED Twenty Second NISP Interim Agreement Budget Narrative

The Twenty-Second NISP Interim Agreement will extend NISP activities from May 1, 2026, through December 31, 2026. The budget for the items summarized below totals **\$12,450,000**, which is less than half of the previously Participant-approved budget of \$29,900,000 that was developed in the summer of 2025.

In late 2025 and early 2026, NISP staff worked to develop an updated budget reflecting delays in the interim agreements and uncertainties in project participation. The first budget revision was distributed to Participants on March 6, 2026 in the amount of \$14,930,000 and reflected a one-year delay to the construction start date. The original \$29,900,000 budget assumed a construction start date of Fall 2026, while the revised budget reflected a construction start date of Fall 2027. At the March 11 Participant meeting, the revised budget of \$14,930,000 was discussed, and the consensus was to reduce that amount while maintaining the planned construction start date of Fall 2027. Following that discussion, NISP staff further refined the budget, resulting in the proposed \$12,450,000 total.

The budget items summarized below represent the primary work activities needed to maintain project progress through the remainder of 2026 while aligning with the Participants' direction to reduce the overall budget where feasible. These items generally fall into several categories: advancing final design and construction cost development, fulfilling existing contractual or regulatory obligations, progressing time-sensitive permitting and environmental compliance activities, securing necessary property interests, and supporting project financing and administration. Together, these efforts will help maintain the planned construction schedule, improve cost certainty for upcoming construction packages, and support key project decisions, contracting actions, and financing preparations anticipated during 2026. The following items summarize the proposed budget allocations for these activities.

- Glade Final Design, \$4,000,000 – The Glade area designs by Black & Veatch/AECOM are progressing from 90% to 99% for final Issue-for-Bid (IFB) and State Engineer approval sets. IFB sets are being prepared for the Glade Embankment and Forebay, Glade Pump Plant, and the Munroe Canal Bypass packages. Contractors will be preselected in May and then will be invited to bid these packages in summer of 2026 with bids received in the fall of 2026. Additionally, the design of the Glade Inlet Canal (GIC) will progress from 30% to 60% and will be provided to the GIC Construction Manager/ General Contractor (CMGC) for development of a 60% cost estimate.

Through these efforts, greater budget predictability and additional cost confidence will be obtained to prepare for allotment contracts and final financing.

- Glade Inlet Canal CMGC, \$600,000 – Flatiron/Dragados has been selected as the CMGC contractor for the GIC. Their work in 2026 includes design input, constructability analysis, risk register preparation, innovation evaluation, and cost estimate development.
- Highway 287 CMGC, \$100,000 – The Highway 287 Relocation CMGC contractor, SEMA, will prepare the final construction cost estimate for Highway 287 work, including updating equipment and labor rates and a final Guaranteed Maximum Price (GMP).
- Highway 287 Consultant Work, \$50,000 – The Highway 287 Relocation consultants, Muller as the engineer and Stanton as the Independent Cost Estimator, will review the final construction cost estimate prepared by the CMGC contractor and verify quantities, methodologies, and equipment and labor rates.
- NISP Delivery Pipeline Design, \$300,000 – The NISP pipeline consultant, Dewberry, will continue to provide time-sensitive design development in coordination with developments and roadway improvement projects. In addition, based upon updated participation estimates, Dewberry will revise pipeline sizing and associated cost estimates.
- TRIC Design/Coordination, \$200,000 – NISP has a contractual obligation with the Cache la Poudre Reservoir Company to reimburse for design services associated with the Timnath Inlet Canal diversion.
- Environment and Mitigation, \$2,150,000 – This item includes a number of time-sensitive obligations including Preble's Mouse habitat credit payment (\$1,018,000), wetland credit payment (\$830,000), cultural resource mapping and site treatment and agency coordination (\$300,000), and other environmental permit compliance activities.
- Water Quality Sampling, Testing, and Studies, \$100,000 – NISP will continue to collect and analyze water quality samples along the Poudre River and the South Platte River at Kersey in accordance with the State of Colorado 401 Water Quality Certification requirements. The information will help inform future water quality adaptive management strategies as well as treatability requirements.
- Financing Consultant and Bond Counsel, \$100,000 – The NISP finance consultant, Piper Sandler, will continue to update the finance plan and the resulting debt service estimate for the project. The project bond counsel - Squire, Patton, Boggs - will continue to provide support and legal advice on the financing plan and preparation of the WIFIA application.

- Pipeline Easements and Property, \$1,700,000 – This activity includes the acquisition of pipeline easements for properties where offers have been made, appraisals have been completed, or easements may be necessary for future casing installations. It is not anticipated that additional easements beyond these will be acquired in 2026 unless timing considerations make earlier acquisition necessary.
- Land/ Easement Appraisal and Title - \$50,000 – This activity includes appraisal consultant support and title company services for the aforementioned easement acquisition process.
- Northern Water Labor and Indirect, \$1,600,000 – Northern Water staff will continue to assist in project design and construction contract advancement, environmental permitting compliance, pipeline easement acquisition, participant relations, and project management. The budget is based upon the monthly average of the past year for seven months of billing.
- Trout Raley Legal, \$400,000 – Northern Water’s legal adviser, Trout Raley, and subconsultant, Beltzer & Bangert, will continue to provide support services for NISP, including Participant share acquisition and reassignment, interim agreement and allotment contract development, easement acquisition legal assistance, and permitting support. The budget is based upon the monthly average of the past year for seven months of billing.
- Contingency/Other 10%, \$1,100,000 – As with past interim agreements, a 10% contingency/other amount is included to account for unanticipated costs that may occur relative to the above items or additional initiatives approved by the NISP Participants which advance the goals of this interim agreement.

Items removed from the revised 2026 budget include the limited notice to proceed for Glade Contractors, NISP Treatability Study, and installation of Delivery Pipeline Casings. The Glade Contractors’ limited notice to proceed and NISP Treatability Study are now anticipated to begin in early 2027. The casings that were originally going to be installed via open cut in 2026 will now likely be installed using tunneled or trenchless methods during delivery pipeline construction.

The table below summarizes the budget items described above for the planned NISP activities from May 2026 through December 2026.

Item	Budget
Glade Final Design	\$ 4,000,000
Glade Inlet Canal GMGC	\$ 600,000
HW 287 CMGC	\$ 100,000
HW 287 Consultants	\$ 50,000
NISP Delivery Pipeline Design	\$ 300,000
TRIC Design/ Coordination	\$ 200,000
Environment & Mitigation	\$ 2,150,000
WQ Sample Testing/Studies	\$ 100,000
Financing Consultant/Bond Counsel	\$ 100,000
Pipeline Easements/Property	\$ 1,700,000
Land/ Easements Appraisal & Title	\$ 50,000
Northern Water Labor	\$ 1,100,000
Northern Water Indirect	\$ 500,000
Legal	\$ 400,000
Contingency/Other 10%	\$ 1,100,000
Total	\$ 12,450,000