



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, October 07, 2024 at 7:00 PM

MISSION STATEMENT: Enhancing the quality of life of our residents, businesses, and visitors through community focused leadership.

AGENDA

CALL TO ORDER

Pledge of Allegiance

ROLL CALL

AGENDA APPROVAL

SPECIAL PRESENTATIONS

1. Business of the Month
2. Employee Introductions

PUBLIC COMMENT

Members of the audience are invited to speak at the Council meeting. Public Comment is reserved for citizen comments on items not contained on the Public Hearing portion of the agenda. Citizen comments are limited to five (5) minutes per speaker. When several people wish to speak on the same position on a given item, they are requested to select a spokesperson to state that position.

CONSENT AGENDA

The Consent Agenda is a group of routine matters to be acted on with a single motion and vote. Council or staff may request an item be removed from the Consent Agenda and placed on the Regular Agenda for discussion.

- [3.](#) September 16, 2024 Meeting Minutes
- [4.](#) Resolution No. 2024-44 Concerning the Administration of Oaths of Office by the Chief of Police
- [5.](#) Resolution No. 2024-45 Acknowledging Receipt of the 2025 Preliminary Budget
- [6.](#) September 2024 List of Bills

TOWN MANAGER REPORT

- [7.](#) Town Manager's Report

TOWN ATTORNEY REPORT

NEW BUSINESS

- [8.](#) Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Granary Metropolitan District Nos. 1 and 3-9

PUBLIC HEARING

- [9.](#) Ordinance No. 2024-259: Prohibiting the Burning of Garbage and Refuse in the Town of Johnstown.
- [10.](#) Resolution 2024-46 for Filing No. 1 Final Plat and Final Development Plan for Subdivision Case No. SUB22-0008
- [11.](#) Resolution 2024-47: Approving the Service Plan for Mallard Ridge Metropolitan Districts Nos. 1-4

COUNCIL REPORTS AND COMMENTS

MAYOR’S COMMENTS

INFORMATIONAL ITEMS

- [12.](#) Informational Items

ADJOURN

AMERICANS WITH DISABILITIES ACT NOTICE

In accordance with the Americans with Disabilities Act and other applicable laws, persons who need accommodation in order to attend or participate in this meeting should contact Town Hall at 970-587-4664 no later than 48 hours before the meeting in order to request such assistance.

De conformidad con la Ley de Discapacitados Estadounidenses y otras leyes vigentes, los individuos que necesitan adaptaciones funcionales para asistir o participar en esta reunión deberán comunicarse con la Municipalidad marcando el 970 587- 4664 a lo más tardar 48 horas antes de dicha reunión para solicitarla.



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TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, September 16, 2024 at 7:00 PM

MINUTES

CALL TO ORDER

Mayor Duncan called the September 16, 2024 Council meeting to order and invited those able to join in the Pledge of Allegiance.

Pledge of Allegiance

ROLL CALL

Mayor Duncan noted a community member with a special presentation, noting the special qualities that this individual possesses. Mayor Duncan noted that Johnstown is a Community that Cares and provided encouragement to the family.

Present:

Councilmember Menzies
Councilmember Molinar
Councilmember Morris
Councilmember Paranto
Mayor Pro Tem Young
Mayor Duncan

Absent:

Councilmember Berg

AGENDA APPROVAL

Mayor Pro Tem Young moved to approve the agenda

Councilmember Morris seconded and the motion passed.

PUBLIC COMMENT

There was no public comment.

CONSENT AGENDA

Councilmember Menzies moved to approve the consent agenda

Councilmember Paranto seconded and the motion passed.

1. September 4, 2024 Meeting Minutes
2. Ordinance No. 2024-255: Approving The Archdiocese Annexation No. 4-5
3. Ordinance No. 2024-256: Approving H-A Zoning for The Archdiocese Annexation No. 4-5
4. Annexation Agreement for The Archdiocese Annexation No. 4-5

5. August 2024 Financial Statements

TOWN MANAGER REPORT

Matt LeCerf, Town Manager, offered to answer any questions Council may have.

Council asked if there was any additional feedback on the traffic issues related to the high school. Mr. LeCerf noted that the school district is not asking for a three way stop, and they've stated the board is acceptable to how the traffic stands as a solution is progressing.

Council asked if there was a reason for the change. which Mr. LeCerf noted the assumption is human nature with individuals most likely changing their arrival and departure times.

TOWN ATTORNEY REPORT

There was no Town Attorney Report.

PUBLIC HEARING

6. Welty Ridge

A. Resolution 2024-42 Approving The Final Subdivision Plat and Final Development Plan for Welty Ridge Filing No. 2

B. Subdivision Development and Improvement Agreement for Welty Ridge Filing No. 2

Mayor Duncan opened the public hearing.

Jeremy Gleim, Planning and Development Director, presented the hearing to Council noting the location of the proposed annexation, at the west side of I-25 and Highway 60. The outline development plan was approved in 2021 to set the overarching development guidelines. Mr. Gleim noted that filing No. 1 was approved in 2021, where Buc-ee's currently sits. The remainder of the land was reserved for future subdivision.

Council asked if bike lanes were included. The applicant noted the road standards were given to the developer by the Town, noting CR 48 bike lanes included and the slip-out for the roundabouts planned.

Reasons for a bike lane not being placed over I-25 were discussed but also noted should be deferred to CDOT, with the applicant noting a sidewalk over the DDI may be safer than a bike lane.

Clarification of the addresses of the development, regarding the town listed on the mailing addresses. It was noted that the Post Master General sets the boundaries for mailing addresses, and resetting those boundaries generally does not happen.

Mayor Duncan opened public comment for this item of those in favor or those opposed, to which there was none.

Mayor Duncan closed public comment.

Mayor Duncan closed the public hearing.

Councilmember Morris moved to Approve resolution No. 2024-42 Approving the Final Subdivision Plat and Final Development Plan for Welty Ridge Filing No 2

Councilmember Paranto seconded and the motion passed.

Councilmember Paranto moved to approve the Subdivision Development and Improvement Agreement for Welty Ridge Filing No. 2

Councilmember Morris seconded and the motion passed.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto noted he is expecting twins, and Council offered congratulations.

Councilmember Young expressed thanks to Town staff for the work of staff during the temporary shut down work at the Water Plant. A loss of a Police Officer in Milliken was noted, and condolences were expressed.

Councilmember Menzies noted a request for an ordinance on banning the sale of puppies in parking lots. Ms. Rocklin noted she will bring forward an ordinance for review. Inquiries on the tolls on the new HOV lanes on I-25 were questioned. Mr. LeCerf noted he will reach out to CDOT. Behavioral Health was noted they gave out over 3.7 million dollars in grants in Larimer County.

MAYOR'S COMMENTS

Mayor Duncan expressed gratitude for those who attended the meeting.

INFORMATIONAL ITEMS

Informational items were included in the packet.

7. Informational Items

ADJOURN

Mayor Duncan adjourned the meeting at 7:38 pm.

Michael P. Duncan, Mayor

Hannah Hill, Town Clerk



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TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: October 7, 2024

SUBJECT: Resolution No. 2024-44, Concerning the Administration of Oaths of Office by the Chief of Police.

ATTACHMENTS: 1. Resolution No. 2024-44

PRESENTED BY: Jeff Strossner, Chief of Police

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is a resolution to authorize the Chief of Police to administer the Oath of Office to police department personnel.

Taking the law enforcement oath of office is often recognized as a near sacred event establishing the authority of the peace officer. The Chief of Police seeks to formally administer the oath of office to new hire Town of Johnstown Police Department (JPD) officers and those who are newly promoted. The tradition of being sworn in followed by a badge pinning ceremony celebrates and commemorates the officer's entrance into employment with the JPD and acceptance of the responsibilities. For those being promoted, the oath symbolizes a career milestone and the acceptance of greater responsibility assumed by promotion. Currently these oaths of office are administered by the Town Clerk.

Colorado CRS § 24-12-103 defines who may administer oaths or affirmations. In addition to specific job titles, such as judge, justice, clerk and deputy clerk, the law allows "a person designated by the governing body" to administer oaths. The attached resolution designates, "...the Chief of Police of the Town of Johnstown Police Department to administer oaths of office to Town police officers, code enforcement officers, and all other law enforcement personnel subject to an oath of office...".

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
 - *Strengthen public trust and confidence*
 - *Be an employer of choice that attracts dedicated team members, passionate about Johnstown*
- Safe & Welcoming community
 - *Provide and maintain public safety services and awareness in our community*

LEGAL ADVICE:

The Town Attorney prepared the resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Staff recommends approval of Resolution No. 2024-44.

Reviewed and Approved for Presentation,



Town Manager

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2024-44**

**RESOLUTION CONCERNING THE ADMINISTRATION OF
OATHS OF OFFICE BY THE CHIEF OF POLICE**

WHEREAS, the Town of Johnstown, Colorado (the “Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Section 24-12-103, C.R.S., provides that the governing body of a municipality may designate persons authorized to administer oaths of office; and

WHEREAS, the Town Manager recommends that the Town Council designate the Chief of Police of the Johnstown Police Department to administer oaths of office to Town police officers, code enforcement officers and all other law enforcement personnel subject to an oath of office; and

WHEREAS, based on the recommendation of the Town Manager, the Town Council desires to authorize such designation; and

WHEREAS, the Town Council finds that adoption of this Resolution is in the best interests of the Town.

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

1. The Chief of Police of the Johnstown Police Department is hereby authorized to administer oaths of office to Town police officers, code enforcement officers and all other law enforcement personnel subject to an oath of office.
2. This Resolution shall be effective upon its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Michael P. Duncan, Mayor



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Item #5.

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: October 7, 2024

SUBJECT: Resolution No. 2024-45 Acknowledging the Receipt of the 2025 Preliminary Budget

ATTACHMENTS: 1. Resolution No. 2024-45

PRESENTED BY: Mitzi McCoy, Deputy Town Manager

AGENDA ITEM DESCRIPTION:

The Town of Johnstown Municipal Code, Section 4-2 states that “No later than October 15th of each year, the Town Manager, as designated by the Town Council and required by Colorado Law, shall submit to the Town Council the proposed annual budget for the ensuing fiscal year.” The attached Resolution 2024-45 acknowledges that the Council was in receipt of the preliminary 2025 Budget document prior to the required date as the document was/will be presented to the Council at two separate work sessions, held on September 30, 2024, and October 15, 2024.

The budget in its entirety has been included with this resolution and has been made available to the public for inspection at Town Hall and on the Town’s website.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
 - *Strengthen public trust and confidence*

LEGAL ADVICE:

The Town Attorney drafted the resolution.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Resolution No. 2024-45.

Reviewed and Approved for Presentation,



Town Manager

The Community that Cares

TOWN OF JOHNSTOWN, COLORADO

RESOLUTION NO. 2024-45

**A RESOLUTION OF THE TOWN OF JOHNSTOWN, COLORADO,
ACKNOWLEDGING RECEIPT OF THE FY 2025 PRELIMINARY BUDGET**

WHEREAS, the preliminary budget for FY 2025 was provided to the Council for review on September 22, 2024; and,

WHEREAS, the general fund, parks and open space fund, street and alley fund, library fund, and drainage fund will be presented to the Town Council on October 15, 2024, during a budget work session; and

WHEREAS, the water fund, sewer fund, cemetery fund, recreation fund, tax allocation fund, capital facilities fund, conservation trust fund, and arts & culture fund were presented to the Town Council on September 30, 2024, during a budget work session.

NOW THEREFORE, BE IT RESOLVED by the Town Council of the Town of Johnstown, Colorado that:

Section 1. The Preliminary Budget for 2025 was provided to the Town Council on September 22, 2024 with budget work sessions held on September 30, 2024 and October 15, 2024.

Section 2. Effective Date. This resolution shall become effective immediately upon adoption.

Section 3. Repealer. All resolutions, or parts thereof, in conflict with this resolution are hereby repealed, provided that such repealer shall not repeal the repealer clauses of such resolution nor revive any resolution thereby.

Section 4. Certification. The Town Clerk shall certify to the passage of this resolution and make not less than one copy of the adopted resolution available for inspection by the public during regular business hours.

INTRODUCED, READ, PASSES, AND ADOPTED THIS 7th DAY OF OCTOBER, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Michael P. Duncan, Mayor

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025**

GENERAL FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Council	40,300	369,200	7,000	510,160	926,660	2,500,000	-	-	3,426,660
Events	136,350	23,720	4,800	161,250	326,120	-	-	-	326,120
Town Manager	2,230,600	510,580	176,495	156,860	3,074,535	-	-	-	3,074,535
Town Clerk	506,800	114,700	40,100	9,600	671,200	-	-	-	671,200
Finance	681,100	286,330	24,800	5,100	997,330	-	-	-	997,330
Planning	784,000	380,945	43,800	8,600	1,217,345	-	-	-	1,217,345
Engineering	1,119,800	40,150	45,790	32,800	1,238,540	-	-	-	1,238,540
Police	5,670,850	457,910	372,600	237,600	6,738,960	365,000	3,338,000	-	10,441,960
Public Works	683,200	78,100	90,200	33,600	885,100	-	-	-	885,100
Buildings	-	441,300	8,000	69,900	519,200	4,875,000	-	-	5,394,200
Reimbursements	-	350,000	-	-	350,000	-	-	-	350,000
Totals	11,853,000	3,052,935	813,585	1,225,470	16,944,990	7,740,000	3,338,000	-	28,022,990

Total Cash Available \$ 62,033,213

Ending Fund Balance \$ 34,010,223

% of Total Budget	42.30%	10.89%	2.90%	4.37%	60.47%	27.62%	11.91%	0.00%	100.00%
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General Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
GENERAL FUND REVENUES						
Advalorem Taxes						
10.01.3110.00	Property Taxes - Weld	4,269,954	11,759,083	11,772,423	11,759,083	8,827,189
10.01.3112.00	Property Taxes - Larimer	4,750,213	6,209,267	6,229,987	6,209,267	5,853,949
	Subtotal	9,020,167	17,968,350	18,002,410	17,968,350	14,681,138
Sales Tax						
10.01.3120.00	Sales Tax - State	13,963,348	8,504,127	12,500,000	14,500,000	15,000,000
10.01.3122.00	Use Tax - Building	2,062,341	2,623,807	1,000,000	2,780,000	1,000,000
	Subtotal	16,025,689	11,127,934	13,500,000	17,280,000	16,000,000
Excise Tax						
10.01.3130.00	Lodging Tax	169,037	99,046	100,000	115,000	105,000
10.01.3150.00	Tobacco Tax	42,158	11,290	20,000	20,000	20,000
10.01.3160.00	Severance Tax	702,525	390,970	150,000	390,970	150,000
	Subtotal	913,719	501,306	270,000	525,970	275,000
Franchise Tax						
10.01.3180.00	Franchise Tax-Cable	31,204	16,213	25,000	25,000	25,000
10.01.3182.00	Franchise Tax - Electric & Gas	612,336	376,954	550,000	550,000	550,000
	Subtotal	643,539	393,167	575,000	575,000	575,000
Licenses, Permits, & Service Charges						
10.01.3210.00	Business Licenses	17,896	17,380	12,000	18,000	18,000
10.01.3215.00	Contractors Licenses	37,125	37,950	25,000	39,000	30,000
10.01.3220.00	Dog License/Fees	1,105	1,145	1,500	1,170	1,000
10.01.3230.00	Liquor License	6,096	5,699	4,500	5,700	6,000
10.01.3510.00	Abatement Fees	170	-	2,000	-	-
10.01.3515.00	Plastic Bag Fees	12,323	8,130	5,000	9,000	4,000
10.01.3520.00	Administrative Fees	2,377	883	2,000	2,000	2,000
10.01.3530.00	Building Permits	1,906,355	1,717,223	1,100,000	1,990,000	1,400,000
10.01.3548.00	Zoning/Subdivision Fees	-	2,000	-	2,000	-
10.01.3565.00	Facility Rental Fees	9,330	3,420	3,500	4,000	4,000

General Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
	<u>GENERAL FUND REVENUES</u>	<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
10.01.3750.00	Police Facilities Development Fees	611,659	425,964	324,725	435,500	334,190
10.01.3760.00	Public Facilities Impact Fees	1,284,700	923,459	713,075	936,000	734,110
	Subtotal	3,889,137	3,143,254	2,193,300	3,442,370	2,533,300
	Fines, Forfeitures, & Pd Fees					
10.01.3310.00	Court Revenues	242,578	183,084	190,000	250,000	240,000
10.01.3320.00	Court Surcharge	38,221	29,060	25,000	38,000	35,000
10.01.3330.00	Restitution	-	25	-	25	-
	Subtotal	280,799	212,169	215,000	288,025	275,000
	Other Revenues					
10.01.3960.00	Interest Income	2,454,865	2,042,936	500,000	2,500,000	900,000
10.01.3970.00	Misc Revenue	19,883	21,182	10,000	22,000	10,000
10.01.3985.00	Refund Of Expenditures	1,149,076	711,124	350,000	720,000	350,000
10.01.3990.00	Rent Income	7,800	5,200	-	7,800	7,800
10.01.3995.00	Unrealized Gain	795,532	-	-	-	-
	Subtotal	4,427,156	2,780,442	860,000	3,249,800	1,267,800
	Revenue From Other Agencies					
10.01.3410.00	Grants - Federal	956,915	-	-	-	-
10.01.3420.00	Royalties	216,374	65,308	50,000	68,000	50,000
10.01.3440.00	State Grants	89,843	19,241	-	1,000,000	-
	Subtotal	1,263,132	84,549	50,000	1,068,000	50,000
	Events & Community Activities					
10.01.3953.00	Donations/Community Activities	507	250,087	20,000	255,000	40,000
10.01.3955.00	Insurance Proceeds	2,368	-	-	-	-
	Subtotal	2,875	250,087	20,000	255,000	40,000
	Total Fund Revenues	36,466,214	36,461,257	35,685,710	44,652,515	35,697,238

General Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>GENERAL FUND REVENUES</u>				<u>Budget</u>		
Intragovernmental Revenues						
10.01.3999.00	To Library	(1,370,248)	(1,594,630)	(2,491,362)	(2,491,362)	(2,023,124)
10.01.3999.00	To Sewer Fund	(50,000,000)	-	-	3,000,000	1,000,000
10.01.3999.00	To Water Fund	-	-	(50,700,000)	(50,700,000)	-
10.01.3999.00	To Parks	-	(1,000,000)	(1,000,000)	(1,000,000)	(2,000,000)
10.01.3999.00	To Rec Center	(329,929)	(513,700)	(503,000)	(503,000)	(505,000)
10.01.3999.00	To Tax Fund	(501,027)	(650,061)	(700,000)	(700,000)	(1,750,000)
10.01.3999.00	From Library	15,640	38,793	37,395	50,800	-
10.01.3999.00	To Arts Fund	-	-	-	-	-
Subtotal		(52,185,565)	(3,719,598)	(55,356,967)	(52,343,562)	(5,278,124)
TOTAL FUND REVENUES W/TRANSFERS		(15,719,351)	32,741,659	(19,671,256)	(7,691,047)	30,419,114
UNRESTRICTED CASH BALANCE FORWARD						31,614,098
TOTAL ANTICIPATED FUNDS AVAILABLE						62,033,213

General Fund - Legislative

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
10.10.4001.00	Salaries	38,977	30,103	60,500	60,500	36,500
10.10.4010.00	Payroll Taxes	2,982	2,824	4,500	4,500	2,600
10.10.4025.00	Workers Compensation	38	349	400	400	1,200
	Total Personnel Services	41,997	33,275	65,400	65,400	40,300
	<u>Contractual Services</u>					
10.10.4100.00	Audit	9,000	8,500	40,000	15,000	40,000
10.10.4135.00	Other Contractual Services	8,294	4,158	40,000	35,000	50,000
10.10.4140.00	Postage	-	9	-	-	-
10.10.4145.00	Printing & Advertising	12,281	10,953	7,000	12,000	10,000
10.10.4150.00	Professional Services	161,449	56,021	260,000	250,000	250,000
10.10.4170.00	Telephone	-	569		1,100	1,200
10.10.4180.00	Travel & Training	6,120	14,977	18,000	10,000	\$18,000
	Total Contractual Services	197,144	95,187	365,000	323,100	369,200
	<u>Commodities</u>					
10.10.4310.00	Computers & Software	3,171	14,122	5,000	16,000	3,000
10.10.4385.00	Supplies - General	4,264	942	1,500	1,500	1,500
10.10.4400.00	Supplies - Office	2,134	347	2,500	2,500	2,500
	Total Commodities	9,568	15,411	9,000	20,000	7,000
	<u>Other Charges</u>					
10.10.4530.00	Election Expenses	-	49,609	46,000	49,609	160
10.10.4540.00	Insurance	113,481	90,191	90,200	90,200	134,000
10.10.4560.00	Memberships & Subscriptions	38,949	44,194	77,000	77,000	92,000
10.10.4570.00	Miscellaneous	157,276	178,101	272,500	272,500	284,000
	Total Other Charges	309,707	362,096	485,700	489,309	510,160
	<u>Capital - \$5,000/item min.</u>					
10.10.4850.00	Land	-	3,857,176	-	3,957,000	-
10.10.4890.00	Other Improvements	665,309	650,000	1,000,000	650,000	2,500,000
	Total Capital	665,309	4,507,176	1,000,000	4,607,000	2,500,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Total Budget Request	1,223,725	5,013,145	1,925,100	5,504,809	3,426,660

General Fund - Town Manager Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
Town Manager - Combined						
	<u>Personnel Services</u>					
10.20.4001.00	Salaries	643,333	396,285	893,300	893,300	1,097,500
10.20.4002.00	Overtime	-	495	-	500	-
10.20.4010.00	Payroll Taxes	46,115	28,841	68,650	68,650	83,900
10.20.4020.00	Unemployment Taxes	-	1,790	7,700	7,700	9,400
10.20.4025.00	Workers Compensation	2,793	7,189	9,700	12,000	14,200
10.20.4030.00	Group Insurance	93,879	46,082	119,125	119,125	151,000
10.20.4035.00	Retirement Contribution	59,370	41,614	107,500	107,500	131,700
10.20.4040.00	Automobile Allowance	5,200	2,875	6,000	6,000	6,000
10.20.4045.00	Cell Phone Allowance	1,669	288	1,900	1,900	1,900
	Total Personnel Services	852,358	525,459	1,213,875	1,216,675	1,495,600
	<u>New Personnel</u>					
10.20.4001.00	Salaries	-	-	-	-	500,500
10.20.4010.00	Payroll Taxes	-	-	-	-	38,300
10.20.4020.00	Unemployment Taxes	-	-	-	-	4,500
10.20.4025.00	Workers Compensation	-	-	-	-	3,900
10.20.4030.00	Group Insurance	-	-	-	-	127,700
10.20.4035.00	Retirement Contribution	-	-	-	-	60,100
	Total New Personnel	-	-	-	-	735,000
	<u>Contractual Services</u>					
10.20.4135.00	Other Contractual Services	\$118,131	\$11,368	\$146,000	\$115,000	\$192,300
10.20.4140.00	Postage	840	32	6,550	1,160	1,150
10.20.4145.00	Printing & Advertising	83,229	37,135	86,600	85,000	79,000
10.20.4150.00	Professional Services	146,676	79,163	165,000	166,010	157,500
10.20.4170.00	Telephone & Internet	2,670	2,429	15,800	15,000	24,730
10.20.4180.00	Travel & Training	28,461	23,964	54,850	41,250	55,900
	Total Contractual Services	380,008	154,090	474,800	423,420	510,580

General Fund - Town Manager Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Commodities					
10.20.4310.00	Computers & Software	27,570	132,105	145,150	169,450	136,240
10.20.4330.00	Fuel & Lubricants	504	403	4,250	3,450	3,550
10.20.4385.00	Supplies - General	1,900	917	4,000	3,250	21,255
10.20.4400.00	Supplies - Office	10,480	6,698	11,900	8,750	14,450
10.20.4440.00	Supplies - Fleet	-	2	-	-	1,000
	Total Commodities	40,454	140,125	165,300	184,900	176,495
	Other Charges	17,419	7,216	9,000	9,000	19,000
10.20.4540.00	Insurance					
10.20.4560.00	Memberships & Subscriptions	5,921	17,245	25,160	25,160	9,960
10.20.4570.00	Miscellaneous	54,868	43,641	153,300	135,700	127,900
	Total Other Charges	78,208	68,102	187,460	169,860	156,860
	Capital - \$5,000/item min.					
10.20.4830.00	Equipment	6,385	-	-	-	-
10.20.4840.00	Infrastructure	53,052	-	-	-	-
10.20.4860.00	Vehicles	-	33,384	76,000	76,000	-
	Total Capital	59,437	33,384	76,000	76,000	-
Total Combined Budget Request		1,410,465	921,159	2,117,435	2,070,855	3,074,535

General Fund - Town Manager Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
<u>Town Manager</u>						
	<u>Personnel Services</u>					
10.20.4001.00	Salaries	643,333	529,718	893,300	893,300	1,097,500
10.20.4002.00	Overtime	-	1,263	-	500	-
10.20.4010.00	Payroll Taxes	46,115	38,572	68,650	68,650	83,900
10.20.4020.00	Unemployment Taxes	-	1,790	7,700	7,700	9,400
10.20.4025.00	Workers Compensation	2,793	10,782	9,700	12,000	14,200
10.20.4030.00	Group Insurance	93,879	62,126	119,125	119,125	151,000
10.20.4035.00	Retirement Contribution	59,370	56,986	107,500	107,500	131,700
10.20.4040.00	Automobile Allowance	5,200	3,875	6,000	6,000	6,000
10.20.4045.00	Cell Phone Allowance	1,669	388	1,900	1,900	1,900
	Total Personnel Services	852,358	705,499	1,213,875	1,216,675	1,495,600
	<u>New Personnel</u>					
10.20.4001.00	Salaries	-	-		-	500,500
10.20.4010.00	Payroll Taxes	-	-		-	38,300
10.20.4020.00	Unemployment Taxes	-	-		-	4,500
10.20.4025.00	Workers Compensation	-	-		-	3,900
10.20.4030.00	Group Insurance	-	-		-	127,700
10.20.4035.00	Retirement Contribution	-	-		-	60,100
10.20.4040.00	Automobile Allowance	-	-	-	-	-
	Total New Personnel	-	-	-	-	735,000
	<u>Contractual Services</u>					
10.20.4120.00	Employee Education	-	-	-	-	-
10.20.4135.00	Other Contractual Services	76,035	3,168	131,000	100,000	\$150,800
10.20.4140.00	Postage	835	23	1,000	1,000	1,000
10.20.4145.00	Printing & Advertising	7,924	-	1,500	1,500	1,500
10.20.4150.00	Professional Services	146,147	45,319	50,000	50,000	55,000
10.20.4170.00	Telephone & Internet	1,599	959	12,300	12,300	19,890
10.20.4180.00	Travel & Training	10,896	10,932	27,500	22,000	27,500

General Fund - Town Manager Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Total Contractual Services	243,437	60,401	223,300	186,800	255,690
	<u>Commodities</u>					
10.20.4310.00	Computers & Software	16,578	65,569	50,000	75,000	51,100
10.20.4330.00	Fuel & Lubricants	454	374	3,400	3,000	3,000
10.20.4385.00	Supplies - General	1,522	267	2,500	1,700	15,000
10.20.4400.00	Supplies - Office	9,256	3,863	10,000	5,000	12,000
10.20.4440.00	Supplies - Fleet	-	2	-	-	1,000
	Total Commodities	27,810	70,075	65,900	84,700	82,100
	<u>Other Charges</u>					
10.20.4540.00	Insurance	17,419	7,216	9,000	9,000	19,000
10.20.4560.00	Memberships & Subscriptions	1,832	15,959	22,100	22,100	4,000
10.20.4570.00	Miscellaneous	37,442	34,371	130,000	110,000	100,000
	Total Other Charges	56,693	57,546	161,100	141,100	123,000
	<u>Capital - \$5,000/item min.</u>					
10.20.4830.00	Equipment	6,385	-	-	-	-
10.20.4860.00	Vehicles	-	33,384	76,000	76,000	-
	Total Capital	6,385	33,384	76,000	76,000	-
	Total Budget Request	1,186,683	926,905	1,740,175	1,705,275	2,691,390

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
<u>Communications</u>						
	<u>Contractual Services</u>					
10.24.4140.00	Postage	-	-	400	-	-
10.24.4145.00	Printing & Advertising	71,192	36,984	80,000	80,000	75,000
10.24.4150.00	Professional Services	500	806	-	1,000	2,500
10.24.4170.00	Telephone & Internet	681	1,192	1,400	1,400	2,040
10.24.4180.00	Travel & Training	4,645	2,038	10,000	5,000	8,000
	Total Contractual Services	77,018	41,020	91,800	87,400	87,540
	<u>Commodities</u>					
10.24.4310.00	Computers & Software	4,608	35,685	48,700	48,000	33,600
10.24.4330.00	Fuel & Lubricants	-	-	350	350	350
10.24.4385.00	Supplies - General	220	19	-	50	-
10.24.4400.00	Supplies - Office	1,006	1,936	500	2,400	1,000
	Total Commodities	5,834	37,640	49,550	50,800	34,950
	<u>Other Charges</u>					
10.24.4560.00	Memberships & Subscriptions	1,780	340	1,090	1,090	1,500
10.24.4570.00	Miscellaneous	527	2,297	-	2,400	-
	Total Other Charges	2,307	2,637	1,090	3,490	1,500
	Total Budget Request	85,159	81,297	142,440	141,690	123,990

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
<u>Economic Development</u>						
	<u>Contractual Services</u>					
10.26.4140.00	Postage	-	9	5,000	10	-
10.26.4145.00	Printing & Advertising	4,113	151	4,100	3,000	1,500
10.26.4150.00	Professional Services	30	33,030	115,000	115,000	100,000
10.26.4170.00	Telephone & Internet	124	-	700	700	1,400
10.26.4180.00	Travel & Training	7,445	4,164	8,600	5,500	7,000
	Total Contractual Services	11,711	37,354	133,400	124,210	109,900
	<u>Commodities</u>					
10.26.4310.00	Computers & Software	5,230	10,548	15,770	15,770	17,240
10.26.4330.00	Fuel & Lubricants	50	30	500	100	200
10.26.4385.00	Supplies - General	-	-	-	-	5,255
10.26.4400.00	Supplies - Office	101	-	100	50	450
	Total Commodities	5,381	10,578	16,370	15,920	23,145
	<u>Other Charges</u>					
10.26.4560.00	Memberships & Subscriptions	1,805	946	1,040	1,040	2,900
10.26.4570.00	Miscellaneous	3,501	2,863	7,600	7,600	7,400
	Total Other Charges	5,306	3,809	8,640	8,640	10,300
	<u>Capital - \$5,000/item min.</u>					
10.26.4840.00	Capital - Infrastructure	53,052	-	-	-	-
	Total Capital	53,052	-	-	-	-
	Total Budget Request	75,450	51,740	158,410	148,770	143,345

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
<u>Human Relations</u>						
	<u>Contractual Services</u>					
10.28.4135.00	Other Contractual Services	42,096	8,200	15,000	15,000	41,500
10.28.4140.00	Postage	5	-	150	150	150
10.28.4145.00	Printing & Advertising	-	-	1,000	500	1,000
10.28.4150.00	Professional Services	-	8	-	10	-
10.28.4170.00	Telephone & Internet	266	278	1,400	600	1,400
10.28.4180.00	Travel & Training	5,475	6,829	8,750	8,750	13,400
	Total Contractual Services	47,843	15,315	26,300	25,010	57,450
	<u>Commodities</u>					
10.28.4310.00	Computers & Software	1,155	20,303	30,680	30,680	34,300
10.28.4385.00	Supplies - General	158	630	1,500	1,500	1,000
10.28.4400.00	Supplies - Office	117	899	1,300	1,300	1,000
	Total Commodities	1,429	21,832	33,480	33,480	36,300
	<u>Other Charges</u>					
10.28.4560.00	Memberships & Subscriptions	504	-	930	930	1,560
10.28.4570.00	Miscellaneous	13,398	4,110	15,700	15,700	20,500
	Total Other Charges	13,902	4,110	16,630	16,630	22,060
	Total Budget Request	63,173	41,257	76,410	75,120	115,810

General Fund - Town Clerk Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
10.30.4001.00	Salaries	228,772	167,482	269,400	269,400	280,300
10.30.4002.00	Overtime	-	88	500	500	500
10.30.4010.00	Payroll Taxes	16,360	12,140	20,600	20,600	21,400
10.30.4020.00	Unemployment Taxes	-	-	2,750	2,750	2,800
10.30.4025.00	Workers Compensation	782	2,401	4,600	4,600	4,800
10.30.4030.00	Group Insurance	40,380	20,295	56,700	56,700	40,550
10.30.4035.00	Retirement Contribution	19,623	17,793	31,600	31,600	34,100
	Total Personnel Services	305,916	220,199	386,150	386,150	384,450
	<u>New Personnel</u>					
10.30.4001.00	Salaries	-	-	-	-	77,000
10.30.4010.00	Payroll Taxes	-	-	-	-	5,900
10.30.4020.00	Unemployment Taxes	-	-	-	-	1,100
10.30.4025.00	Workers Compensation	-	-	-	-	750
10.30.4030.00	Group Insurance	-	-	-	-	28,300
10.30.4035.00	Retirement Contribution	-	-	-	-	9,300
	Total New Personnel	-	-	-	-	122,350
	<u>Contractual Services</u>					
10.30.4135.00	Other Contractual Services	16,160	8,406	9,000	13,561	14,000
10.30.4140.00	Postage	4,424	2,303	2,000	2,668	2,500
10.30.4145.00	Printing & Advertising	1,023	1,609	1,050	1,800	2,000
10.30.4150.00	Professional Services	59,819	34,695	80,000	70,000	80,000
10.30.4160.00	Rents	530	115	1,000	200	500
10.30.4170.00	Telephone & Internet	1,441	1,134	2,100	1,834	6,200
10.30.4180.00	Travel & Training	3,982	530	5,000	2,200	9,500
	Total Contractual Services	87,379	48,792	100,150	92,263	114,700
	<u>Commodities</u>					
10.30.4310.00	Computers & Software	29,825	18,781	41,000	36,800	36,250

General Fund - Town Clerk Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
10.30.4330.00	Fuel & Lubricants	126	36	200	100	200
10.30.4400.00	Supplies - Office	2,833	489	3,000	2,800	3,650
	Total Commodities	32,784	19,306	44,200	39,700	40,100
	<u>Other Charges</u>					
10.30.4540.00	Insurance	9,980	2,568	2,600	2,600	3,800
10.30.4560.00	Memberships & Subscriptions	417	777	700	800	800
10.30.4570.00	Miscellaneous	27	8,829	8,500	8,260	5,000
	Total Other Charges	10,425	12,174	11,800	11,660	9,600
	Total Budget Request	436,504	300,471	542,300	529,773	671,200

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
10.40.4001.00	Salaries	150,124	143,417	263,150	263,150	484,800
10.40.4002.00	Overtime	11	300	1,200	1,000	500
10.40.4010.00	Payroll Taxes	10,702	10,020	20,300	20,300	37,300
10.40.4020.00	Unemployment Taxes	-	-	2,420	2,420	4,800
10.40.4025.00	Workers Compensation	670	2,020	4,400	3,400	5,000
10.40.4030.00	Group Insurance	31,573	27,086	64,450	45,000	90,100
10.40.4035.00	Retirement Contribution	14,074	15,946	31,800	31,800	58,300
10.40.4045.00	Cell Phone Allowance	300	194	300	300	300
	Total Personnel Services	207,454	198,983	388,020	367,370	681,100
	<u>Contractual Services</u>					
10.40.4135.00	Other Contractual Services	158,721	251,080	285,000	285,000	270,300
10.40.4140.00	Postage	1,681	419	200	2,000	2,500
10.40.4145.00	Printing & Advertising	-	-	2,500	1,800	2,500
10.40.4150.00	Professional Services	15,719	4	100	100	100
10.40.4170.00	Telephone & Internet	1,813	1,388	4,200	2,500	4,430
10.40.4180.00	Travel & Training	3,454	88	6,000	3,000	6,500
	Total Contractual Services	181,389	252,979	298,000	294,400	286,330
	<u>Commodities</u>					
10.40.4310.00	Computers & Software	13,203	12,359	16,400	15,000	20,800
10.40.4400.00	Supplies - Office	4,259	1,550	3,500	3,500	4,000
	Total Commodities	17,462	13,909	19,900	18,500	24,800
	<u>Other Charges</u>					
10.40.4540.00	Insurance	1,452	2,069	2,100	2,100	4,000
10.40.4560.00	Memberships & Subscriptions	65	190	600	600	600
10.40.4570.00	Miscellaneous	176	6,314	2,500	1,500	500
	Total Other Charges	1,693	8,573	5,200	4,200	5,100

General Fund - Finance Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Total Budget Request	407,997	474,445	711,120	684,470	997,330

General Fund - Events

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
10.35.4001.00	Salaries	-	-	78,950	-	88,500
10.35.4010.00	Payroll Taxes	-	-	6,150	-	6,600
10.35.4020.00	Unemployment Taxes	-	-	700	-	850
10.35.4025.00	Workers Compensation	-	-	1,000	-	1,100
10.35.4030.00	Group Insurance	-	-	28,900	-	28,300
10.35.4035.00	Retirement Contribution	-	-	9,600	-	10,700
10.35.4045.00	Cell Phone Allowance	-	-	300	-	300
	Total Personnel Services	-	-	125,300	-	136,350
	<u>Contractual Services</u>					
10.35.4135.00	Other Contractual Services	-	-	11,250	-	320
10.35.4140.00	Postage	-	-	50	-	-
10.35.4145.00	Printing & Advertising	-	130	3,000	500	18,500
10.35.4170.00	Telephone	-	-	700	-	900
10.35.4180.00	Travel & Training	-	-	4,000	-	4,000
	Total Contractual Services	-	130	19,000	500	23,720
	<u>Commodities</u>					
10.35.4310.00	Computers & Software	-	-	4,700	4,700	3,300
10.35.4385.00	Supplies - General	-	-	1,000	-	1,000
10.35.4400.00	Supplies - Office	-	-	500	-	500
	Total Commodities	-	-	6,200	4,700	4,800
	<u>Other Charges</u>					
10.35.4540.00	Insurance	-	613	700	700	700
10.35.4560.00	Memberships & Subscriptions	-	-	550	550	550
10.35.4570.00	Miscellaneous	-	11,634	100,000	35,000	160,000
	Total Other Charges	-	12,247	101,250	36,250	161,250
	<u>Capital - \$5,000/item min.</u>					

General Fund - Events

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
10.35.4860.00	Vehicles	-	-	30,000	-	-
	Total Capital	-	-	30,000	-	-
	Total Budget Request	-	12,377	281,750	41,450	326,120

General Fund - Planning Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
10.50.4001.00	Salaries	329,667	271,527	508,100	462,100	558,300
10.50.4002.00	Overtime	10	85	1,500	1,500	1,000
10.50.4010.00	Payroll Taxes	23,300	19,349	38,650	38,650	42,700
10.50.4020.00	Unemployment Taxes	-	-	5,250	5,250	5,300
10.50.4025.00	Workers Compensation	1,186	4,344	8,950	8,950	11,500
10.50.4030.00	Group Insurance	70,220	44,001	103,900	103,900	98,300
10.50.4035.00	Retirement Contribution	27,826	20,159	53,600	53,600	66,900
	Total Personnel Services	452,209	359,465	719,950	673,950	784,000
	<u>Contractual Services</u>					
10.50.4120.00	Employee Education	-	-	-	-	1,425
10.50.4135.00	Other Contractual Services	308,395	177,756	303,000	303,000	317,120
10.50.4137.00	Contractual - Restricted Bill Back	-	259	-	300	-
10.50.4140.00	Postage	1,238	569	-	600	-
10.50.4145.00	Printing & Advertising	356	186	5,000	200	-
10.50.4150.00	Professional Services	611	-	-	-	45,000
10.50.4170.00	Telephone & Internet	2,107	1,835	4,900	3,200	4,400
10.50.4180.00	Travel & Training	947	2,954	10,000	5,500	13,000
	Total Contractual Services	313,654	183,559	322,900	312,800	380,945
	<u>Commodities</u>					
10.50.4310.00	Computers & Software	27,713	26,264	37,200	37,200	40,400
10.50.4400.00	Supplies - Office	1,857	1,729	3,400	3,400	3,400
	Total Commodities	29,570	27,994	40,600	40,600	43,800
	<u>Other Charges</u>					
10.50.4540.00	Insurance	4,502	4,000	4,100	4,002	3,700
10.50.4560.00	Memberships & Subscriptions	756	1,488	2,650	2,500	2,650
10.50.4570.00	Miscellaneous	853	1,423	2,000	2,250	2,250
	Total Other Charges	6,111	6,911	8,750	8,752	8,600

General Fund - Planning Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Total Budget Request	801,544	577,928	1,092,200	1,036,102	1,217,345

General Fund - Reimbursements

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Contractual Services					
10.51.4137.00	Contractual - Restricted Bill Back	805,774	442,749	350,000	750,000	350,000
	Total Contractual Services	805,774	442,749	350,000	750,000	350,000
	Total Budget Request	805,774	442,749	350,000	750,000	350,000

General Fund - Engineering Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
10.55.4001.00	Salaries	-	193,256	738,005	538,005	761,200
10.55.4002.00	Overtime	-	3,806	1,000	5,000	5,000
10.55.4010.00	Payroll Taxes	-	14,077	56,600	41,000	58,700
10.55.4020.00	Unemployment Taxes	-	-	6,800	6,800	7,200
10.55.4025.00	Workers Compensation	-	6,891	24,000	17,000	18,900
10.55.4030.00	Group Insurance	-	36,193	177,300	157,000	175,600
10.55.4035.00	Retirement Contribution	-	21,807	86,200	66,200	92,900
10.55.4045.00	Cell Phone Allowance	-	188	300	300	300
	Total Personnel Services	-	276,217	1,090,205	831,305	1,119,800
	<u>Contractual Services</u>					
10.55.4130.00	Maintenance - Vehicles	-	-	4,000	2,000	3,000
10.55.4135.00	Other Contractual Services	-	-	-	-	4,600
10.55.4145.00	Printing & Advertising	-	1,049	-	1,500	1,250
10.55.4150.00	Professional Services	-	84	-	100	10,000
10.55.4170.00	Telephone & Internet	-	2,131	5,340	7,000	4,800
10.55.4180.00	Travel & Training	-	950	10,000	9,000	16,500
	Total Contractual Services	-	4,214	19,340	19,600	40,150
	<u>Commodities</u>					
10.55.4310.00	Computers & Software	-	15,662	35,200	35,200	17,860
10.55.4330.00	Fuel & Lubricants	-	-	5,000	8,250	13,500
10.55.4385.00	Supplies - General	-	35	1,000	1,000	500
10.55.4390.00	Supplies - Janitorial	-	-	500	-	250
10.55.4400.00	Supplies - Office	-	846	12,000	9,000	1,700
10.55.4410.00	Supplies - Operational	-	5,139	10,000	10,000	5,730
10.55.4440.00	Supplies - Fleet	-	-	3,000	1,000	2,500
10.55.4460.00	Uniforms	-	1,475	2,250	3,450	3,750
	Total Commodities	-	23,157	68,950	67,900	45,790
	<u>Other Charges</u>					
10.55.4540.00	Insurance	-	6,272	8,000	7,000	12,800
10.55.4560.00	Memberships & Subscriptions	-	633	7,000	6,000	20,000

General Fund - Engineering Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
10.55.4570.00	Miscellaneous	-	654	-	-	-
	Total Other Charges	-	7,559	15,000	13,000	32,800
	Capital - \$5,000/item min.					
10.55.4830.00	Equipment	-	6,452	20,000	10,000	-
10.55.4860.00	Vehicles	-	94,630	100,000	100,600	-
	Total Capital	-	101,082	120,000	110,600	-
	Total Budget Request	-	412,230	1,313,495	1,042,405	1,238,540

General Fund - Police Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
10.70.4001.00	Salaries	2,539,962	1,909,373	3,345,400	3,345,400	3,465,250
10.70.4002.00	Overtime	80,946	93,505	67,000	67,000	70,000
10.70.4004.00	Compensatory Time	5,530	2,091	-	1,915	4,000
10.70.4010.00	Payroll Taxes	204,683	153,710	261,520	261,520	268,000
10.70.4020.00	Unemployment Taxes	-	-	30,400	30,400	32,000
10.70.4025.00	Workers Compensation	22,062	72,767	156,000	156,000	165,000
10.70.4030.00	Group Insurance	348,810	250,207	517,300	517,300	615,700
10.70.4035.00	Retirement Contribution	269,933	234,005	403,500	403,500	417,300
	Total Personnel Services	3,471,926	2,715,659	4,781,120	4,783,035	5,037,250
	<u>New Personnel</u>					
10.70.4001.00	Salaries	-	-	-	-	418,000
10.70.4002.00	Overtime	-	-	-	-	8,000
10.70.4010.00	Payroll Taxes	-	-	-	-	32,800
10.70.4020.00	Unemployment Taxes	-	-	-	-	3,900
10.70.4025.00	Workers Compensation	-	-	-	-	7,500
10.70.4030.00	Group Insurance	-	-	-	-	113,100
10.70.4035.00	Retirement Contribution	-	-	-	-	50,300
	Total New Personnel	-	-	-	-	633,600
	<u>Contractual Services</u>					
10.70.4120.00	Employee Education	-	-	-	-	4,000
10.70.4122.00	Maintenance - Buildings	890	150	-	1,000	3,000
10.70.4125.00	Maintenance - Equipment	2,177	480	-	500	-
10.70.4130.00	Maintenance - Vehicles	35,997	46,189	30,000	50,000	45,000
10.70.4135.00	Other Contractual Services	207,460	176,011	167,100	190,000	284,540
10.70.4140.00	Postage	940	368	2,000	500	750
10.70.4145.00	Printing & Advertising	1,711	1,612	1,500	26,000	2,000
10.70.4150.00	Professional Services	18,057	13,407	29,000	20,000	30,220
10.70.4170.00	Telephone & Internet	41,715	35,158	44,300	44,000	52,900

General Fund - Police Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
10.70.4180.00	Travel & Training	25,506	18,855	32,500	26,000	35,500
	Total Contractual Services	334,453	292,231	306,400	358,000	457,910
	<u>Commodities</u>					
10.70.4310.00	Computers & Software	144,708	37,981	195,750	150,000	151,400
10.70.4330.00	Fuel & Lubricants	67,725	41,391	107,600	65,000	80,000
10.70.4385.00	Supplies - General	122,670	87,256	138,300	120,000	95,600
10.70.4395.00	Supplies - Lab	8,007	3,050	7,000	4,000	7,500
10.70.4400.00	Supplies - Office	8,607	3,249	11,000	9,000	10,000
10.70.4460.00	Uniforms	17,173	12,327	20,650	20,000	28,100
	Total Commodities	368,888	185,253	480,300	368,000	372,600
	<u>Other Charges</u>					
10.70.4510.00	Contingencies	-	-	-	-	-
10.70.4520.00	Donations - Community Programs	3,952	2,791	4,500	4,500	4,500
10.70.4540.00	Insurance	110,815	196,395	198,000	198,000	230,000
10.70.4560.00	Memberships & Subscriptions	130	630	500	1,000	3,100
10.70.4570.00	Miscellaneous	(2,448)	8,312	-	8,700	-
10.70.4598.00	Surcharge Fee Expenses	-	-	-	-	-
	Total Other Charges	112,448	208,128	203,000	212,200	237,600
	<u>Capital - \$5,000/item min.</u>					
10.70.4810.00	Buildings	-	-	-	-	-
10.70.4830.00	Equipment	1,697	-	-	-	25,000
10.70.4860.00	Vehicles	623,177	325,651	495,000	500,000	340,000
	Total Capital	624,874	325,651	495,000	500,000	365,000

General Fund - Police Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
<u>Impact</u>						
	<u>Capital - \$5,000/item min.</u>					
10.70.4860.00	Vehicles	-	-	-	-	340,000
10.70.4890.00	Other Improvements	242,496	563,783	4,000,000	3,500,000	2,998,000
	Total Capital	242,496	563,783	4,000,000	3,500,000	3,338,000
	Total Budget Request	5,155,085	4,290,705	10,265,820	9,721,235	10,441,960

General Fund - Public Works Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
10.80.4001.00	Salaries	467,066	244,715	390,200	390,200	473,000
10.80.4002.00	Overtime	1,693	1,341	3,900	3,900	4,500
10.80.4010.00	Payroll Taxes	33,603	18,778	28,150	28,150	36,700
10.80.4020.00	Unemployment Taxes	-	-	3,750	3,750	5,200
10.80.4025.00	Workers Compensation	2,907	6,928	13,500	13,500	14,800
10.80.4030.00	Group Insurance	76,341	44,299	47,100	47,100	90,700
10.80.4035.00	Retirement Contribution	44,272	28,182	46,900	46,900	57,700
10.80.4045.00	Cell Phone Allowance	550	200	600	600	600
	Total Personnel Services	626,432	344,443	534,100	534,100	683,200
	<u>Contractual Services</u>					
10.80.4125.00	Maintenance - Equipment	4	114	2,000	150	-
10.80.4130.00	Maintenance - Vehicles	70	-	1,250	-	-
10.80.4135.00	Other Contractual Services	3,122	868	3,800	3,800	5,100
10.80.4140.00	Postage	52	-	100	100	500
10.80.4145.00	Printing & Advertising	-	375	600	600	1,000
10.80.4150.00	Professional Services	187	-	-	-	40,000
10.80.4160.00	Rents	1,140	560	3,000	3,360	-
10.80.4170.00	Telephone & Internet	23,453	5,043	20,000	20,000	13,500
10.80.4180.00	Travel & Training	6,122	1,114	15,000	5,000	18,000
	Total Contractual Services	34,150	8,075	45,750	33,010	78,100
	<u>Commodities</u>					
10.80.4310.00	Computers & Software	25,229	47,411	45,550	54,950	72,200
10.80.4330.00	Fuel & Lubricants	6,237	3,927	10,150	10,150	5,000
10.80.4385.00	Supplies - General	11,005	3,429	15,000	5,600	5,000
10.80.4390.00	Supplies - Janitorial	135	134	-	300	-
10.80.4400.00	Supplies - Office	7,885	918	3,000	2,700	3,000
10.80.4410.00	Supplies - Operational	5,930	316	2,000	2,000	2,000
10.80.4440.00	Supplies - Fleet	849	703	1,500	1,500	-

General Fund - Public Works Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
10.80.4460.00	Uniforms	581	951	3,000	3,000	3,000
	Total Commodities	57,851	57,789	80,200	80,200	90,200
	<u>Other Charges</u>					
10.80.4540.00	Insurance	13,903	12,259	16,300	14,000	28,600
10.80.4560.00	Memberships & Subscriptions	2,483	3,034	5,000	4,500	5,000
10.80.4570.00	Miscellaneous	(499)	6,147	5,000	6,500	-
	Total Other Charges	15,887	21,440	26,300	25,000	33,600
	<u>Capital - \$5,000/item min.</u>					
10.80.4810.00	Buildings	-	27,423	-	27,425	-
	Total Capital	-	27,423	-	27,425	-
	Total Budget Request	734,320	459,170	686,350	699,735	885,100

General Fund - Buildings Dept.

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Contractual Services</u>					
10.82.4122.00	Maintenance - Buildings	67,232	7,982	90,000	50,000	60,000
10.82.4125.00	Maintenance - Equipment	19,617	16,611	15,000	15,000	20,000
10.82.4127.00	Maintenance - Infrastructure	18,674	7,514	4,000	6,690	45,000
10.82.4135.00	Other Contractual Services	73,523	48,269	76,000	76,000	175,100
10.82.4150.00	Professional Services	5,108	300	4,200	3,000	5,000
10.82.4160.00	Rents	3,277	1,994	3,600	2,000	6,000
10.82.4170.00	Telephone & Internet	-	8,496	-	-	-
10.82.4190.00	Utilities	115,773	45,689	124,000	124,000	130,200
	Total Contractual Services	303,204	136,854	316,800	276,690	441,300
	<u>Commodities</u>					
10.82.4390.00	Supplies - Janitorial	1,221	283	1,500	1,500	3,000
10.82.4410.00	Supplies - Operational	2,841	1,538	3,000	3,000	5,000
	Total Commodities	4,062	1,821	4,500	4,500	8,000
	<u>Other Charges</u>					
10.82.4540.00	Insurance	80,558	31,052	32,000	32,000	69,900
	Total Other Charges	80,558	31,052	32,000	32,000	69,900
	<u>Capital - \$5,000/item min.</u>					
10.82.4810.00	Buildings	-	61,180	650,000	650,000	4,850,000
10.82.4830.00	Equipment	-	-	-	-	25,000
	Total Capital	-	61,180	650,000	650,000	4,875,000
	Total Budget Request	387,825	230,908	1,003,300	963,190	5,394,200

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

CONSERVATION TRUST FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Conservation Trust	-	-	-	-	-	-	-	-
Totals	-	-	-	-	-	-	-	-

Total Cash Available \$ 152,319

Ending Fund Balance \$ 152,319

% of Total Budget 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>CONSERVATION TRUST FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
30.01.3450.00	Lottery Funds	126,739	60,049	100,000	115,000	115,000
30.01.3960.00	Interest Income	5,218	5,041	4,000	5,250	3,000
30.01.3999.00	Transfer In	-	-	-	50,000	-
TOTAL FUND REVENUES		131,957	65,090	104,000	170,250	118,000
UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)						34,319
TOTAL ANTICIPATED FUNDS AVAILABLE						152,319

Conservation Trust Fund

Item #5.

<u>Acct.</u> <u>No.</u>	<u>Account Title</u>	<u>2023</u> <u>Actuals</u>	<u>2024</u> <u>Jan - Aug</u> <u>Actuals</u>	<u>2024</u> <u>Adopted</u> <u>Budget</u>	<u>2024</u> <u>Estimated</u>	<u>2025</u> <u>Proposed</u>
	<u>Capital - \$5,000/item min.</u>					
30.90.4840.00	Infrastructure	-	-	350,000	400,000	-
	Total Capital	-	-	350,000	400,000	-
	Total Budget Request	-	-	350,000	400,000	-

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

ARTS & CULTURE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Arts & Culture Fund	-	-	-	-	-	150,000	-	150,000
Totals	-	-	-	-	-	150,000	-	150,000
Total Cash Available								450,758
Ending Fund Balance								300,758
% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>ARTS & CULTURE FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
32.01.3999.00	Transfer In from Library (Library Fac Fee)	62,558	261,838	149,580	203,200	200,000
TOTAL FUND REVENUES		62,558	261,838	149,580	203,200	200,000
UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)						250,758
TOTAL ANTICIPATED FUNDS AVAILABLE						450,758

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Capital - \$5,000/item min.</u>					
32.90.4800.00	Art	-	-	-	15,000	150,000
	Total Capital	-	-	-	15,000	150,000
	Total Budget Request	-	-	-	15,000	150,000

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

PARKS AND OPEN SPACE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Parks Fund	632,900	455,340	122,300	61,600	1,272,140	491,600	1,520,000	-	3,283,740
Totals	\$ 632,900	\$ 455,340	\$ 122,300	\$ 61,600	\$ 1,272,140	\$ 491,600	\$ 1,520,000	\$ -	\$ 3,283,740

Total Cash Available \$ 11,542,902

Ending Fund Balance \$ 8,259,162

% of Total Budget	19.27%	13.87%	3.72%	1.88%	38.74%	14.97%	46.29%	0.00%	100.00%
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Parks And Open Space Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>PARKS AND OPEN SPACE FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
34.01.3225.00	Fishing Licenses	745	880	500	900	500
34.01.3420.00	Grants	-	33,514	-	33,514	-
34.01.3470.00	Larimer County Open Space	480,075	211,908	400,000	400,000	400,000
34.01.3532.00	Park Fees - Building Permits	234,936	272,382	87,500	305,000	150,500
34.01.3550.00	Cemetery Care Fees	-	-	-	-	-
34.01.3567.00	Park Reservation Fees	2,345	6,605	1,600	6,850	2,000
34.01.3740.00	Park & OS - Impact Fees	842,466	679,278	535,850	750,000	415,982
34.01.3741.00	Park & OS - Developer Share	-	-	-	-	-
34.01.3940.00	Cemetery Lot Purchase	63,878	43,478	40,000	44,000	40,000
34.01.3953.00	Donation - General	500	170	-	200	-
34.01.3960.00	Interest Income	151,801	110,674	50,000	114,000	75,000
34.01.3985.00	Reimbursed Expenses	6,168	-	1,000	-	-
34.01.3970.00	Miscellaneous	-	-	-	-	-
		<u>1,782,914</u>	<u>1,358,889</u>	<u>1,116,450</u>	<u>1,654,464</u>	<u>1,083,982</u>
34.01.3999.00	From Water Fund	20,000	-	70,000	70,000	70,000
34.01.3999.00	From Sewer Fund	20,000	-	60,000	60,000	60,000
34.01.3999.00	From Drainage	10,000	-	10,000	10,000	10,000
34.01.3999.00	From General Fund	-	1,140,000	1,000,000	1,000,000	2,000,000
34.01.3999.00	From Cap Fac	-	-	-	150,000	-
Total Fund Revenues		<u>1,832,914</u>	<u>2,498,889</u>	<u>2,256,450</u>	<u>2,944,464</u>	<u>3,223,982</u>
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						8,318,920
TOTAL ANTICIPATED FUNDS AVAILABLE						<u>11,542,902</u>

Parks And Open Space Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
34.90.4001.00	Salaries	297,747	207,134	517,000	452,700	343,500
34.90.4002.00	Overtime	22,594	12,790	17,000	15,000	17,000
34.90.4004.00	Cmpensatory Time	1,813	1,325		760	1,500
34.90.4010.00	Payroll Taxes	23,079	15,762	40,700	35,750	26,700
34.90.4020.00	Unemployment Taxes	-	-	5,100	5,100	3,100
34.90.4025.00	Workers Compensation	5,014	8,049	18,500	16,750	17,500
34.90.4030.00	Group Insurance	54,607	47,573	105,100	81,000	64,300
34.90.4035.00	Retirement Contribution	26,334	19,187	59,100	51,350	41,200
	Total Personnel Services	431,188	311,820	762,500	658,410	514,800
	<u>New Personnel Services</u>					
34.90.4001.00	Salaries	-	-	-	-	66,300
34.90.4002.00	Overtime	-	-	-	-	3,000
34.90.4010.00	Payroll Taxes	-	-	-	-	5,100
34.90.4020.00	Unemployment Taxes	-	-	-	-	1,000
34.90.4025.00	Workers Compensation	-	-	-	-	3,000
34.90.4030.00	Group Insurance	-	-	-	-	31,700
34.90.4035.00	Retirement Contribution	-	-	-	-	8,000
	Total Personnel Services	-	-	-	-	118,100
	<u>Contractual Services</u>					
34.90.4120.00	Employee Education	-	-			
34.90.4122.00	Maintenance - Buildings	5,326	-	12,000	6,000	31,000
34.90.4125.00	Maintenance - Equipment	21,072	4,160	38,000	15,000	35,000
34.90.4127.00	Maintenance - Infrastructure	115,401	37,737	300,000	50,000	150,000
34.90.4130.00	Maintenance - Fleet	119	430	10,000	3,000	10,000
34.90.4135.00	Other Contractual Services	45,675	71,705	111,250	111,250	114,900
34.90.4140.00	Postage	6	-	-	-	-
34.90.4150.00	Professional Services	33,130	-	5,000	5,000	2,000

Parks And Open Space Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
34.90.4170.00	Telephone & Internet	3,142	1,715	5,000	5,000	3,100
34.90.4180.00	Travel & Training	2,455	750	5,000	4,000	9,340
34.90.4190.00	Utilities	31,377	27,868	160,000	100,000	100,000
	Total Contractual Services	257,702	144,365	646,250	299,250	455,340
	<u>Commodities</u>					
34.90.4300.00	Chemicals	23,376	20,501	20,000	20,000	20,000
34.90.4310.00	Computers & Software	2,340	2,247	11,600	11,600	6,800
34.90.4330.00	Fuel & Lubricants	11,590	7,040	18,000	18,000	18,000
34.90.4385.00	Supplies - General	1,491	3,707	5,000	5,000	5,000
34.90.4410.00	Supplies - Operational	48,339	61,226	70,000	70,000	60,000
34.90.4420.00	Supplies - Safety	789	79	2,000	2,000	2,000
34.90.4430.00	Supplies - Training	384	92	4,000	500	-
34.90.4440.00	Supplies - Fleet	3,422	3,004	6,000	6,000	6,000
34.90.4460.00	Uniforms	1,724	3,725	4,000	4,000	4,500
	Total Commodities	93,455	101,621	140,600	137,100	122,300
	<u>Other Charges</u>					
34.90.4540.00	Insurance	4,332	4,110	8,100	8,100	13,600
34.90.4570.00	Miscellaneous	12,000	-	64,000	44,000	48,000
	Total Other Charges	16,332	4,110	72,100	52,100	61,600
	<u>Capital - \$5,000/item min.</u>					
34.90.4810.00	Buildings	-	-	-	-	-
34.90.4830.00	Equipment	36,646	111,571	141,000	112,000	110,000
34.90.4840.00	Infrastructure				50,000	315,000
34.90.4860.00	Vehicles	45,680	-	-	-	66,600
	Total Capital	82,326	111,571	141,000	162,000	491,600

Parks And Open Space Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
<u>Impact</u>						
	<u>Capital - \$5,000/item min.</u>					
34.90.4840.00	Infrastructure	775,544	571,111	1,935,000	1,572,000	1,520,000
	Total Capital	775,544	571,111	1,935,000	1,572,000	1,520,000
	Total Budget Request	1,656,548	1,244,597	3,697,450	2,880,860	3,283,740

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

STREET AND ALLEY FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Streets Fund	1,070,490	4,321,320	462,450	21,000	5,875,260	5,689,500	5,200,000	-	16,764,760
Totals	\$ 1,070,490	\$ 4,321,320	\$ 462,450	\$ 21,000	\$ 5,875,260	\$ 5,689,500	\$ 5,200,000	\$ -	\$ 16,764,760
Total Cash Available									\$ 31,247,277
Ending Fund Balance									\$ 14,482,516
% of Total Budget	6.39%	25.78%	2.76%	0.13%	35.05%	33.94%	31.02%	0.00%	100.00%

Street And Alley Fund

Item #5.

<u>STREET AND ALLEY FUND REVENUES</u>		<u>2023</u> <u>Actuals</u>	<u>2024</u> <u>Jan - Aug</u> <u>Actuals</u>	<u>2024</u> <u>Adopted</u> <u>Budget</u>	<u>2024</u> <u>Estimated</u>	<u>2025</u> <u>Proposed</u>
36.01.3120.00	Sales Taxes - General	2,312,974	1,409,595	2,050,000	2,400,000	2,400,000
36.01.3122.00	Use Taxes - Buildings	515,387	655,699	400,000	900,000	500,000
36.01.3124.00	Sales & Use Taxes - Vehicles	2,492,054	1,397,742	1,600,000	1,600,000	1,600,000
36.01.3140.00	Specific Ownership Taxes	524,468	455,924	425,000	500,000	435,000
36.01.3176.00	Highway Users Taxes	569,361	387,282	530,000	580,000	568,000
36.01.3265.00	Right of Way Permits	8,925	82,200	10,000	85,000	40,000
36.01.3268.00	Street Cut Fees	7,150	2,600	-	3,000	5,000
36.01.3420.00	Grants	862,303	134,085	-	134,085	-
36.01.3430.00	Road & Bridge - Weld	74,156	149,589	65,000	15,000	85,000
36.01.3435.00	Road & Bridge - Larimer	57,234	53,372	50,000	54,000	45,000
36.01.3580.00	Vehicle Registration Fees	62,493	36,853	65,000	50,000	55,000
36.01.3585.00	Street Maintenance Fee	0	-	-	-	-
36.01.3590.00	Trash Collection Fees	1,018,947	720,005	985,000	1,030,000	1,050,000
36.01.3790.00	Transportation Facility Development Fee - Impact	2,704,862	1,684,005	1,246,375	2,000,000	970,000
36.01.3792.00	Traffic Signal Impact Fee	-	-	-	-	-
36.01.3793.00	Traffic Signal - Dev Share	29,750	-	-	-	-
36.01.3794.00	Traffic Interchange Recovery	69,801	134,074	30,000	175,000	50,940
36.01.3960.00	Interest	373,593	272,378	100,000	330,000	100,000
36.01.3970.00	Miscellaneous	60	100	-	100	-
36.01.3985.00	Refund Of Expenditures	5,615	-	1,000	-	225,000
36.01.3995.00	Unrealized Gain On Investments	65,905	-	-	-	-
36.01.3999.00	Transfer In	1,450,000	-	-	-	-
Subtotal		13,205,036	7,575,503	7,557,375	9,856,185	8,128,940
Total Fund Revenues		13,205,036	7,575,503	7,557,375	9,856,185	8,128,940
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						23,118,337
Total Anticipated Funds Available						31,247,277

Street And Alley Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
36.90.4001.00	Salaries	377,511	296,968	695,400	695,400	707,700
36.90.4002.00	Overtime	22,874	18,978	31,800	31,800	25,000
36.90.4004.00	Compensatory Time	1,082	1,732	-	1,400	4,000
36.90.4010.00	Payroll Taxes	28,612	23,016	54,100	54,100	55,040
36.90.4020.00	Unemployment Taxes	-	-	6,000	6,000	6,200
36.90.4025.00	Workers Compensation	4,012	15,574	46,000	46,000	47,100
36.90.4030.00	Group Insurance	65,117	44,560	174,600	174,600	140,950
36.90.4035.00	Retirement Contribution	37,119	31,482	84,500	84,500	84,500
	Total Personnel Services	536,328	432,310	1,092,400	1,093,800	1,070,490
	<u>Contractual Services</u>					
36.90.4120.00	Employee Education	-	-	-	-	3,700
36.90.4125.00	Maintenance - Equipment	57,745	17,045	25,000	25,000	25,000
36.90.4127.00	Maintenance - Infrastructure	1,569,993	1,251,709	2,503,000	2,503,000	2,658,000
36.90.4130.00	Maintenance - Fleet	42,761	1,474	40,000	25,000	88,000
36.90.4135.00	Other Contractual Services	1,033,284	601,013	1,006,000	1,035,000	1,134,700
36.90.4140.00	Postage	7	-	1,000	-	500
36.90.4145.00	Printing & Advertising	-	-	3,000	1,500	1,500
36.90.4150.00	Professional Services	(42,417)	-	20,000	5,000	20,000
36.90.4160.00	Rents	16,138	10,106	8,000	11,000	8,000
36.90.4170.00	Telephone & Internet	5,607	2,751	6,000	6,000	3,900
36.90.4180.00	Travel & Training	12,710	10,377	15,000	12,000	21,020
36.90.4190.00	Utilities	301,117	196,685	350,000	340,000	357,000
	Total Contractual Services	2,996,946	2,091,160	3,977,000	3,963,500	4,321,320
	<u>Commodities</u>					
36.90.4300.00	Chemicals	61,636	14,232	59,000	59,000	89,000
36.90.4310.00	Computers & Software	29,715	6,462	25,100	16,000	10,900
36.90.4330.00	Fuel & Lubricants	47,423	23,625	75,000	50,000	50,000

Street And Alley Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
36.90.4385.00	Supplies - General	11,416	4,545	10,000	10,000	10,000
36.90.4400.00	Supplies - Office	-	-	-	-	800
36.90.4410.00	Supplies - Operational	182,228	90,270	185,000	159,730	175,000
36.90.4420.00	Supplies - Safety	40,100	12,600	23,000	18,000	68,000
36.90.4430.00	Supplies - Training	874	256	4,000	2,000	4,000
36.90.4440.00	Supplies - Fleet	20,858	28,270	18,000	43,270	48,000
36.90.4460.00	Uniforms	3,104	7,744	6,750	8,000	6,750
	Total Commodities	397,354	188,004	405,850	366,000	462,450
	Other Charges					
36.90.4540.00	Insurance	6,672	7,710	13,000	11,000	17,500
36.90.4560.00	Memberships & Subscriptions	190	-	8,000	3,500	3,500
36.90.4570.00	Miscellaneous	5,901	2,018	5,000	2,100	-
	Total Other Charges	12,763	9,728	26,000	16,600	21,000
	Capital - \$5,000/item min.					
36.90.4830.00	Equipment	81,979	222,273	229,000	197,100	165,000
36.90.4840.00	Infrastructure	6,104,295	259,956	5,550,000	1,400,000	5,230,000
36.90.4860.00	Vehicles	254,847	47,986	605,000	385,000	294,500
36.90.4890.00	Other Improvements	-	-	-	-	-
	Total Capital	6,441,121	530,215	6,384,000	1,982,100	5,689,500
Impact						
	Capital - \$5,000/item min.					
36.90.4840.00	Infrastructure	-	-	-	-	5,200,000
	Total Capital	-	-	-	-	5,200,000
	Total Budget Request	10,384,511	3,251,417	11,885,250	7,422,000	16,764,760

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

CAPITAL PROJECTS FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Capital Projects	-	10,500	-	-	10,500	5,675,000	-	5,685,500
Totals	\$ -	\$ 10,500	\$ -	\$ -	\$ 10,500	\$ 5,675,000	\$ -	\$ 5,685,500

Total Cash Available \$ 12,244,613

Ending Fund Balance \$ 6,559,113

% of Total Budget 0.00% 0.18% 0.00% 0.00% 0.18% 99.82% 0.00% 100.00%

Capital Projects Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>CAPITAL PROJECT FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
38.01.3122.00	Use Tax Revenues - Buildings	1,845,969	1,312,557	800,000	1,425,000	850,000
38.01.3960.00	Interest	561,329	409,733	100,000	455,000	100,000
38.01.3985.00	Reimbursed Expenses	-	-	-	-	37,500
38.01.3995.00	Unrealized Gain On Investments	383,860	-	-	-	-
38.01.3999.00	Transfers To Tax Fund	(25,958)	-	(50,000)	(50,000)	-
38.01.3999.00	Transfers to Park Fund	-	-	-	(150,000)	-
38.01.3999.00	Transfer to CT	-	-	-	(50,000)	-
Subtotal		<u>2,765,200</u>	<u>1,722,290</u>	<u>850,000</u>	<u>1,630,000</u>	<u>987,500</u>
Total Fund Revenues		<u>2,765,200</u>	<u>1,317,872</u>	<u>850,000</u>	<u>1,630,000</u>	<u>987,500</u>
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						11,257,113
TOTAL ANTICIPATED FUNDS AVAILABLE						<u>12,244,613</u>

Capital Projects Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Contractual Services</u>					
38.90.4135.00	Other Contractual Services	8,861	38,544	9,500	9,500	10,500
	Total Contractual Services	8,861	38,544	9,500	9,500	10,500
	<u>Capital - \$5,000/item min.</u>					
38.90.4840.00	Infrastructure	2,907,064	69,883	2,979,000	1,450,000	5,675,000
	Total Capital	2,907,064	69,883	2,979,000	1,450,000	5,675,000
	Total Budget Request	2,915,925	108,427	2,988,500	1,459,500	5,685,500

TOWN OF JOHNSTOWN
ANNUAL BUDGET
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TAX ALLOCATION EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Tax Allocation	-	-	-	1,800,000	1,800,000	-	-	1,800,000
Totals	\$ -	\$ -	\$ -	\$ 1,800,000	\$ 1,800,000	\$ -	\$ -	\$ 1,800,000

Total Cash Available \$ 1,841,435

Ending Fund Balance \$ 41,435

% of Total Budget 0.00% 0.00% 0.00% 100.00% 100.00% 0.00% 0.00% 100.00%

Tax Allocation Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
	<u>TAX ALLOCATION FUND REVENUES</u>		<u>Actuals</u>	<u>Budget</u>		
	Transfers In:					
60.01.3120.00	Tax Sharing	-	-	700,000	1,200,000	1,750,000
60.01.3960.00	Interest	-	-	-		
60.01.3999.00	Transfers In	526,985	247,877	50,000	50,000	50,000
		526,985	247,877	750,000	1,250,000	1,800,000
	Total Fund Revenues	526,985	247,877	750,000	1,250,000	1,800,000
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					41,435
	Total Anticipated Funds Available					1,841,435

Tax Allocation Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Other Charges</u>					
60.90.4570.00	Miscellaneous	526,985	650,061	750,000	1,250,000	1,800,000
	Total Other Charges	526,985	247,877	750,000	1,250,000	1,800,000
	Total Budget Request	526,985	247,877	750,000	1,250,000	1,800,000

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WATER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
WF Operations	1,154,200	1,151,885	1,195,100	1,638,000	5,139,185	58,200,000	4,790,750	68,129,935
WF C&D	580,000	200,210	503,575	11,000	1,294,785	4,604,000	-	5,898,785
Totals	\$ 1,734,200	\$ 1,352,095	\$ 1,698,675	\$ 1,649,000	\$ 6,433,970	\$ 62,804,000	\$ 4,790,750	\$ 74,028,720
Total Cash Available								\$ 145,154,164
Ending Fund Balance								\$ 71,125,444
% of Total Budget	2.34%	1.83%	2.29%	2.23%	8.69%	84.84%	6.47%	100.00%

Water Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
	<u>WATER FUND REVENUES</u>		<u>Actuals</u>	<u>Budget</u>		
70.01.3270.00	Watering Permit	150	450	-	450	250
70.01.3775.00	West Water Storage Tank Fee		313,334	-	407,000	235,000
70.01.3810.00	Sales Of Potable Water	4,662,983	4,966,732	5,655,000	5,675,000	7,600,000
70.01.3815.00	Sales Of Nonpotable Water	34,280	53,437	20,000	25,000	35,000
70.01.3820.00	Water Tap Fee	3,235,764	2,787,300	1,397,933	2,720,000	2,230,000
70.01.3825.00	Raw Water Development Fee	2,779,259	2,435,125	1,100,925	2,400,000	1,890,000
70.01.3840.00	Hydrant/Bulk Water	171,047	320,847	260,000	260,000	180,000
70.01.3845.00	Water Lease	36,750	38,133	20,000	37,470	20,000
70.01.3850.00	Water Share Fees	1,466,505	1,696,600	1,600,000	1,696,600	500,000
70.01.3852.00	Water Meter Fee	258,908	200,995	91,000	182,000	146,000
70.01.3920.00	Capital/Developer Contributions	25,350,000	-	-	-	-
70.01.3960.00	Interest Income	797,729	612,103	250,000	800,000	1,200,000
70.01.3970.00	Miscellaneous	767,228	359,977	125,000	288,195	125,000
70.01.3980.00	Proceeds From Issuance Of Bonds	-	-	72,000,000	72,000,000	-
70.01.3985.00	Refund Of Expenditures	14,043	7,552	-	7,000	-
70.01.3995.00	Unrealized Gain On Investments	374,672	-	-	-	-
70.01.3999.01	Transfer In	-	-	50,700,000	50,700,000	-
70.01.3999.00	Transfer Out	(600,000)	-	-	-	-
	Subtotal	39,349,319	13,792,584	133,219,858	137,198,715	14,161,250
	Total Fund Revenues	39,349,319	13,792,584	133,219,858	137,198,715	14,161,250
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					131,634,914
	Less Contributed Capital					0
	Less West Tank Impact					(642,000)
	Total Anticipated Funds Available					<u>\$ 145,154,164</u>

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Administrative Costs					
	Personnel Services					
70.12.4001.00	Salaries	85,800	61,639	109,900	109,900	66,000
70.12.4002.00	Overtime	354	258	500	500	500
70.12.4005.00	Compensated Absences	-	-	-	-	-
70.12.4010.00	Payroll Taxes	5,900	4,489	8,400	8,400	5,000
70.12.4020.00	Unemployment Taxes	-	-	1,000	1,000	800
70.12.4025.00	Workers Compensation	277	883	2,500	2,500	2,200
70.12.4030.00	Group Insurance	10,703	7,163	10,600	10,600	12,400
70.12.4035.00	Retirement Contribution	7,674	6,212	13,000	13,000	7,900
	Total Personnel Services	110,708	80,645	145,900	145,900	94,800
	New Personnel					
70.12.4001.00	Salaries					59,900
70.12.4002.00	Overtime					300
70.12.4010.00	Payroll Taxes					4,600
70.12.4020.00	Unemployment Taxes					1,000
70.12.4025.00	Workers Compensation					1,800
70.12.4030.00	Group Insurance					25,500
70.12.4035.00	Retirement Contribution					7,300
	Total New Personnel	-	-	-	-	100,400
	Contractual Services					
70.12.4110.00	Billing & Administrative	20,000	70,000	70,000	70,000	70,000
70.12.4135.00	Other Contractual Services	101,359	37,693	68,400	68,400	72,000
70.12.4140.00	Postage	14	1	800	800	850
70.12.4145.00	Printing & Advertising	11,474	6,164	17,000	17,000	18,000
70.12.4150.00	Professional Services	-	-	2,000	2,000	2,000
	Total Contractual Services	132,847	113,857	158,200	158,200	162,850
	Administrative Costs Total:	243,555	194,502	304,100	304,100	358,050

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Operational Costs					
	<u>Personnel Services</u>					
70.90.4001.00	Salaries	408,843	305,330	482,500	482,500	512,800
70.90.4002.00	Overtime	23,444	16,256	25,800	25,750	22,000
70.90.4004.00	Compensatory Time	116	8	-	50	-
70.90.4005.00	Compensated Absences	6,693	-	8,000	20,000	15,000
70.90.4010.00	Payroll Taxes	30,762	22,915	38,900	38,900	40,200
70.90.4020.00	Unemployment Taxes	-	-	4,400	4,400	4,800
70.90.4025.00	Workers Compensation	2,692	8,503	17,000	17,000	18,000
70.90.4030.00	Group Insurance	74,401	53,613	63,600	63,600	91,200
70.90.4035.00	Retirement Contribution	39,147	33,288	58,300	58,300	61,600
70.90.4045.00	Cell Phone Allowance	313	388	300	300	300
	Total Personnel Services	586,411	440,300	698,800	710,800	765,900
	<u>New Personnel</u>					
70.90.4001.00	Salaries	-	-	-	-	120,000
70.90.4002.00	Overtime	-	-	-	-	2,000
70.90.4010.00	Payroll Taxes	-	-	-	-	9,300
70.90.4020.00	Unemployment Taxes	-	-	-	-	1,450
70.90.4025.00	Workers Compensation	-	-	-	-	3,300
70.90.4030.00	Group Insurance	-	-	-	-	42,400
70.90.4035.00	Retirement Contribution	-	-	-	-	14,500
70.90.4035.00	Cell Phone Allowance					150
	Total Personnel Services	-	-	-	-	193,100
	<u>Contractual Services</u>					
70.90.4122.00	Maintenance - Buildings	2,828	862	4,000	11,600	7,000
70.90.4125.00	Maintenance - Equipment	123,218	55,109	107,000	98,000	47,000
70.90.4127.00	Maintenance - Infrastructure	421,282	33,716	50,000	46,500	25,000
70.90.4130.00	Maintenance - Vehicles	3,986	1,210	7,500	3,000	5,500

Water Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
70.90.4135.00	Other Contractual Services	87,323	119,580	156,000	120,000	178,000
70.90.4140.00	Postage	334	3,199	3,500	3,199	3,000
70.90.4145.00	Printing and Advertising	-	2,200	2,000	2,000	3,000
70.90.4150.00	Professional Services	216,195	384,717	210,000	350,000	220,000
72-92-4160-00	Rents	-	1,073	-	1,000	2,000
70.90.4170.00	Telephone & Internet	7,615	5,057	15,800	14,400	19,960
70.90.4180.00	Travel & Training	6,287	1,474	7,000	2,000	8,700
70.90.4190.00	Utilities	288,850	119,575	253,000	225,000	234,150
70.90.4195.00	Water Assessments	222,904	15,359	225,000	223,000	235,725
	Total Contractual Services	1,380,821	743,130	1,040,800	1,099,699	989,035
	Commodities					
70.90.4300.00	Chemicals	822,346	708,786	1,100,000	1,100,000	1,100,000
70.90.4310.00	Computers & Software	17,247	6,597	31,500	31,500	22,300
70.90.4330.00	Fuel & Lubricants	12,418	7,610	9,000	12,000	15,000
70.90.4380.00	Supplies - Buildings	-	210	1,000	1,000	2,500
70.90.4385.00	Supplies - General	4,703	3,217	4,000	4,000	4,000
70.90.4390.00	Supplies - Janitorial	298	-	1,000	500	500
70.90.4395.00	Supplies - Lab	25,512	7,694	21,450	15,000	16,850
70-90-4400-00	Supplies - Office		33		250	250
70.90.4410.00	Supplies - Operational	16,664	21,367	20,000	20,000	20,000
70.90.4420.00	Supplies - Safety	1,792	991	2,250	1,800	2,200
70.90.4430.00	Supplies - Training	2,626	1,424	1,500	1,500	1,500
70.90.4440.00	Supplies - Fleet	2,655	985	7,500	3,000	5,500
70.90.4460.00	Uniforms	2,129	3,047	3,750	3,750	4,500
70.90.4480.00	Water Meters	20,733	-	-	-	-
	Total Commodities	929,124	761,960	1,202,950	1,194,300	1,195,100
	Other Charges					
70.90.4515.00	Depreciation	552,358	553,653	994,200	994,200	1,200,000
70.90.4540.00	Insurance	63,930	85,044	77,300	84,933	137,000

Water Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
70.90.4560.00	Memberships& Subscriptions	3,061	1,625	1,500	1,000	1,000
70.90.4570.00	Miscellaneous	17,505	68,782	200,000	150,000	300,000
	Total Other Charges	636,855	709,103	1,273,000	1,230,133	1,638,000
	Capital - \$5,000/item min.					
70-90-4810-00	Buildings	46,065	1,988,111	30,000,000	17,500,000	47,600,000
70.90.4830.00	Equipment	170,147	159,353			20,000
70.90.4840.00	Infrastructure	1,912,181	1,829,928	1,200,000	\$ 1,400,000	10,500,000
70.90.4860.00	Vehicles	25,734	-	-	-	80,000
70.90.4880.00	Water Shares	685,700	-	400,000	-	-
	Total Capital	2,839,827	3,977,391	31,600,000	18,900,000	58,200,000
	Debt Service					
70.90.4950.00	Principal	-	-	-	390,000	1,485,000
72.90.4950.00	Interest	-	-	-	877,497	3,305,750
70.90.4995.00	Cost of Issuance	-	614,165	1,800,000	1,800,000	-
	Total Debt Service	-	614,165	1,800,000	3,067,497	4,790,750
	Operations Total:	6,373,037	7,246,050	37,615,550	26,202,429	67,771,885
	Water - C&D					
	Personnel Services					
70-92-4001-00	Salaries	203,826	162,013	320,900	295,000	333,600
70-92-4002-00	Overtime	15,851	9,944	17,500	17,500	16,000
70-92-4004-00	Compensatory Time	746	682	-	125	-
70-92-4005-00	Compensated Absences	-	-	3,500	1,000	5,000
70-92-4010-00	Payroll Taxes	15,898	12,508	24,900	23,000	25,600
70-92-4020-00	Unemployment Taxes	-	-	3,000	2,500	3,000
70-92-4025-00	Workers Compensation	2,807	10,173	7,400	16,000	16,700
70-92-4030-00	Group Insurance	36,296	27,754	49,200	47,000	35,100
70-92-4035-00	Retirement Contribution	15,474	17,821	38,450	30,000	41,200

Water Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Total Personnel Services	290,897	240,895	464,850	432,125	476,200
	<u>New Personnel</u>					
70-92-4001.00	Salaries					60,000
70-92-4002.00	Overtime					1,000
70-92-4010.00	Payroll Taxes					4,800
70-92-4020.00	Unemployment Taxes					600
70-92-4025.00	Workers Compensation					1,800
70-92-4030.00	Group Insurance					28,200
70-92-4035.00	Retirement Contribution					7,400
	Total Personnel Services	-	-	-	-	103,800
	<u>Contractual Services</u>					
70-92-4122-00	Maintenance - Buildings	-	-	-	-	2,000
70-92-4125-00	Maintenance - Equipment	47,196	39,079	85,000	80,000	59,000
70-92-4127-00	Maintenance - Infrastructure	84,698	56,183	100,000	100,000	100,000
70-92-4130-00	Maintenance - Vehicles	7,470	549	6,000	2,000	6,000
70-92-4135-00	Other Contractual Services	8,238	10,921	14,000	16,500	19,710
70.90.4140.00	Postage	-	141	-	-	1,500
70.90.4145.00	Printing and Advertising	-	-	-	-	1,500
70-92-4150-00	Professional Services	-	200	-	500	10,500
	Total Contractual Services	147,602	107,073	205,000	199,000	200,210
	<u>Commodities</u>					
70-92-4170-00	Telephone & Internet	3,322	3,216	4,800	5,000	16,900
70-92-4180-00	Travel & Training	6,393	3,829	7,500	4,000	7,500
70-92-4190-00	Utilities	-	-	-	15,500	16,275
70-92-4300-00	Chemicals	-	-	-	600	1,000
70-92-4310-00	Computers And Software	13,994	4,349	52,000	52,000	28,900
70-92-4330-00	Fuel And Lubricants	-	-	9,000	-	-
70-92-4340-00	Hydrants	28,615	4,784	50,000	25,000	35,000

Water Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
70-92-4385-00	Supplies - General	4,589	7,971	4,000	3,500	5,000
70-92-4395-00	Supplies - Lab	4,939	460	2,000	1,500	1,500
70-92-4410-00	Supplies - Operational	32,164	38,346	30,000	30,000	30,000
70-92-4420-00	Supplies - Safety	4,902	1,590	3,000	1,500	1,500
70-92-4430-00	Supplies - Training	2,428	633	1,300	1,200	1,000
70-92-4440-00	Supplies - Vehicles	924	3,573	6,000	6,000	6,000
70-92-4460-00	Uniforms	1,650	3,470	3,000	3,500	3,000
70-92-4480-00	Water Meters	218,475	263,587	320,000	320,000	350,000
	Total Commodities	322,395	335,809	492,600	469,300	503,575
	Other Charges					
70-92-4560-00	Memberships & Subscriptions	916	247	1,500	1,000	1,000
70-92-4570-00	Miscellaneous	6,097	31,259	150	31,500	10,000
	Total Other Charges	7,013	31,506	1,650	32,500	11,000
	Capital - \$5,000/Item Min.					
70-92-4830-00	Capital - Equipment	5,117	59,850	65,000	65,000	4,000
70-92-4840-00	Capital - Infrastructure	1,388,724	280,742	5,700,000	1,200,000	4,500,000
70-92-4860-00	Capital - Vehicles	-	125,749	112,500	110,000	100,000
70-92-4880-00	Capital - Water Shares	-	-	-		
	Total Capital	1,393,841	466,341	5,877,500	1,375,000	4,604,000
	Total C&D	2,161,748	1,181,624	7,041,600	2,507,925	5,898,785
	Total Budget Request	8,778,340	8,622,176	44,961,250	29,014,454	74,028,720

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

SEWER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
SF Operations	933,500	1,018,500	301,300	1,536,500	3,789,800	23,610,000	2,769,900	30,169,700
SF C&D	300,400	385,800	51,100	11,000	748,300	2,204,000	-	2,952,300
Totals	\$ 1,233,900	\$ 1,404,300	\$ 352,400	\$ 1,547,500	\$ 4,538,100	\$ 25,814,000	\$ 2,769,900	\$ 33,122,000

Total Cash Available \$ 46,443,473

Ending Fund Balance \$ 13,321,473

% of Total Budget 3.73% 4.24% 1.06% 4.67% 13.70% 77.94% 8.36% 100.00%

Sewer Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>SEWER FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
72.01.3775.00	Sewer - Regional Impact Fee	2,564,500	1,822,700	1,345,000	2,605,000	1,045,000
72.01.3870.00	Sewer Charges	3,385,665	2,768,950	3,795,000	3,795,000	4,364,250
72.01.3880.00	Sewer Tap Fees	2,743,144	4,074,821	2,793,775	3,200,000	2,803,213
72.01.3885.00	Sewer Inspection Fee	12,000	38,800	-	30,000	12,000
72.01.3960.00	Interest	3,161,969	2,303,221	500,000	1,900,000	300,000
72.01.3970.00	Miscellaneous	47,697	7,857	25,000	25,000	25,000
72.01.3995.00	Unrealized Gain On Investments	250,137	-	-	-	-
72.01.3999.00	Transfers In	49,400,000	-	-	-	-
72.01.3999.00	Transfers Out	-	-	-	(3,000,000)	(1,000,000)
Subtotal		61,565,112	8,144,051	8,458,775	8,555,000	7,549,463
Total Fund Revenues		61,565,112	8,144,051	8,458,775	8,555,000	7,549,463
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						38,894,010
Total Anticipated Funds Available						46,443,473

Sewer Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
Administrative Costs						
	<u>Personnel Services</u>					
72.12.4001.00	Salaries	85,041	61,638	109,900	102,000	51,600
72.12.4002.00	Overtime	354	256	500	500	500
72.12.4010.00	Payroll Taxes	5,842	4,488	8,400	8,400	4,000
72.12.4020.00	Unemployment Taxes	-	-	1,000	1,000	700
72.12.4025.00	Workers Compensation	277	883	2,500	1,500	2,100
72.12.4030.00	Group Insurance	10,703	7,162	10,600	10,600	12,400
72.12.4035.00	Retirement Contribution	7,674	6,212	13,000	10,000	6,200
	Total Personnel Services	109,891	80,640	145,900	134,000	77,500
	<u>New Personnel</u>					
72.12.4001.00	Salaries					23,500
72.12.4002.00	Overtime					300
72.12.4010.00	Payroll Taxes					1,800
72.12.4020.00	Unemployment Taxes					300
72.12.4025.00	Workers Compensation					900
72.12.4030.00	Group Insurance					11,300
72.12.4035.00	Retirement Contribution					2,800
	Total New Personnel	-	-	-	-	40,900
	<u>Contractual Services</u>					
72.12.4110.00	Billing & Administrative	20,000	60,000	60,000	60,000	60,000
72.12.4135.00	Other Contractual Services	85,301	36,131	68,400	66,000	69,000
72.12.4140.00	Postage	12	-	800	800	1,000
72.12.4145.00	Printing & Advertising	11,474	6,164	17,000	15,000	18,500
	Total Contractual Services	116,787	102,295	146,200	141,800	148,500
	Total Administrative Costs	226,678	182,935	292,100	275,800	266,900
Operational Costs						

Sewer Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
72.90.4001.00	Salaries	370,504	287,250	463,200	463,200	474,800
72.90.4002.00	Overtime	20,943	13,734	24,300	24,300	20,000
72.90.4004.00	Compensatory Time	39	23	-	100	1,000
72.90.4005.00	Compensated Absences	5,397	-	8,000	8,000	7,500
72.90.4010.00	Payroll Taxes	27,260	21,336	37,300	35,000	36,500
72.90.4020.00	Unemployment Taxes	-	-	4,300	4,300	4,450
72.90.4025.00	Workers Compensation	(1,890)	7,021	21,000	17,000	18,100
72.90.4030.00	Group Insurance	72,418	56,816	84,600	84,600	100,300
72.90.4035.00	Retirement Contribution	32,352	28,832	57,400	50,000	57,900
72.90.4045.00	Cell Phone Allowance	244	194	1,200	300	300
	Total Personnel Services	527,266	415,206	701,300	686,800	720,850
	<u>New Personnel</u>					
72.90.4001.00	Salaries	-	-	-	-	64,000
72.90.4002.00	Overtime	-	-	-	-	-
72.90.4010.00	Payroll Taxes	-	-	-	-	4,900
72.90.4020.00	Unemployment Taxes	-	-	-	-	800
72.90.4025.00	Workers Compensation	-	-	-	-	2,500
72.90.4030.00	Group Insurance	-	-	-	-	14,200
72.90.4035.00	Retirement Contribution	-	-	-	-	7,700
72.90.4045.00	Cell Phone Allowance	-	-	-	-	150
	Total New Personnel	-	-	-	-	94,250
	<u>Contractual Services</u>					
72.90.4122.00	Maintenance - Buildings	838	5,067	4,000	5,200	8,500
72.90.4125.00	Maintenance - Equipment	88,502	12,104	47,000	17,000	41,000
72.90.4127.00	Maintenance - Infrastructure	32,689	5,700	70,000	30,000	60,000
72.90.4130.00	Maintenance - Vehicles	4,123	640	6,500	2,000	8,000
72.90.4135.00	Other Contractual Services	233,884	82,771	202,450	140,000	186,800
72.90.4140.00	Postage	-	-	1,000	500	500

Sewer Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
72.90.4145.00	Printing & Advertising	-	-	1,000	500	500
72.90.4150.00	Professional Services	13,258	39	10,000	500	10,500
72.90.4160.00	Rents	-	427	5,000	500	5,000
72.90.4170.00	Telephone & Internet	8,598	6,556	25,400	15,000	28,800
72.90.4180.00	Travel & Training	4,376	1,850	7,000	3,000	8,000
72.90.4190.00	Utilities	425,497	306,854	507,500	480,000	512,400
	Total Contractual Services	811,765	422,008	886,850	694,200	870,000
	Commodities					
72.90.4300.00	Chemicals	255,363	129,153	260,000	210,000	220,500
72.90.4310.00	Computers & Software	11,659	5,270	20,000	20,000	16,550
72.90.4330.00	Fuel & Lubricants	11,227	6,960	10,000	10,000	10,000
72.90.4380.00	Supplies - Buildings	212	483	2,500	2,500	500
72.90.4385.00	Supplies - General	3,146	1,158	3,000	3,000	3,000
72.90.4390.00	Supplies - Janitorial	305	70	1,500	500	1,000
72.90.4395.00	Supplies - Lab	4,322	5,767	8,000	10,000	13,500
72.90.4400.00	Supplies - Office	379	513	1,500	500	500
72.90.4410.00	Supplies - Operational	17,793	9,450	15,000	15,000	15,000
72.90.4420.00	Supplies - Safety	996	3,428	5,000	4,000	8,500
72.90.4430.00	Supplies - Training	2,785	1,656	1,500	1,800	1,000
72.90.4440.00	Supplies - Fleet	4,148	2,386	7,000	4,000	7,500
72.90.4460.00	Uniforms	685	3,412	3,750	3,750	3,750
	Total Commodities	313,019	169,708	338,750	285,050	301,300
	Other Charges					
72.90.4515.00	Depreciation	629,721	877,571	1,125,300	1,316,700	1,400,000
72.90.4540.00	Insurance	61,371	94,874	76,000	100,000	135,000
72.90.4560.00	Memberships & Subscriptions	1,492	413	1,500	1,500	1,000
72.90.4570.00	Miscellaneous	5,794	376	-	500	500
	Total Other Charges	698,378	973,234	1,202,800	1,418,700	1,536,500

Sewer Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Capital - \$5,000/item min.</u>					
72.90.4810.00	Buildings	21,524,569	8,881,604	28,500,000	22,000,000	23,500,000
72.90.4830.00	Equipment	12,757	41,037	40,000	41,500	110,000
72.90.4860.00	Vehicles	-	-	45,000	35,000	-
	Total Capital	21,537,326	8,922,641	28,585,000	22,076,500	23,610,000
	<u>Debt Service</u>					
72.90.4900.00	Principal	810,000	-	855,000	855,000	900,000
72.90.4950.00	Interest	1,953,150	956,325	1,912,650	1,912,650	1,869,900
	Total Debt Service	2,763,150	956,325	2,767,650	2,767,650	2,769,900
	Total Operations	26,650,905	11,859,121	34,482,350	27,928,900	29,902,800
C&D						
	<u>Personnel Services</u>					
72-92-4001-00	Salaries	109,732	98,648	193,100	193,100	209,800
72-92-4002-00	Overtime	7,723	5,693	7,500	7,500	8,000
72-92-4005-00	Compensated Absences	-	-	3,000	3,000	3,500
72-92-4010-00	Payroll Taxes	8,920	7,561	14,700	14,700	16,300
72-92-4020-00	Unemployment Taxes	-	-	2,600	2,600	2,700
72-92-4025-00	Workers Compensation	5,604	6,627	4,600	10,500	11,500
72-92-4030-00	Group Insurance	20,092	15,368	29,600	29,600	23,100
72-92-4035-00	Retirement Contribution	9,784	11,169	23,750	23,750	25,500
	Total Personnel Services	161,853	145,066	278,850	284,750	300,400
	<u>Contractual Services</u>					
72-92-4122-00	Maintenance - Buildings	-	-	-	-	2,000
72-92-4125-00	Maintenance - Equipment	1,407	336	5,000	3,500	4,000
72-92-4127-00	Maintenance - Infrastructure	98,254	19,887	75,000	560,000	75,000
72-92-4130-00	Maintenance - Vehicles	8,526	549	4,750	2,000	6,000
72-92-4135-00	Other Contractual Services	90,330	-	181,000	170,000	188,500

Sewer Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
72-92-4140-00	Postage	-	457	-	500	1,500
72-92-4145-00	Printing & Advertising	-	200	-	500	1,500
72-92-4150-00	Professional Services	219	388	10,000	28,900	20,500
72-92-4170-00	Telephone & Internet	1,781	1,815	4,400	3,000	15,300
72-92-4180-00	Travel & Training	6,419	2,154	7,500	3,500	7,500
72-92-4190-00	Utilities	-	3,732		27,000	64,000
	Total Contractual Services	206,935	29,517	287,650	798,900	385,800
	<u>Commodities</u>					
72-92-4310-00	Computers And Software	3,744	5,085	6,000	8,400	11,100
72-92-4330-00	Fuel & Lubricants	-	-	9,000	-	-
72-92-4380-00	Supplies - Building	-	-	-	-	1,000
72-92-4385-00	Supplies - General	2,239	8,744	7,000	9,000	7,000
72-92-4400-00	Supplies - Office	-	21	-	50	-
72-92-4410-00	Supplies - Operational	10,545	17,457	20,000	20,000	20,000
72-92-4420-00	Supplies - Safety	4,886	1,590	3,000	2,000	2,000
72-92-4430-00	Supplies - Training	1,865	602	1,300	1,300	1,000
72-92-4440-00	Supplies - Vehicles	1,016	3,537	4,750	6,000	6,000
72-92-4460-00	Uniforms	1,650	2,870	3,000	3,500	3,000
	Total Commodities	25,945	39,906	54,050	50,250	51,100
	<u>Other Charges</u>					
72-92-4560-00	Memberships & Subscriptions	818	1,075	1,490	1,490	1,000
72-92-4570-00	Miscellaneous	1,046	131	-	500	10,000
	Total Other Charges	1,864	1,206	1,490	1,990	11,000
	<u>Capital - \$5,000/Item Min.</u>					
72-92-4830-00	Equipment	5,151	24,078	25,000	25,000	4,000
72-92-4840-00	Infrastructure	11,227,199	3,755,267	13,000,000	7,000,000	2,100,000
72-92-4860-00	Vehicles	-	92,752	112,500	110,000	100,000
	Total Capital	11,232,350	3,872,097	13,137,500	7,135,000	2,204,000

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	Total C&D	11,628,947	4,087,792	13,759,540	8,270,890	2,952,300
	Total Budget Request	38,506,530	16,129,848	48,533,990	36,475,590	33,122,000

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

DRAINAGE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Drainage Fund	217,850	527,200	15,200	84,200	844,450	1,254,200	-	2,098,650
Totals	\$ 217,850	\$ 527,200	\$ 15,200	\$ 84,200	\$ 844,450	\$ 1,254,200	\$ -	\$ 2,098,650
Total Cash Available								\$ 5,279,371
Ending Fund Balance								\$ 3,180,721
% of Total Budget	10.38%	25.12%	0.72%	4.01%	40.24%	59.76%	0.00%	100.00%

Drainage Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>DRAINAGE FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
74.01.3780.00	Drainage Impact Fee	157,540	560,547	220,000	570,000	250,000
74.01.3860.00	Drainage Charges	531,028	380,359	525,000	550,000	560,000
74.01.3960.00	Interest	106,694	77,927	40,000	60,000	25,000
74.01.3970.00	Miscellaneous	-	-	457,560	228,780	228,780
74.01.3985.00	Refund Of Expenditures	-	-	-		
74.01.3995.00	Unrealized Gain On Investments	59,746	-	-		
74.01.3999.00	Transfers	(250,000)	-	-		
Subtotal		<u>605,008</u>	<u>1,018,832</u>	<u>1,242,560</u>	<u>1,408,780</u>	<u>1,063,780</u>
Total Fund Revenues		<u>605,008</u>	<u>1,018,832</u>	<u>1,242,560</u>	<u>1,408,780</u>	<u>1,063,780</u>
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						4,215,591
Total Anticipated Funds Available						<u>5,279,371</u>

Drainage Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
Administrative Costs						
	Personnel Services					
74.12.4001.00	Salaries	66,911	48,989	87,600	87,600	19,000
74.12.4002.00	Overtime	203	158	500	500	200
74.12.4010.00	Payroll Taxes	4,588	3,553	6,700	6,700	1,550
74.12.4020.00	Unemployment Taxes	-	-	1,300	1,300	600
74.12.4025.00	Workers Compensation	231	751	1,000	1,000	800
74.12.4030.00	Group Insurance	9,400	6,298	9,400	9,400	1,300
74.12.4035.00	Retirement Contribution	6,183	5,056	10,400	10,400	2,300
	Total Personnel Services	87,517	64,805	116,900	116,900	25,750
	New Personnel					
74.12.4001.00	Salaries	-	-	-	-	11,600
74.12.4010.00	Payroll Taxes	-	-	-	-	900
74.12.4020.00	Unemployment Taxes	-	-	-	-	200
74.12.4025.00	Workers Compensation	-	-	-	-	800
74.12.4030.00	Group Insurance	-	-	-	-	5,700
74.12.4035.00	Retirement Contribution	-	-	-	-	1,400
	Total New Personnel	-	-	-	-	20,600
	Contractual Services					
74.12.4110.00	Billing & Administrative	10,000	10,000	10,000	10,000	10,000
74.12.4135.00	Other Contractual Services	28,934	18,978	26,390	26,390	28,000
74.12.4140.00	Postage	5	-	500	500	700
74.12.4145.00	Printing & Advertising	7,649	4,109	10,600	10,600	11,500
	Total Contractual Services	46,589	33,087	47,490	47,490	50,200
	Total Administrative Costs	134,106	97,892	164,390	164,390	96,550
Operational Costs						

Drainage Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
74.90.4001.00	Salaries	77,142	60,587	159,300	139,850	110,400
74.90.4002.00	Overtime	4,690	3,883	10,900	9,900	8,000
74.90.4004.00	Compensatory Time	374	557		500	1,000
74.90.4005.00	Compensated Absences	2,149	-	5,000	5,000	5,000
74.90.4010.00	Payroll Taxes	5,951	5,748	12,900	11,400	8,600
74.90.4020.00	Unemployment Taxes	-	-	3,350	3,175	2,900
74.90.4025.00	Workers Compensation	956	3,429	10,250	9,250	9,300
74.90.4030.00	Group Insurance	9,903	6,212	31,100	26,500	13,000
74.90.4035.00	Retirement Contribution	7,590	6,818	20,200	17,900	13,300
	Total Personnel Services	108,754	87,234	253,000	223,475	171,500
	<u>Contractual Services</u>					
74.90.4125.00	Maintenance - Equipment	2,177	-	-	-	-
74.90.4127.00	Maintenance - Infrastructure	64,403	28,530	300,000	75,000	300,000
74.90.4130.00	Maintenance - Fleet	-	-	1,500	1,500	5,000
74.90.4135.00	Other Contractual Services	-	6,428	500,000	25,000	101,000
74.90.4150.00	Professional Services	11,270	13,205	47,000	257,000	67,000
74.90.4180.00	Travel & Training	608	2,900	4,000	-	4,000
	Total Contractual Services	78,457	51,063	852,500	358,500	477,000
	<u>Commodities</u>					
74.90.4310.00	Computers & Software	2,720	2,575	19,600	6,500	3,200
74.90.4330.00	Fuel & Lubricants	3,743	2,320	6,000	6,000	5,000
74.90.4385.00	Supplies - General	321	-	1,000	1,000	1,000
74.90.4410.00	Supplies - Operational	201	62	3,000	3,000	3,000
74.90.4430.00	Supplies - Training	-	-	5,000	-	-
74.90.4440.00	Supplies - Fleet	-	389	5,000	1,500	1,500
74.90.4460.00	Uniforms	2,322	250	4,000	2,000	1,500
	Total Commodities	9,307	5,596	43,600	20,000	15,200

Drainage Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Other Charges</u>					
74.90.4515.00	Depreciation	41,676	35,336	53,000	53,000	53,000
74.90.4540.00	Insurance	2,156	1,946	3,000	3,000	26,200
74.90.4560.00	Memberships & Subscriptions	-	-	3,000	-	-
74.90.4570.00	Miscellaneous	-	-	5,000	5,000	5,000
	Total Other Charges	43,832	37,282	64,000	61,000	84,200
	<u>Capital - \$5,000/item min.</u>					
74.90.4840.00	Infrastructure	39,308	369,385	1,038,400	750,000	1,254,200
	Total Capital	39,308	369,385	1,038,400	750,000	1,254,200
	Operational Costs	279,658	550,560	2,251,500	1,412,975	2,002,100
	Total Budget Request	413,764	648,452	2,415,890	1,577,365	2,098,650

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

CEMETERY PERPETUAL EXPENSE SUMMARY

	Personnel ServicesContract ServicesCommodityOther Charges				Total Operating Costs	Capital OutlayDebt Service		Total
Cemetery Fund	-	-	-	-	-	-	-	-
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Total Cash Available

\$218,830

Ending Fund Balance

\$218,830

% of Total Budget

0.00%0.00%0.00%0.00%0.00%0.00%0.00%0.00%

Cemetery Perpetual Fund

Item #5.

<u>CEMETERY PERPETUAL FUND REVENUES</u>		<u>2023</u> <u>Actuals</u>	<u>2024</u> <u>Jan - Aug</u> <u>Actuals</u>	<u>2024</u> <u>Adopted</u> <u>Budget</u>	<u>2024</u> <u>Estimated</u>	<u>2025</u> <u>Proposed</u>
80.01.3940.00 Cemetery Lot Purchase		11,273	7,473	12,560	12,560	12,560
80.01.3960.00 Interest Income		6,250	4,557	3,600	3,750	3,750
	Subtotal	17,522	12,029	16,160	16,310	16,310
Total Fund Revenues		17,522	12,029	16,160	16,310	16,310
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						202,520
Total Anticipated Funds Available						218,830

Cemetery Perpetual Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Contractual Services</u>					
80.90.4150.00	Professional Services	-	-	-		
	Total Contractual Services	-	-	-	-	-
	<u>Other Charges</u>					
80.90.4570.00	Miscellaneous	-	-	-		
	Total Other Charges	-	-	-	-	-
	<u>Transfers</u>					
80.90.4999.00	Transfers Out	-	-	-		
	Total Trasfers Out	-	-	-	-	-
	<u>Capital - \$5,000/item min.</u>					
80.90.4840.00	Infrastructure	-	-	-		
	Total Capital	-	-	-	-	-
	Total Budget Request	-	-	-	-	-

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

LIBRARY FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Library Fund	1,150,000	367,000	217,500	224,500	1,959,000	2,200,000	-	4,159,000
Totals	\$ 1,150,000	\$ 367,000	\$ 217,500	\$ 224,500	\$ 1,959,000	\$ 2,200,000	\$ -	\$ 4,159,000

Total Cash Available \$ 18,018,999

Ending Fund Balance \$ 13,859,999

% of Total Budget 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%

Library Fund

Item #5.

<u>LIBRARY FUND</u>		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - June</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
			<u>Actuals</u>	<u>Budget</u>		
92.01.3730.00	Library Facilities Fee	811,820	387,927	373,950	390,500	373,950
92.01.3953.00	Donation	3,505	350	3,500	3,500	3,500
92.01.3960.00	Interest Income	368,720	162,081	500,000	473,000	500,000
92.01.3970.00	Miscellaneous	9,360	885	10,000	10,000	10,000
92.01.3420.00	Weld Library Dist.	827,941	175,802	1,292,842	1,292,842	1,375,300
92.01.3985.00	Refund of Expenditures	1,141	0		-	-
92.01.3999.00	Transfers In - TOJ	1,622,683	744,009	2,491,362	2,491,362	2,023,124
92.01.3999.00	Transfers Out - TOJ	-78,498	-24,025	(186,975)	-	(200,000)
Subtotal		3,566,672	1,447,028	4,484,679	4,661,204	4,085,874
Total Fund Revenues		3,566,672	1,447,028	4,484,679	4,661,204	4,085,874
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						13,933,125
Total Anticipated Funds Available						\$ 18,018,999

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - June Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Personnel Services</u>					
92.90.4001.00	Salaries	435,666	246,552	862,500	690,000	1,150,000
92.90.4002.00	Overtime	545	846	-	-	-
92.90.4010.00	Payroll Taxes	32,063	18,123	-	-	-
92.90.4020.00	Unemployment Taxes	-	-	-	-	-
92.90.4025.00	Workers Compensation	(853)	283	-	-	-
92.90.4030.00	Group Insurance	36,242	26,056	-	-	-
92.90.4035.00	Retirement Contribution	23,280	13,808	-	-	-
	Total Personnel Services	526,943	305,667	862,500	690,000	1,150,000
	<u>Contractual Services</u>					
92.90.4122.00	Maintenance - Buildings	249,896	129,193	795,000	420,000	220,000
92.90.4145.00	Printing & Advertising	18,104	16,749	32,000	41,500	60,000
92.90.4150.00	Professional Services	-	-	10,000	5,000	10,000
92.90.4170.00	Telephone & Internet	7,006	2,253	10,000	7,000	12,000
92.90.4180.00	Travel & Training	1,499	-	5,000	3,000	5,000
92.90.4190.00	Utilities	41,456	13,798	50,000	40,000	60,000
	Total Contractual Services	317,960	161,994	902,000	516,500	367,000
	<u>Commodities</u>					
92.90.4310.00	Computers & Software	-	-	5,000	-	5,000
92.90.4385.00	Supplies - General	5,929	2,350	12,000	7,000	15,000
92.90.4390.00	Supplies - Janitorial	1,573	266	3,000	2,000	5,000
92.90.4400.00	Supplies - Office	-	-	-	-	-
92.90.4410.00	Supplies - Operational	78,738	18,106	155,000	62,500	192,500
	Total Commodities	86,239	20,721	175,000	71,500	217,500

Library Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - June Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Other Charges</u>					
92.90.4540.00	Insurance	-	-	-	-	-
92.90.4560.00	Memberships & Subscriptions	134	95	2,500	500	2,500
92.90.4570.00	Miscellaneous	58,131	9,222	219,500	60,000	222,000
	Total Other Charges	58,265	9,317	222,000	60,500	224,500
	<u>Capital - \$5,000/item min.</u>					
92.90.4810.00	Buildings	127,324	-	-	-	2,200,000
	Total Capital	127,324	-	-	-	2,200,000
	Total Budget Request	1,116,731	497,699	2,161,500	1,338,500	4,159,000

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2025

RECREATION CENTER FUND SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Rec Center Fund	-	505,000	-	-	505,000	-	-	505,000
Totals	\$ -	\$ 505,000	\$ -	\$ -	\$ 505,000	\$ -	\$ -	\$ 505,000
Total Cash Available								\$ 528,587
Ending Fund Balance								\$ 23,587
% of Total Budget	0.00%	100.00%	0.00%	0.00%	100.00%	0.00%	0.00%	100.00%

Recreation Center Fund

Item #5.

		<u>2023</u>	<u>2024</u>	<u>2024</u>	<u>2024</u>	<u>2025</u>
		<u>Actuals</u>	<u>Jan - Aug</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>RECREATION CENTER FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
96.01.3420.00	State Grant	10,700	-	-		
96.01.3999.00	Transfer In	329,929	503,000	503,000	503,000	505,000
	Subtotal	340,629	503,000	503,000	503,000	505,000
	Total Fund Revenues	340,629	503,000	503,000	503,000	505,000
	Unrestricted Cash Balance Forward (Beg. Fund Bal.)					23,587
	Total Anticipated Funds Available					528,587

Recreation Center Fund

Item #5.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2023 Actuals</u>	<u>2024 Jan - Aug Actuals</u>	<u>2024 Adopted Budget</u>	<u>2024 Estimated</u>	<u>2025 Proposed</u>
	<u>Contractual Services</u>					
96.90.4122.00	Maintenance - Building	2,844	-	-	-	-
96.90.4135.00	Other Contractual Services	736,937	162,220	500,000	503,000	505,000
96.90.4540.00	Insurance	-	-	-	-	-
96.90.4570.00	Miscellaneous	-	-	3,000	-	-
		739,781	162,220	503,000	503,000	505,000
	Total Budget Request	739,781	162,220	503,000	503,000	505,000

Town of Johnstown
List of Bills - August 17, 2024 - September 10, 2024

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
2534 Retail Phase 1, LLC	Reimbursement of sales tax	ADM	84,694.99
4990 Ronald Reagan LLC	Police substation lease	PD	1,519.75
AC/DC Electric	Building maintenance	PW	1,406.25
Ace Hardware	Supplies	ALL	1,318.19
Adiona Transportation Solutions	Safety signals	PW	5,727.07
All Copy Products, Inc	Copier supplies	PD	254.70
American Equipment	Equipment maintenance	PW	1,636.00
American Water Works Association	Dues	PW	263.00
APWA Colorado	Training	PW	3,275.00
Aqua Engineering	Central expansion project	PW	61,569.35
Arrowhead Scientific Inc.	Lab supplies	PD	884.76
Bell Gould Linder & Scott, P.C.	Legal services	ADM	1,080.00
Benesch	SH 60 Conceptual Plan/CO Blvd/SH60	PW	4,234.50
Bobcat of the Rockies	Supplies	PW	38.99
Browns Hill Engineering & Controls	Equipment maintenance	PW	11,408.96
Burns & McDonnell Engineering Co Inc.	Water treatment plant expansion	PW	593,136.62
Business Equipment Service	Copier supplies	ADM	801.00
Caselle, Inc	Software	ADM	1,000.00
Cate Brothers Inc.	Infrastructure maintenance	PW	8,955.28
CDLE-Finance Office- Boiler Inspection	Boiler inspection	ADM	90.00
CDPHE, Water Quality Control Division	Permits	PW	11,351.00
CDW Government	Vehicle equipment	PD	187.98
Central Square Technologies, LLC	Software	ADM	6,480.00
Central Weld County Water District	Interconnect	PW	2,030.40
CenturyLink	Phone/internet	PW	918.30
Cintas	Mat supplies/service	PW	948.15
Cirsa	Insurance	ADM	1,000.00
City of Loveland	Facility rental	PD	600.00
Colorado Analytical Labs	Lab testing	PW	2,003.00
Colorado Demolition, Inc.	Property demolition	PW	24,919.00
Colorado Department of Public Health	Fees	PW	1.30
Colorado Greenbelt Management	Landscaping services	PW	2,500.00
Community Center Refund	Community Center refunds	ADM	450.00
Connell Resources, Inc.	North Interceptor/chemicals/supplies	PW	381,699.93
Consolidated Home Supply Ditch &	Water legal	PW	401.43
Core & Main	Water meters	PW	1,777.44
Coren Printing, Inc	Supplies	PD	189.48
Coulson Excavating Co Inc	Patching supplies	PW	9,712.23
Cummins Sales and Service	Equipment maintenance	PW	426.10
D2C Architects	PD/development services design	PW	31,871.48
Daniels Long Chevrolet	Vehicles -2024 Chevrolet Colorado (2)	PW	69,696.10
DataShield Corporation	Shredding	ADM	395.00
DBC Irrigation Supply	Irrigation supplies	PW	3,399.44
Denali Water Solutions LLC	Sludge removal	PW	1,688.25
Denver Industrial Sales & Services Co	Supplies	PW	1,602.30
DES Pipeline Maintenance, LLC	Equipment maintenance	PW	3,825.00
DetectaChem, Inc.	Lab supplies	PD	351.34
Dietze and Davis P.C.	Billback - Legal services	ADM	3,160.50
Ditesco LLC	Little Thompson bridge project	PW	1,158.16
DXP Enterprises Inc	Supplies	PW	49.80
E-470 Public Highway Authority	Travel	PW	22.25
Elite Printing Group, LLC	Supplies	PD	59.00
Employee Reimbursement	Training/travel/supplies	ADM	2,258.87

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
EPS Group	Letford/Centennial park planning	PW	15,032.50
Ergomed	Employment screening	ADM	59.00
Evidence return	Evidence return	PD	616.00
Facility Maintenance By Design	Building maintenance	PW	4,820.00
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	11,847.50
Felsburg Holt & Ullevig Inc	Engineering services	PW	3,930.00
Ferguson Waterworks #1116	Water meters	PW	5,065.77
First Armored Services LLC	Truck supplies	PW	5,870.66
First Class Security Systems	Fire system monitoring	ADM	273.60
First National Bank	Custodial fees	ADM	778.55
First Responder Trauma Counselors	Peer support	PD	2,385.00
Front Range Raynor	Building maintenance	PW	226.25
Frontier Fertilizer & Chemical	Chemicals	PW	502.38
Frontier Self Storage	Storage	PW	290.00
FunFlicks of Colorado	Movie night	ADM	1,399.50
Galls LLC	Uniforms	PD	182.94
Garrison Minerals	Chemicals	PW	5,157.13
Gerrard Excavating	Infrastructure maintenance	PW	42,760.00
Glenn A. Jones Library	Monthly support	ADM	202,662.06
Grainger, Inc.	Supplies	PW	1,915.43
Greeley Lock and Key	Building maintenance	PW	1,228.75
Ground Engineering Consultants, Inc.	Central expansion project	PW	12,923.50
Hach Company	Supplies	PW	226.45
Helton & Williamsen, P.C.	Billback- Water legal	ADM	14,563.75
Hill & Robbins, PC	Water legal	PW	1,837.50
Hydrant Meter Deposit Refund	Hydrant meter deposit refunds	ADM	11,750.00
IMEG Corp	Billback - Engineering services	ADM	55,035.00
IMEG Corp	Engineering services	PW	6,120.00
Interstate Battery of the Rockies	Supplies	PW	467.85
J&D Creations	Uniforms	ALL	858.52
J&S Contractors Supply Co.	Street signs	PW	2,814.00
J-2 Contracting Co.	Generator	PW	12,415.81
John Deere Financial	Supplies	PW	262.55
Johnstown Breeze	Legal publications	ADM	4,389.12
J-U-B Engineers, Inc.	Billback-Engineering services	ADM	1,000.50
J-U-B Engineers, Inc.	SH60 waterline	PW	41,747.88
Kangaroo Express of Longmont, Inc	Lab testing	PW	165.00
Ken Garff Ford Greeley	Vehicle - 2024 Ford F-600	PW	67,690.00
Kerr-McGee Oil & Gas Onshore LP	Interest	ADM	2.10
Kinsco, LLC	Uniforms	PD	576.48
L4 Construction	Little Thompson bridge project	PW	32,149.66
Law Office of Avi Rocklin LLC	Legal services	ADM	18,150.00
Law Office of P. Andrew Jones	Legal services	PW	1,394.60
LG Sonic US, LLC	Algae control	PW	8,277.60
Lightfield Enterprises Inc	Concrete repairs	PW	75,039.53
Little Thompson Water District	Water	PW	12,269.16
Loveland Barricade LLC	Supplies	PW	1,475.01
Loveland Ford-Lincoln	Vehicle repair	PW	366.28
Mac Equipment, Inc	Supplies	PW	456.64
Mark Young Construction, LLC	Police department expansion	PD	319,032.99
Mary's Mountain Cookies	Reimbursement of sales tax	ADM	473.19
Matrix Design Group, Inc.	Maestes Street/Stormwater master plan	PW	25,227.50
McDonald Farms Enterprises Inc	Sludge removal	PW	1,429.00
McGeady Becher P.C.	Billback - Legal services	ADM	1,386.22
Medicine for Business and Industry	Lab testing	ADM	516.30

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Michael Lazar	Municipal Court Judge	ADM	2,850.00
Mile High Elevator LLC	Building maintenance	PW	226.80
Milliken Johnstown Electric	Building maintenance	PW	187.50
Moltz Construction Inc.	Central expansion project	PW	1,598,119.75
MWH Constructors	Water treatment plant expansion	PW	1,112,217.87
Nalco Company LLC	Chemicals	PW	7,324.61
Napa Auto Parts, Inc	Vehicle supplies	PW/PD	1,973.74
Northern Colorado Truck Driving Academy	Training	PW	8,700.00
Northern Water	Water assessment	PW	27,232.50
O.J. Watson Company Inc	Supplies	PW	110.56
Office Depot Business Credit	Supplies	ALL	276.19
Original Equipment Auto Glass	Equipment maintenance	PW	682.66
Overhead Door Company	Building maintenance	PW	2,627.00
Paradise Cream, Inc.	Employee event	ADM	482.00
Parkland USA Corp	Fuel	PW	14,517.71
Paul's Plumbing & Heating	Jetting services	PW	5,000.00
Pioneer Press of Greeley Inc	Supplies	ADM	2,933.00
Pipestone Equipment an Impel Company	Supplies	PW	20.00
Pitney Bowes Bank Inc Purchase Power	Postage	ADM	711.00
Pitney Bowes Inc	Postage	ADM	115.11
Pluto Holdings, LLC	Facade Grant (2)	ADM	20,000.00
Portable Restroom Solutions	Portolet	ADM	655.00
Poudre Valley REA	Utilities	PW	24,173.48
PVS DX, INC	Chemicals - water/wastewater	PW	39,919.99
Quality of Life & Safety Designs LLC	Fire system monitoring	PW	25.00
Ram Waste Systems	Trash services	PW	2,501.49
Red Wing Business Advantage Acct	Uniforms	PW	500.00
Reimann & Georger Corp	Hydraulic saw	PW	3,935.00
Rise Broadband	Phone/internet	PW	105.67
SAFEBuilt LLC Lockbox # 88135	Inspection services	PW	25,000.00
Sam's Club MC/SYNCB	Supplies	ALL	2,890.35
Sanborn Map Company, Inc	Stormwater master plan	PW	14,377.54
Security Central, Inc	Fire system monitoring	PW	802.87
SMH West, LLC	South tank project	PW	19,999.96
Spring Meadows Development	Developer deposit refund	ADM	3,909.25
Striglos	Software	ADM	3,525.00
Summit Compression LLC	Equipment maintenance	PW	5,605.12
Sunbelt Rentals	Equipment rental	PW	7,157.40
Survival Armor	Supplies	PD	1,125.54
Tait & Associates, Inc.	Charlotte Street project	PW	1,872.50
TDS	Phone/internet	ALL	8,188.72
Terracon Consultants, Inc.	Equipment maintenance	PW	12,276.25
The Home Depot/GECE	Supplies	PW	2,829.32
The Jamar Company	Building maintenance	PW	1,824.89
The Tree Guys LLC	Tree trimming	PW	7,325.00
Thompson Crossing Metro District No 2	Reimbursement of sales tax	ADM	45,902.82
TimberLAN	IT services	PD	5,332.00
TopShelf Printers	Supplies	ADM	2,602.50
Town of Johnstown	Utilities	ALL	26,833.88
Traffic Signal Controls Inc	Safety signals	PW	6,150.00
Treatment Technology Holding	Chemicals - water treatment	PW	24,570.65
TruGreen Chemlawn	Chemicals	PW	11,922.14
UC Health Medical Group	Lab testing	PW	1,065.86
ULINE	Supplies	PW	5,670.39
United Power, Inc	Utilities	PW	1,077.67

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
United Rentals	Equipment rental	PW	1,073.25
USA Bluebook	Supplies	PW	8,849.15
Utility Notification Center of Colorado	Locates	PW	1,118.43
Utility Refund	Utility refunds	ADM	6,419.96
Vance Brothers, Inc	Chemicals	PW	2,485.00
Vector Disease Control	Mosquito spraying	PW	9,357.92
Veolia WTS Analytical Instruments, INC	Equipment	PW	5,186.00
Verizon Connect	Phone/internet	PW	239.25
Verizon Wireless	Phone/internet	ALL	8,331.67
Waste Connections of Colorado Inc.	Trash services	PW	178,475.93
Weld County Dept of Public	Lab services	PW	884.50
Weld County Garage	Vehicle repair	PD	78.44
Weld County Sheriff	Jail fees	PD	12.86
Western Plains Construction	Pavement maintenance	PW	317,822.98
Western States Land Services LLC	Raw water line project	PW	866.37
Workplace Partners	Furniture	ADM	5,597.00
Xcel Energy	Utilities	PW	121,079.70
Yost Cleaning	Monthly cleaning service	PW	3,993.32
			<u>6,189,753.33</u>

TOWN MANAGER'S REPORT



October 2024

johnstownco.gov



Administration, Finance, Planning, and Human Resources

Upcoming Council Meetings & Work Sessions

If there are topics that the Council would like Staff to schedule for discussion, please let me know. The following topics are recommended for Council discussion (all meetings will be held in the Town Council Chambers unless otherwise indicated):

- 10/07/2024 - Regular Council Meeting
- 10/15/2024 - FY 2025 Budget Work Session
- 10/21/2024 - Regular Council Meeting
- 11/04/2024 - Regular Council Meeting

Hiring

We recently welcomed our Municipal Court Clerk and Senior Project Manager to our Team. We are currently searching for Police Cadets, a Civil Water/Sewer Engineer, Community Service Officers, and Police Officers. We have 2 police officer candidates in the process to hire. Officer Chris Soricelli was recently promoted to Sergeant for the Town.

2025 Preliminary Budget

The preliminary 2025 budget has been completed and is available on our website for the community to review. It can be found here:

<https://johnstownco.gov/DocumentCenter/View/797/2025-Preliminary-Budget>

Cemetery

Fall Cemetery clean-up will begin October 15, 2024.

Special Event Permit

Staff has received an application for the Trick or Treat Street on October 26, 2024 in Downtown Johnstown. Exodus Moving has submitted a Special Event Permit-Liquor for their annual Halloween event on October 25, 2024. Notification from the State was received and is included in Council's packet, that a wine festival application was received from Ascent Investment Group LLC dba Deep Roots Winery, for a festival on October 12, 2024.

Senior Center

October will see our fall activities really kick into gear with our fall color tour, Eagles hockey and more! There was also a good turnout for the scam presentation, with 8 community members that attended who have not previously participated in Senior Center activities. September participation is listed below excluding exercise classes, yoga, and the Tai Chi Chih:

- Owlz Baseball Game - 6 participants
- Friendly Fork Volunteer Training - 40 participants
- Wild Animal Sanctuary - 13 participants
- Breakfast Trip - 8 participants
- Footcare with Advanced Footcare - 9
- Golden Gallery Art Show - 7 participants
- Monthly Blackhawk Trip - 14 participants
- Diamond Dot Weekly - 31 participants
- Lunch Trip - 21 participants
- Colorado Rockies - 14 participants
- Friendly Fork Weekly Meals - 175 participants (4 times a month)
- Ukulele Lessons with Linda (3 times) - 6 participants
- Weekly Cards - 50 participants

HB24B-1001 Property Taxes

This bill includes assessed value changes for budget years 2026 and beyond and includes a revenue limit of 5.25%. The revenue limit will not apply to the Town as home rule municipalities are excluded. The assessed valuation changes for some of the categories are shown below:

	2023	2024	2025	2026	2027
Residential	6.7% minus \$55K	6.7% minus \$55K	Growth <= 5% - 6.25% Growth >= 5% - 6.15%	Growth <= 5% - 6.8% Growth >= 5% - 6.7% minus 10% of first \$700K	Growth <= 5% - 6.8% Growth >= 5% - 6.7% minus 10% of first \$700K
Commercial	27.9%	27.9%	27%	26%	25%
Industrial		27.9%	27%	26%	25%
Ag	26.4%	26.4%	27%	25%	25%
O&G	No Change	No Change	No Change	No Change	No Change
Personal Property		27.9%	27%	26%	25%

Municipal Court

September 2024 Court data is broken down for Council's review below, with a total of 109 cases being processed:

- Code Violations: 5
- Traffic Violations: 70
- Theft: 21
- Other Criminal Cases: 3
- Parking: 10

Safe Routes to School (SRTS)

The Town continues to gather preliminary information on the SRTS Grant Application we intend to submit. This initial coordination is with several entities who we have asked to partner or provide easement for a successful grant application. If we do not receive this support, the Town may not make the application as planned since this is a requirement of the grant application.

Growing Water Smart

Several Staff members attended a growing water smart work shop hosted by the Sonoran Institute. There were several goals and outcomes for the team to pursue looking forward. From a very high level, the goals and outcomes include the following:

Goal: Improved forecast of long-term water needs tied to land use.

Outcomes: Creating a water supply element in the Comprehensive Plan that includes forecast of water use by land use.

Goal: Efficient use of water supplies and reduce outdoor water waste.

Outcomes: Creating a water efficiency plan draft.

Goal: Improved forecast of long-term water needs tied to land use.

Outcomes: Creating a water supply element in the Comprehensive Plan that includes forecast of water use by land use.

Goal: Efficient use of water supplies and reduce outdoor water waste.

Outcomes: Updated landscaping code.

Police Department

Stats

Statistical data was gathered during the period of August 29 – September 29.

- Officers responded to 1392 calls for service.
- Top incident types:
 - Suspicious Activity (112)
 - Code Violations (136)
 - Check Wellbeing (74)
 - Traffic Accidents (31)
 - Thefts (61)
 - Check Wellbeing (74)
 - Meets (141)
- 238 Citations
- 88 Arrests (Includes Cited/Summoned/Referred arrest types)
- Top arrest types – Theft and Warrants

Fall Fest

Johnstown PD was present to assist with another successful Fall Fest celebration in downtown Johnstown.

Case of Interest

Officers were able to locate a vehicle suspected of an armed bank robbery that had occurred in Castle Rock. Officer set up surveillance on the vehicle and after numerous hours were able to successfully take the suspect into custody without incident.

ARIDE Training

Officer Brady completed Advanced Roadside Impaired Driving Enforcement training.

FET Training

Officer Olds and Detective Cygan attended Field Evidence Technician training with Windsor Police Department.

Firearms Training

Department members completed in-house firearms training.

Celebration of Life

On September 24 we said goodbye to Officer Mick Peters with the Milliken Police Department, who lost his life after a short battle with cancer. Officer Peters was well known by members of JPD. JPD also provided coverage to the Town of Milliken so their entire department could attend the funeral.

Retirement

We celebrated Detective Slocum's 30 years of law enforcement service.

Promotion

Officer Soricelli was promoted to Sergeant Soricelli after successfully completing an assessment center made up of director level employees and sergeant and above rank personnel from other agencies.



Public Works Department

Weld County Road 46 Mag Chloride Treatment

The Public Works Department, in collaboration with Weld County, recently applied a magnesium chloride treatment to a two-mile section of County Road 46, spanning from WCR 17 to WCR 13. This treatment helps reduce dust and improve road stability, enhancing safety and driving conditions for local residents and commuters.



In-House Asphalt Patching

Public Works Staff is currently performing full-depth asphalt restoration on Carlson Blvd in the Clearview subdivision and Old Town Johnstown. The work also includes subgrade stabilization. So far, the crew has laid 300 tons of asphalt to date, on track to reach 800 tons by the end of the season. Notably, each ton of asphalt patched in-house results in a \$300 savings for the Town, showcasing both efficiency and cost-effectiveness in managing road repairs. If Public Works is successful in reaching our goal of 800 tons, that equates to a \$240,000 cost savings to the Town.



West Lake Park Playground Installation

Go Play Inc. has begun installing the new playground at West Lake Park, with completion expected by October 4. The project involves removing outdated equipment and replacing it with a larger, ADA-compliant playground designed to offer more interactive and engaging play experiences. This \$405,000 upgrade will enhance the park system, providing a safe and inclusive space for children of all ages to enjoy.

Storm Water Master Plan Update

Matrix Design Group is actively advancing the data collection phase of the Storm Water Master Plan. Engineers are conducting thorough on-site investigations of properties facing storm drainage challenges that require hands-on evaluation.

Concurrently, The Sanborn Company has completed an aerial Lidar survey covering Johnstown's entire growth management area, gathering precise elevation data to generate a comprehensive topographic model of the Town's drainage basins. This model will be critical for identifying areas of concern. The project remains on schedule for completion by the end of next year.

Utilities Department

Water Treatment Plant

Average Daily Flows: 2.637 MGD

- Replaced two GAC vessel media contents to restore plant flows/capacity.
- A water leak near the GAC vessels was repaired by isolating the east zone for about five hours.
- We are elevating pretreatment chemicals for the seasonal raw water changes regarding temperature and PH.

Work Orders

Crews completed 152 work orders this review period including, but not limited to: asphalt patching, crosswalk installation, street sweeping, gravel road grading, road sign repairs, funerals, park mowing, irrigation repairs, weed mitigation, storm sewer inspections, and ditch cleaning.

Low Point Wastewater Treatment Plant

Average Daily Flows: 0.428 MGD

- Working with Aqua to finalize chemical permitting for the new plant after verifying dosages and efficiencies of proposed chemicals that have been in use since September 2023.
- Solved intake pressure issues with new Aerzen blowers after extensive troubleshooting. The issue was a loose connection hose which Staff quickly corrected.
- The EQ mixer reinstalled into process after receiving warranted service from distributor.

Central Wastewater Treatment Plant

Average Daily Flows: 0.804 MGD

- Browns Hill replaced influent flow sensor located at the head of the plant.
- A bulk purchase was made of alkalinity dosing chemicals in preparation of MBBR cold temperature needs.
- The new solids handling tank is taking shape. This is the first of the taller building/structures on site, and it looks great.

Inspections

- 7,134' water main
- 5,396' sewer main
- 1,681' storm water
- 136 water/sewer inspections
- 2,660' curb and gutter
- 2,500' of sidewalks
- 160 tons of asphalt

Capital Projects - Water Treatment Plant Expansion

Construction is in full swing. The contractor is continuing to work on site yard piping, ordering materials, and installation of below ground concrete structures. Town Staff is continuing to coordinate with Xcel on the gas and electric services to ensure that there are no delays to construction.

Sewer Collection & Water Distribution

- Locates: 767
- Meters: 39 new installs and 23 meter replacements
- The quarterly generator maintenance is being performed.
- Staff have been attending numerous trainings for continuing education.
- There was a waterline break on the new 16" line that has now been repaired.



Capital Projects - Central Wastewater Treatment Plant

Construction of the MBR building, the secondary process basins, the solids holding tank (photo below), and the headworks are progressing well. The Masons continue to work on the construction of the headworks (photo below) and the metal building subcontractor has delivered all materials to site to start on the MBR building. In October, the metal building and masonry sub-contractors will continue the vertical construction.



SH60 Waterline Replacement and Extension

Town Staff is working on reviewing bids for the SH60 Waterline Replacement and Extension project and intend to bring the project to Council in the coming weeks to select the contractor. Town Staff was pleased to receive ten bids on the project.

Capital Projects - Lone Tree Raw Water Transmission

The Larimer County 1041 Permit has been submitted for Larimer County review. Town Staff and the project team are continuing to coordinate with the various stakeholders including the Home Supply Reservoir and Ditch Company and Larimer County to ensure that all permits and agreements are in place prior to advertising the project for construction. The landman is also continuing conversations with several property owners to start the easement acquisition process. In addition, the design engineer continues to progress design plans for both the pump station and the pipeline and incorporating property owner feedback. In addition, the Larimer County IGA has been executed and they will be installing a portion of the pipe as part of a bridge replacement project that they will be working on this winter.



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

Item #8.

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: October 7, 2024

SUBJECT: Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Granary Metropolitan District Nos. 1 and 3-9

ACTION PROPOSED: Consider Approval of Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Granary Metropolitan District Nos. 1 and 3-9

ATTACHMENTS:

1. Letter from White, Bear, Ankele, Tanaka and Waldron with Submittal of draft IGA
2. Supplemental Letter from White, Bear, Ankele, Tanaka and Waldron dated September 25, 2024
3. Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Granary Metropolitan District Nos. 1 and 3-9

PRESENTED BY: Avi Rocklin, Town Attorney, and Carolyn Steffl, Special Counsel

AGENDA ITEM DESCRIPTION: On or about September 20, 2021, the Town Council approved the Consolidated Service Plan (“Service Plan”) for Granary Metropolitan District Nos. 1-9 (“Districts”).

The Districts desire to organize Special Improvement Districts (“SIDs”) to provide bridge financing to the developer to finance the construction of, among other potential public improvements, completion of the planned roundabout at the intersection of Roosevelt Parkway and County Road 13, completion of County Road 46 at the southern border of the Granary development from County Road 13 to Telep Avenue, completion of the Roosevelt Parkway from County Road 13 to Telep Avenue, completion of Telep Avenue along the eastern border of the development, and construction of the community pool and locker room facilities. Pursuant to the Service Plan, the Districts “shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., unless otherwise provided pursuant to an intergovernmental agreement with the Town.” The Districts seek approval from the Town, in the form of the execution of an Intergovernmental Agreement (“IGA”), to organize the SIDs. Granary

The Community that Cares

Metropolitan District No. 2 does not plan to organize an SID because it is farther along in the development process than the other Districts.

Section 32-1-1101.7, C.R.S., of the Special District Act authorizes metropolitan districts to organize special improvement districts within their boundaries, if the governing body authorizes special assessments. A special improvement district can be organized within all or a portion of a municipality or special district to finance public improvements specifically benefitting the property within the geographical area of the special improvement district with the powers and limitations set forth in Section 31-25-501, *et seq.*, C.R.S.

The Board of the District sets the special assessments for property within the special improvement district, based on the benefits that the public improvements provide to each lot, so that the cost of the improvements may be divided based on street frontage, size, or other method. The assessment payment obligation is secured by a lien against the property until paid. Metropolitan districts with an SID are also authorized to issue special assessment bonds, which are revenue bonds secured by the future assessment revenue.

In this case, the Districts have requested authorization to organize SIDs, impose special assessments that will be paid by the developer/builders, and issue special assessment bonds, with several conditions to protect future residents and end users. The special assessments will be due before a certificate of occupancy is issued for a property. As such, they will be paid by the developer/builder prior to sale of the homes to residents. The Districts may thus borrow funds now, at tax-exempt interest rates, and the developer will repay those special assessment bonds before a homeowner purchases the property, rather than the developer needing to borrow the costs of the public improvements at the start of the project. The IGA specifically states: “No special assessment levied within an SID may be structured as an obligation of an End User.”

Special assessments were not contemplated under the original Intergovernmental Agreement and, when structured in this manner, are not within the scope of the definition of “Debt” found in the Service Plan. Therefore, Town staff requested that the Districts specifically add several of the requirements for “Debt” as contractual requirements for the special assessments, including: providing sale and authorizing documents to the Town, reporting on special assessments in annual reports, limiting the special assessments to the Debt limit, and limiting the interest rates to the caps for Debt. Town staff also added a requirement providing that the Districts may not use special assessments and Debt to finance the same public improvement unless the Debt is issued to refinance or repay the Special Assessments.

The proposed IGA authorizes the Town Manager (with legal counsel) to approve minor amendments to the IGA. This provides flexibility should any of the provisions pose a problem and need tweaking when the Districts seek to issue special assessment debt.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
 - *Strengthen public trust and confidence*
- Healthy & Resilient Economy
 - *Promote development in the Town*

The Community that Cares

LEGAL ADVICE:

The Town attorney and the Town's special counsel have reviewed the proposed IGA.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Granary Metropolitan District Nos. 1 and 3-9

SUGGESTED MOTIONS:

For Approval: I move to approve the Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Granary Metropolitan District Nos. 1 and 3-9.

For Denial: I move to deny approval of the Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Granary Metropolitan District Nos. 1 and 3-9.

Reviewed and Approved for Presentation,



Town Manager



Robert G. Rogers
Shareholder

303-858-1800
rrogers@wbapc.com

August 27, 2024

VIA E-MAIL

Avi S. Rocklin
Law Office of Avi S. Rocklin, LLC
1437 N. Denver Avenue, # 330
Loveland, Colorado 80538
avi@rocklinlaw.com

Carolyn Steffl
Dietze and Davis, P.C.
2060 Broadway #400
Boulder, Colorado 80302
csteffl@dietzedavis.com

Matt LeCerf, Town Manager
Town of Johnstown, Colorado
450 S. Parish Ave.
Johnstown, Colorado 80534
mlecerf@johnstownco.gov

Re: Draft Intergovernmental Agreement Authorizing the Use of Special Improvement Districts by the Granary Metropolitan Districts

Dear Avi, Carolyn and Matt:

I appreciate all of your assistance in developing the intergovernmental agreement with the Ridge at Johnstown Metropolitan Districts that was approved on August 19th. Board member representatives of another client of our firm, the Granary Metropolitan Districts, were present at the council meeting that evening and have reached out to me about seeking approval for the same form of agreement to facilitate bridge financing in future filings of the Granary Development. Toward this end, enclosed, please find a draft Intergovernmental Agreement (the “IGA”) between the Town of Johnstown and Granary Metropolitan District Nos. 1-9 (the “**Granary Districts**”) governing the use of SIDs. The draft originated from, and conforms very closely with the agreement that was approved last week for the Ridge Districts, with the only adjustments being made to accommodate differences in the limiting parameters between the service plans for the two sets of districts (e.g., differences in debt caps, etc.).

As was the case with the Ridge Districts, the Granary Districts intend to use special improvement district financing as a bridge financing mechanism to offset costs incurred for public improvements during construction, as such construction costs have risen on the same rapid arc in the Granary Development as they have down the road at the Ridge. Following the structure of the Ridge IGA, the Granary Districts IGA would require all assessments to be paid by a developer or homebuilder prior to the issuance of a Certificate of Occupancy, and the Granary Districts IGA would also prohibit assessments on any properties owned by End Users as that term is defined in the Service Plan. As we have discussed, the Johnstown Model Service Plan contemplates the use of special assessment financing contingent upon an intergovernmental agreement

with the Town. The purpose of the IGA would be to secure that authorization and to balance it against the same structural safeguards that were approved by the Town at the Ridge.

We look forward to your thoughts after you have had an opportunity to review.

Cordially,

WHITE BEAR ANKELE TANAKA & WALDRON



Robert G. Rogers
Shareholder

Enclosure



Robert G. Rogers
Shareholder

303-858-1800
rrogers@wbapc.com

September 25, 2024

VIA E-MAIL

Avi S. Rocklin
Law Office of Avi S. Rocklin, LLC
1437 N. Denver Avenue, # 330
Loveland, Colorado 80538
avi@rocklinlaw.com

Carolyn Steffl
Dietze and Davis, P.C.
2060 Broadway #400
Boulder, Colorado 80302
csteffl@dietzedavis.com

Matt LeCerf, Town Manager
Town of Johnstown, Colorado
450 S. Parish Ave.
Johnstown, Colorado 80534
mlecerf@johnstownco.gov

Re: Supplemental Background Letter for Draft Intergovernmental Agreement Authorizing the
Use of Special Improvement Districts by the Granary Metropolitan Districts

Dear Avi, Carolyn and Matt:

I am writing to provide additional background information in support of our previously submitted draft Intergovernmental Agreement (the “**Proposed IGA**”) between the Town of Johnstown and Granary Metropolitan District Nos. 1-9 (the “**Districts**”). The Districts were created in 2021 via a consolidated service plan (the “**Service Plan**”) to support a development known as Granary (“**Granary**” or the “**Project**”). At the time the Service Plan was approved by the Town it included an estimated public improvements budget of approximately \$66,000,000.

Since approval of the Service Plan, there have been two notable developments at Granary. First, the improvements package has been expanded to include a pool and locker rooms that were not envisioned when the Service Plan was approved. Second, since 2021, there has been a dramatic increase in construction costs across Colorado. For example, according to the Colorado Department of Transportation’s records, construction costs have increased between 11% and 15% annually in each of the three years since the Service Plan for Granary was approved. Even assuming only 11% growth, this means a \$66,000,000 construction project in 2021 could be expected to cost \$90,263,646 in 2024. As of now, Granary’s updated public improvements budget estimate is approximately \$84,000,000, however, this estimate includes many improvements that are not scheduled for construction until several years into the future, and, assuming current trends continue, we expect the budget estimate to continue to increase significantly between now and the completion of construction.

With these circumstances in mind, the Districts are proposing an IGA that would allow for the use of Special Improvement Districts (“SIDs”) and corresponding special assessment bonds as a short-term, bridge financing solution to offset borrowing costs incurred for public improvements during construction. Assuming approval of the Proposed IGA, the Districts would immediately market and attempt to issue bonds in the 4th quarter of 2024 to raise revenue to complete a large grouping of public improvements during the 2025 construction season. These public improvements include but are not limited to the following: financial contribution to the completion of the planned roundabout at the intersection of Roosevelt Parkway and CR 13 to alleviate existing safety concerns at that intersection, completion of CR 46 at the southern border of Granary from CR 13 to Telep, completion of the Roosevelt Parkway from CR 13 to Telep, completion of Telep along the eastern border of the Project, and the above-referenced pool and locker room facilities. The use of special assessment bonds has been prevalent in many states for decades, and as it becomes more common in Colorado we are appreciative of the Town’s willingness to consider authorizing the use of special assessment bonds at Granary.

As you know, while the Johnstown Model Service Plan contemplates special assessment financing, it conditions the use of the tool on an intergovernmental agreement with the Town. In order to protect the end users within the Districts, our Proposed IGA is modeled off the recently approved Ridge SID IGA, and the Proposed IGA includes the same express requirement that all assessments be paid by a developer or homebuilder prior to conveyance to any individual End User. Similarly, the Proposed IGA would specifically prohibit assessments on any properties owned by End Users.

We appreciate staff’s work on the proposed IGA to date, and we look forward to working with you to address any remaining staff concerns and presenting our proposal to the Town Council on October 7th.

Cordially,

WHITE BEAR ANKELE TANAKA & WALDRON



Robert G. Rogers
Shareholder

**INTERGOVERNMENTAL AGREEMENT REGARDING USE OF
SPECIAL IMPROVEMENT DISTRICTS BETWEEN**

**THE TOWN OF JOHNSTOWN, COLORADO
AND
GRANARY METROPOLITAN DISTRICT NOS. 1 AND 3-9**

THIS INTERGOVERNMENTAL AGREEMENT REGARDING USE OF SPECIAL IMPROVEMENT DISTRICTS (“Agreement”) is made and entered into as of this 7th day of October, 2024, by and between the TOWN OF JOHNSTOWN, COLORADO, a home-rule municipal corporation of the State of Colorado (“Town”), and GRANARY METROPOLITAN DISTRICT NOS. 1 and 3-9, quasi-municipal corporations and political subdivisions of the State of Colorado (each a “**District**”, collectively the “**Districts**”). The Town and the Districts are collectively referred to as the “**Parties**.”

RECITALS

WHEREAS, the Districts were organized to provide those services and to exercise those powers as are more specifically set forth in the Districts’ Consolidated Service Plan, as approved by the Town on September 20, 2021, and as may be amended upon approval by the Town in the future (“**Service Plan**”); and

WHEREAS, the Districts were organized pursuant to Orders and Decrees of the District Court for Weld County dated January 6, 2022, and recorded in the Weld County Real Property Records on January 11, 2022; and

WHEREAS, Section 32-1-1101.7, C.R.S. of the Special District Act provides that “A special district may establish a special improvement district within the boundaries of the special district to finance all or part of the costs of any improvements ... that the special district is authorized to finance if the power to levy assessments is authorized in the special district’s service plan or statement of purposes or approved in writing by the county or municipality that approved the special district’s service plan;” and

WHEREAS, Section V.A.27 of the Service Plan provides that Districts “shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., unless otherwise provided pursuant to an intergovernmental agreement with the Town” and the Service Plan is silent on levying assessments, other than through Development Fees; and

WHEREAS, the Districts desire authorization to create one or more special improvement districts (SIDs), to issue corresponding special assessment bonds as a bridge financing mechanism, and to levy special assessments in connection therewith that shall be payable by the developer or builder only, and shall not be the responsibility of any future residents or residential or commercial owners after vertical development (defined as an “End Users” under the Service Plan) under *any* circumstances; and

WHEREAS, the Service Plan's definition of Debt is generally intended to capture obligations that are paid by Development Fees or property taxes generated from owners; and

WHEREAS, the Parties acknowledge that the Service Plan defines "Bond, Bonds or Debt" as "bonds, notes, contracts, reimbursement agreements or other multiple fiscal year financial obligations issued by the Districts or other *obligations for the payment of which a District has promised to impose an ad valorem property tax mill levy and/or impose and collect Development Fees*" (emphasis added), and the Parties agree that such definition does not include special assessment bonds issued by a SID; and

WHEREAS, the Town and the Districts have determined it to be in the best interests of their respective taxpayers, residents and property owners to enter into this Intergovernmental Agreement ("Agreement") to facilitate cost effective bridge financing of Public Improvements by authorizing the creation of one or more special improvement Districts and the corresponding issuance of special assessment bonds by the Districts, but within reasonable limiting guardrails to protect the End Users within the Districts.

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Authorization of SIDs. Each District may form one SID within the boundaries of that District, but no SID may be formed or utilized in a manner that is inconsistent with this Agreement or applicable Colorado law.
2. Authorization to issue Special Assessments. The Parties agree that each District may assess special assessments, defined as a charge levied by the Districts against eligible real property within a SID specially benefited by Public Improvements for which the Districts has made or will make reimbursement or a direct payment, which charge is proportional to the benefit received from the new Public Improvements, and does not exceed the estimated amount of special benefits received or the full cost of completing the Public Improvements, provided that the requirements contained herein are met, including without limitation Section 4.
3. Limitation on Use of Funding. No costs may be funded by any District through special assessments or SID financing other than those costs that are expressly authorized for funding by the Districts pursuant to the terms of the Service Plan, except that the Districts shall be authorized to finance a swimming pool / recreation center ("Pool") with the SID financing. Revenue from special assessments or Special Assessment Bonds may only be used to pay for the costs of designing, constructing or acquiring Public Improvements or the Pool or paying for Special Assessment Bonds (defined below), including costs of issuance thereof.
4. Limitation on Sources of Payment. No special assessment levied within a SID may be structured as an obligation of an End User. Additionally, any and all special assessments shall be payable by a developer or homebuilder only, and any such assessments shall be paid prior to the issuance of a Certificate of Occupancy for the subject property within said SID.

5. Special Assessment Obligations of the SID. The Parties agree that prior to sale of any property in a District to an End User, such Districts may issue debt payable from special assessment revenues collected from properties within the boundaries of a SID (“Special Assessment Bonds”), as set forth below. The Parties agree that the Service Plan definition of “Bond, Bonds or Debt” will not include Special Assessment Bonds issued by the Districts that are secured by assessments collected by the Districts within the SIDs because such Special Assessment Bonds would not include, require, or otherwise result in a promise to “impose an ad valorem property tax mill levy and/or impose and collect Development Fees.”

6. Any Special Assessment Bonds shall meet the following requirements:

A. The Special Assessment Bonds shall not be issued to any developer.

B. If a Special Assessment Bond is privately placed, the Districts shall comply with the requirements for Debt set forth in Section V.A.13 of the Service Plan.

C. The Special Assessment Bonds shall not be issued before the effective date of Town Council approval of a final subdivision plat for Phase 1 of the Project, as referenced in the Service Plan.

D. The Special Assessment Bonds shall not be issued in a principal amount exceeding \$30,000,000.

E. The interest rate on any Special Assessment Bonds is expected to be the market rate at the time the Special Assessment Bond is issued. In the event of a default, the proposed maximum interest rate on any Special Assessment Bond shall not exceed twelve percent (12%). The proposed maximum underwriting discount shall be three percent (3%).

F. At least ten (10) business days prior to the issuance of Special Assessment Bonds, the Districts shall provide the Town with any marketing documents that have been or shall be published, along with the District’s Board resolution approving the Special Assessment Bonds.

G. The financing documents associated with any assessment obligations shall be structured to ensure that all liens associated with the special assessment and Special Assessment Bonds are required to be paid off and removed prior to transfer of any property in the Districts to an End User, and, at the time of issuing Special Assessment Bonds, the District shall record a notice stating that the liens must be paid off and released prior to transfer to an End User.

6. No Duplicate Financing. The Districts shall not issue any Debt to finance Public Improvements financed by a Special Assessment Bond unless the Special Assessment Bond has been discharged as to any financing for such improvement. Likewise, no Special Assessment Bonds may be used to finance improvement costs for which a developer has received reimbursement from another developer. Any reimbursement from another developer for improvements financed by a Special Assessment Bond will be paid to the Districts and used toward discharge of such bond. The Districts shall include the amount of outstanding Special Assessment Bonds in its annual reports.

7. Dissolution. The Districts shall promptly take all actions necessary to dissolve the SIDs after full repayment of the Special Assessment Bonds.

8. Notices. All notices, demands, requests or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be served by electronic mail, on the condition that the intended recipient, implicitly or explicitly acknowledges receipt thereof, by hand delivery, by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the Districts: Granary Metropolitan Districts No. 1-9
Attn: Robert Rogers
Phone: (303) 858-1800
Fax: (303) 858-1801
Email: rrogers@wbapc.com

To the Town: Attn: Town Manager
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664
Email: notices@johnstownco.gov

With a copy to
Attn: Town Attorney
Town of Johnstown
450 S. Parish Avenue
Johnstown, CO 80534
Phone: (970) 587-4664
Email: avi@rocklinlaw.com

All notices, demands, requests or other communications shall be effective upon acknowledgement of the electronic mail, personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

9. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan, provided that the amendment does not constitute a material modification of the Service Plan. Non-substantive administrative amendments may be approved in writing by the Town Manager, with approval of the Town Attorney, on behalf of the Town.

10. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the

other Party. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

11. Default/Remedies. Upon the occurrence of any event of breach or default by either Party, the non-defaulting party shall provide written notice to the other Party. The defaulting Party shall immediately proceed to cure or remedy such breach or default, and in any event, such breach or default shall be cured within fifteen (15) days after receipt of the notice. Following the cure period in the event of a breach or default of this Agreement by either Party, the non-defaulting Party shall be entitled to exercise all remedies available by law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof by the Town or in a proceeding commenced against the Town with respect to this Agreement, the Town, if the prevailing party in such proceeding, shall be entitled to obtain an award of its reasonable attorneys' fees.

12. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado and venue shall be in the County of Weld.

13. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

14. Integration. The Intergovernmental Agreement between the Parties dated January 12, 2022 ("Original IGA"), shall continue in full force and effect, without amendment, except that, in the event of express conflict between two agreements, this Agreement shall control. This Agreement and the Original IGA constitute the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

15. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Districts and the Town any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Districts and the Town shall be for the sole and exclusive benefit of the Districts and the Town.

16. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

17. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

18. No Liability of Town. The Town has no obligation whatsoever to construct any improvements that the Districts are required to construct, or pay any debt or liability of the Districts, including any debt issued by the Districts or by a SID.

19. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

20. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

[Remainder of Page Intentionally Left Blank. Signature page follows]

**GRANARY METROPOLITAN DISTRICT NO.
1**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the Districts

ATTEST:

By: _____

APPROVED AS TO FORM:

WHITE BEAR ANKELE TANAKA & WALDRON
Attorneys at Law

General Counsel to the Districts

**GRANARY METROPOLITAN DISTRICT NO.
3**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

**GRANARY METROPOLITAN DISTRICT NO.
4**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

**GRANARY METROPOLITAN DISTRICT NO.
5**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

**GRANARY METROPOLITAN DISTRICT NO.
6**, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

GRANARY METROPOLITAN DISTRICT NO .
7, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the Districts

ATTEST:

By: _____

GRANARY METROPOLITAN DISTRICT NO.
8, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

GRANARY METROPOLITAN DISTRICT NO.
9, a quasi-municipal corporation and political
subdivision of the State of Colorado

By: _____
Officer of the District

ATTEST:

By: _____

TOWN OF JOHNSTOWN, COLORADO

By: _____
Michael P. Duncan, Mayor

Attest:

By: Hannah Hill
Its: Town Clerk

APPROVED AS TO FORM: _____
Law Office of Avi S. Rocklin, LLC



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

Item #9.

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: October 7, 2024

SUBJECT: Public Hearing: Ordinance No. 2024-259, Prohibiting the Burning of Garbage and Refuse in the Town of Johnstown.

ACTION PROPOSED: Consider Ordinance No. 2024-259

ATTACHMENTS: 1. Ordinance No. 2024-259

PRESENTED BY: Jeff Strossner, Chief of Police

AGENDA ITEM DESCRIPTION:

Enclosed for your review and consideration is Ordinance No. 2024-259, which prohibits the burning of garbage and refuse within the Town of Johnstown limits.

In Chapter 7 of the Johnstown Municipal Code refuse is defined as, “*Refuse* means any grass clippings, leaves, hay, straw, manure, shavings, paper, ashes, containers, boxes, glass, cans, bottles, garbage, waste and discarded building and construction materials, and all other items of whatever kind or nature whatsoever which are commonly known as rubbish, garbage, trash or waste. For purposes of this definition, *building and construction materials* mean plaster, broken concrete, bricks, cinder blocks, stones, wood, roofing material, wire, metal binding, sacks and all other items which are commonly known as building and construction materials.”

The proposed ordinance prohibits the burning of refuse materials on private property regardless of the burning method (i.e., fire pit, 55-gallon drum, fireplace, bonfire, etc.). This ordinance does not regulate any type of agricultural burning which is managed by each respective counties’ Department of Public Health and Environment.

STRATEGIC PLAN ALIGNMENT:

- Safe & Welcoming community
 - *Provide and maintain public safety services and awareness in our community*

The Community that Cares

- *Grow an open, inclusive environment where all residents have the opportunity to flourish*
- Natural & Built Environment
 - *Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment*

LEGAL ADVICE:

The Town Attorney prepared the Ordinance.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Ordinance No. 2024- 259.

SUGGESTED MOTIONS:

For Approval:

I move to approve Ordinance No. 2024-259, an Ordinance Adding Section 7-54 to the Johnstown Municipal Code Prohibiting the Burning of Garbage and Refuse in the Town of Johnstown.

For Denial:

I move to deny Ordinance No. 2024-259.

Reviewed and Approved for Presentation,



Town Manager

TOWN OF JOHNSTOWN, COLORADO

ORDINANCE NO. 2024-259

AN ORDINANCE ADDING SECTION 7-54 TO THE JOHNSTOWN MUNICIPAL CODE PROHIBITING THE BURNING OF GARBAGE AND REFUSE IN THE TOWN OF JOHNSTOWN

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Article III of Chapter 7 of the Johnstown Municipal Code (“Code”) contains regulations concerning garbage and refuse in the Town; and

WHEREAS, based on the guidance and instruction of Town Staff, the Town Council finds that the burning of garbage and refuse presents a substantial danger and hazard to the health, safety and welfare of the community; and

WHEREAS, Town Staff recommends that the Town Council, for the health, safety and welfare of the community, adopt an amendment to Article III of Chapter 7 of the Code to prohibit the burning of garbage and refuse within Town; and

WHEREAS, based on the recommendation of Town Staff, the Town Council desires to add Section 7-54 to Article III of Chapter 7 of the Code to accomplish the foregoing; and

WHEREAS, the Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town, that it is promulgated for the preservation of the public health, welfare, peace, safety and property and that this Ordinance is in the best interests of the citizens of the Town.

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

Section 1. Section 7-54. Section 7-54 is hereby added to Article III of the Johnstown Municipal Code to provide as follows:

Sec. 7-54 – Burning of refuse prohibited.

It shall be unlawful for any person to burn or cause to be burned refuse in the Town.

Section 2. Severability. If any part of provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision,

part or application, and to this end the provisions and parts of the Ordinance are declared to be severable.

Section 3. Publication; Effective Date. This Ordinance, after its final passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“Charter”) and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this _____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Hannah Hill, Town Clerk

By: _____
Michael P. Duncan, Mayor



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: October 7, 2024

SUBJECT: Public Hearing: Resolution 2024-46 for Filing No. 1 Final Plat and Final Development Plan for Subdivision Case No. SUB22-0008.

ACTION PROPOSED: Consideration and Recommendation of the following:
1. Resolution 2024-46 for Podtburg Subdivision Filing No. 1 Final Plan and Final Development Plan; and,

ATTACHMENTS:

1. Planning & Zoning Commission Staff Report
2. Resolution 2024-46
3. Final Plat – Podtburg Subdivision Filing No. 1
4. Final Development Plan
5. Outline Development Plan
6. Phasing Plan
7. Safety Envelopes
8. Comment Letter – Town of Berthoud
9. Subdivision Development and Improvement Agreement
10. Staff Presentation
11. Applicant Presentation

PRESENTED BY: James Shrout, Planner I
Jeremy Gleim, AICP, Planning and Development Director

EXECUTIVE SUMMARY

The applicant, Podtburg Dairy Limited Partnership, LLLP, has submitted a request for a Final Plat and Final Development Plan for approximately 448.32 acres of land in Weld County. The property is located west of Colorado Boulevard, south of Weld County Road 44 (WCR 44) and north of WCR 42. A small portion of the project is located on the north side of WCR 44. The request is being made to support the development of a golf course.

Town Council approved Resolution No. 2022-18 on May 2, 2022, approving the Preliminary Plat and Preliminary Development Plan for the Podtburg Property. The Final Plat for Filing No. 1 and the Final Development Plan being considered in conjunction with this staff report comply with the Preliminary Plat and Preliminary Development Plan mentioned above.

The proposed Bella Ridge Golf Course will encompass approximately 102.47 acres of irrigated turf and landscape, to be exclusively irrigated through 10 shares of the Highland Ditch, 21 shares of the Ish Reservoir, 13 shares of the Farmers Extension, and 23 shares of the Bunyan Lateral. The developer has provided estimates and records of the water supplies available to the above-described water rights to substantiate that the golf course will have adequate water supplies during average and dry years.

In 2023, an Early Grading Permit was applied for and subsequently approved after a thorough review by staff and consultants for the Town of Johnstown. Early grading and seeding were pertinent to shape the land for the golf course and to start establishing grass, respectively.

Planning and Zoning staff are working with the developers, who in turn are coordinating with the Weld County Department of Public Health and Environment on the successful implementation of the temporary Onsite Wastewater Treatment System (OWTS), or more commonly known as a septic system, that will be connected to the temporary clubhouse. The temporary clubhouse will be the only structure connected to the OWTS. Once the permanent clubhouse is built and all necessary public sewer systems are installed, inspected, and approved, the OWTS will be removed pursuant to Weld County Department of Public Health and Environment regulations.

The Town of Berthoud submitted a comment letter regarding this project (Attachment 7). Their comments are focused on infrastructure around the project site, and they have requested coordination on certain transportation issues that will cross jurisdictional boundaries. Since roadway and public improvements are minimal with Filing No. 1, their comments will be more appropriate with later stages of development; nonetheless, staff will coordinate with them on transportation issues in the vicinity of this project.

PLANNING AND ZONING COMMISSION SUMMARY

On August 7, 2024, a public hearing was held before the Town of Johnstown's Planning and Zoning Commission to hear testimony regarding this project. Staff presented the project to the Commission and then the applicant presented to the Commission, sharing their vision to create an 18-hole golf course, driving range, and tracts for future residential development.

Residents of the Northmoor Acres Community voiced concerns about access, future public improvements, and the timeline for completion. Upon closing of the public hearing, a motion to recommend approval of the project was made by the Commission. The Commission voted

unanimously in favor of the recommendation. A detailed review of the project is included in the Planning and Zoning Commission staff report, which is attached to this report (Attachment 1).

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

LEGAL ADVICE:

The Town Attorney prepared the Resolution for this project and reviewed the Subdivision Development and Improvement Agreement.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: The Planning and Zoning Commission recommends that the Town Council approve Subdivision Case No. SUB22-0008, approving: 1) Resolution No. 2024-46 for the Final Plat of Filing No. 1 and Final Development Plan; and 2) The Subdivision Development and Improvement Agreement (SDIA). The resolution and SDIA must be voted on separately.

SUGGESTED MOTIONS:

RESOLUTION 2024-46

For Approval: I move to approve Resolution 2024-46, Approving Filing No. 1 Final Plat and Final Development Plan for Subdivision Case No. SUB22-0008.

For Denial: I move to deny Resolution 2024-46.



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

Item #10.

Planning and Zoning Commission Agenda Memorandum

AGENDA DATE: August 14, 2024

SUBJECT: Public Hearing: Subdivision Case No. SUB22-0008 for Filing No. 1 of Podtburg Golf Course and Final Development Plan

ACTION PROPOSED: Consideration and Recommendation of the following:

1. Podtburg Subdivision Filing No. 1
2. Podtburg Final Development Plan

ATTACHMENTS:

1. Final Plat – Podtburg Subdivision Filing No. 1
2. Podtburg Final Development Plan
3. Outline Development Plan
4. Phasing Plan
5. Safety Envelopes
6. Staff Presentation
7. Applicant Presentation

PRESENTED BY: James Shrout, Planner I

BACKGROUND & SUMMARY

The applicant, Podtburg Dairy, requests a “do-pass” recommendation for a Final Plat and Final Development Plan of approximately 448.32 acres of land in Weld County. The property is located west of Colorado Boulevard, south of Weld County Road 44 (WCR 44) and north of WCR 42. A small portion of the project is located on the north side of WCR 44. The proposed development has arterial roads located on the north, south and east boundaries of the property. This proposed development will comprise of six (6) development phases with regards to the golf course, driving range, and residential units.

The subject property was annexed into the Town of Johnstown on November 16, 2020 with the passing of Ordinance 2020-184 and was subsequently zoned ‘PUD-MU’ (Planned Unit Development – Mixed Use) with the passing of Ordinance 2020-185. The adoption of Ordinance 2020-185 also included the approval of an Outline Development Plan which memorialized certain development standards and a conceptual layout of the golf course.

The 2021 Comprehensive Plan outlines the future land use of the property as Medium Density/Intensity on the eastern portion and Low Density/Intensity on the north and western portion of the land. There is a small portion of land on the north that is outlined as a greenway, low and medium density. The greenway portion of the parcel abuts the 100 year floodplain of the Little Thompson River.

ZONING

The approved zoning for the property is PUD-MU with Outline Development Plan (ODP), which will allow for mixed uses of residential dwelling units and commercial uses. There are no commercial development plans for the property currently, except for the recreational amenity as proposed. There are three locations for commercial development located at the intersections of the major arterial roads.

The intent of the ODP is to provide the framework for the Podtburg property development. Effectively, the ODP acts as the regulatory zoning document to guide development across the project site. Pursuant to the ODP, this project is envisioned as a high quality residential golf community. The golf course is planned as a public course for the benefit of both the homeowners and the residents of the Town of Johnstown. The community will be primarily residential with commercial development located at the primary intersections.

The ODP specifies such things as residential lot sizes, building heights, setbacks, open space, lot coverage, etc. In addition, the ODP includes a conceptual site plan that shows how the course will be designed in conjunction with the housing tracts, ponds, access, etc. The ODP is included in this report as Attachment 3. The subject application has been found to comply with the requirements and standards included in the ODP.

SURROUNDING ZONING & LAND USE

North: A (Agricultural) – Weld County
 South: A (Agricultural) – Weld County
 East: A (Agricultural) – Weld County
 West: Northmoor Acres (Subdivision) – Weld County (102 Single-Family Dwellings)

PUBLIC NOTICE & AGENCY REFERRALS

Notice for the Planning & Zoning Commission hearing was published in the local paper of widest circulation, the Johnstown Breeze, on Thursday, August 1, 2024. This notice provided the date, time, and location of the Planning and Zoning Commission hearing, as well as a description of the project. Notices were mailed to all property owners within 800 feet of the property subject to this public hearing.

PROJECT DESCRIPTION & ANALYSIS

“The design intent for the Podtburg property is to develop a high-quality, residential golf course community. The golf course is planned as a public course for the benefit of both the homeowners and the residents of the Town of Johnstown. The community will be primarily residential with commercial development located at the primary intersections. The approved ODP (Outline Development Plan) includes multiple residential parcels, dispersed around the perimeter of the site with the golf course centrally located. This development has arterial roads located on the

north, south and east boundaries of the property. The proximity to an arterial road network will provide excellent access to the property. The development parcels are located around the perimeter of the proposed golf course which will disperse traffic throughout the site and to various access points.” Greg Podtburg, Podtburg Dairy, LLLP

The purpose of the subject application (Filing No. 1 and the Final Development Plan) is to create the overarching framework for immediate and future development of the project site. The Final Plat and Development Plan will be discussed in detail, individually, in this report; however, a general overview will clarify the vision for the ultimate buildout of the project.

The 448-acre project site is proposed to develop over six (6) phases. The phasing plan and the timing of improvements associated therein will ultimately be at the discretion of the Town Council, but for the purposes of this discussion the project will be analyzed pursuant to the submitted phasing plan (Attachment 4).

Of the 448 total acres, there will be eight (8) commercial lots created that will total approximately 27.5 acres and nine (9) tracts created with a total of 398.1 acres that will be used for the golf course and future development. This proposed development will also include approximately 23.3 total acres of dedicated right of way.

Phase 1: The first phase of development is generally focused on mass grading of the entire property to shape the project site and final development of the playable golf course area. Mass grading activities have already started, commencing in 2023 pursuant to an approved Early Grading Permit (EGP) that was issued by the Town.

The playable golf course comprises approximately 247 acres. The intention is to start seeding the playable areas sooner than later to establish the grass on the course, ultimately making it available for play in the near-term. Other work will continue during and after seeding activities begin, but it is imperative that this be started in a timely manner to activate the property for recreation and future development.

The first phase also includes installation of drainage facilities and infrastructure to ensure water moves over and through the site in a safe and efficient manner. The only public infrastructure associated with this phase is the addition of striped turning lanes on WCR 44 to provide safe access into the site.

Phases 2 - 6: These phases will require subsequent reviews and approvals, which may include additional public hearings. There are three primary components which are included in these phases: public infrastructure, housing development, and amenity development. Public infrastructure includes such things as roadway improvements and utility improvements, including the extension of sewer and water service to the site. Housing development will include the future subdivision of Tracts D, F, and G. At this time, there is no official unit count for these tracts; however, the maximum density permitted by the ODP is 5 du/ac (dwelling units per acre) for Tract D, 10 du/ac for Tract F, and 5 du/ac for Tract G. Prior to any residential subdivision development, or as a condition of approving a future residential subdivision, municipal water and sewer service must be extended to the site. Lastly, the development of amenity features (clubhouse, driving range structures, etc.) will also come in these phases.

WATER

Irrigation water for the golf course will come from shares associated with the following sources: Highland Ditch, Ish Reservoir, Farmers Extension, and Bunyan Lateral. Based upon the analysis conducted by the Town's consulting water engineer (Helton & Williamsen, P.C.), it was concluded that the developer has adequate water supply for irrigation of the golf course based upon historic yields and committed water rights.

Potable water is currently served by Little Thompson Water District. They will continue to serve the property until municipal water infrastructure is extended to the property.

COMPREHENSIVE PLAN ALIGNMENT

The Future Land Use Map in the 2021 Johnstown Area Comprehensive Plan (Comp Plan) identifies the subject property as being within the Medium Density/Intensity and Low Density/Intensity land use area. The northernmost portion of this parcel is described in the future land use map as being a greenway that is adjacent to the 100-year floodplain area. As described in the Comp Plan, Low Density/Intensity areas (LDI) will typically develop adjacent to more natural corridors of floodplains, rivers, reservoirs, prime agriculture conservation, bluffs or highly sloped area, and other natural features to better accommodate and allow the unique features to be integrated into the design of the development. The Comp Plan identifies LDI as having a density range of 4-10 dwelling units per acre with an approximate land use balance of 80/20 residential/non-residential.

The Medium Density/Intensity (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses-incorporating walk-up apartment buildings, townhomes, small lot attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facility and facilities such as libraries and recreational centers. MDI areas may also occur along arterials and other major corridors and may serve as the next layer away from High Density/Intensity (HDI) areas they may neighbor, as a transition to lower density neighborhoods. The Comp Plan identifies MDI as having a density range of 5-16 dwelling units per acre with an approximate land use balance of 60/40 residential/non-residential.

The northernmost portion of the property is identified in the Comp Plan as a greenway due to the proximity of the Little Thompson River and the 100-year flood plain area. This designation is primarily intended for floodplain areas, as established by the adopted Flood Insurance Rate Map (FIRM) and the Federal Emergency Management Agency (FEMA). These areas are natural areas for flooding-to capture and channel stormwater in large storm events, offer high habitat and ecosystem value, and should be avoided when considering areas for new development or redevelopment to protect life, property, and natural assets.

STRATEGIC PLAN ALIGNMENT

- Natural & Built Environment
 - *Guide growth in the community through appropriate annexation, zoning, planning, and land use development.*

Staff finds that the proposed development protects public health, safety and welfare while meeting the intent of the PUD-MU zoning district and allowing a new use to the area. The proposed development aligns with the Johnstown Comprehensive Plan and complies with the approved Outline Development Plan. The proposed development will meet the needs of the community by creating new residential and business development while diversifying the economic portfolio of the Town of Johnstown.

LEGAL ADVICE:

The Town Attorney received this request

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Staff are recommending a “do-pass” recommendation for Subdivision Case No. SUB22-0008, Approving the Final Development Plan and Filing No. 1 Final Plat for the Podtburg Property.

SUGGESTED MOTIONS:

For Approval: I Move to Approve Subdivision Case No. SUB22-0008.

For Denial: I Move to Deny Subdivision Case No. SUB22-0008.

TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2024-46

APPROVING THE FINAL PLAT AND FINAL DEVELOPMENT PLAN FOR THE PODTBURG SUBDIVISION FILING 1, BEING A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 448.922 ACRES

WHEREAS, the Town of Johnstown, Colorado (the “Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, Podtburg Dairy Limited Partnership, LLLP, a Colorado limited liability limited partnership, submitted an application to the Town for approval of a Final Plat and Final Development Plan for the Podtburg Subdivision Filing 1, being a Replat of Tract D-1, Northmoor Acres Second Filing and Lots A & B, Recorded Exemption No. 1061-24-1 Recx19-0051 and the North Half of the Northwest Quarter and the East Half of Section 24, Township 4 North, Range 68 West of the 6th P.M. and Part of Southeast Quarter of Section 13, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 448.922 acres; and

WHEREAS, on May 2, 2022, the Town Council conducted a public hearing and, pursuant to Resolution No. 2022-18, approved the Preliminary Plat and Preliminary Development Plan for the Podtburg Property; and

WHEREAS, on _____, 2024, the Town Council held a public hearing concerning approval of the Final Plat and Final Development Plan for the Podtburg Subdivision Filing 1 and, after reviewing the file and conducting such hearing, found that the Final Plat and Final Development Plan for the Podtburg Subdivision Filing 1 are substantially consistent with the Preliminary Plat and Preliminary Development Plan for the Podtburg Property and the Town’s Comprehensive Plan and meet the requirements contained in the Johnstown Municipal Code and the Town’s regulations; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Final Plat and Final Development Plan for the Podtburg Subdivision Filing 1.

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

Section 1. Final Plat Approval: The Final Plat for the Podtburg Subdivision Filing 1, being a Replat of Tract D-1, Northmoor Acres Second Filing and Lots A & B, Recorded Exemption

No. 1061-24-1 Recx19-0051 and the North Half of the Northwest Quarter and the East Half of Section 24, Township 4 North, Range 68 West of the 6th P.M. and Part of Southeast Quarter of Section 13, Township 4 North, Range 68 West of the 6th P.M., Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 448.922 acres, attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Final Development Plan Approval: The Final Development Plan for the Podtburg Subdivision Filing 1, attached hereto and incorporated herein by reference as Exhibit B, is hereby approved.

Section 3 Recording: The Town Clerk is hereby directed to obtain the appropriate signatures for the Final Plat for the Podtburg Subdivision Filing 1 and have it properly recorded at the Office of the Weld County Clerk and Recorder.

PASSED, SIGNED, APPROVED, AND ADOPTED THIS ____ day of _____, 2024.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Michael P. Duncan, Mayor

Exhibit A
Legal Description

Known all men by these presents that PODTBURG DAIRY LIMITED PARTNERSHIP, LLLP., being the sole owners of the following described parcel of land:

A parcel of land being the East Half of Section Twenty-four (24), the North Half of the Northwest Quarter of Section Twenty-four (24) and Tract D-1 of the Northmoor Acres Second Filing in the West Half of Section Twenty-four (24), and also being that portion of the Southeast Quarter of Section Thirteen (13) lying Southerly of what is known as the Hillsboro Extension Ditch, all in Township Four North (T.4N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado.

Said described parcels of land contains 448.922 acres (19,555,048 square feet), more or less, including 23.299 acres (1,014,890 square feet), more or less of dedicated road right-of-way.

Exhibit B
Final Development Plan

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

DEDICATION AND LEGAL DESCRIPTION

Known all men by these presents that PODTBURG DAIRY LIMITED PARTNERSHIP, LLLP., being the sole owners of the following described parcel of land:

A parcel of land being the East Half of Section Twenty-four (24), the North Half of the Northwest Quarter of Section Twenty-four (24) and Tract D-1 of the Northmoor Acres Second Filing in the West Half of Section Twenty-four (24), and also being that portion of the Southeast Quarter of Section Thirteen (13) lying Southerly of what is known as the Hillsboro Extension Ditch, all in Township Four North (T.4N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado.

Said described parcels of land contains 448.922 acres (19,555,048 square feet), more or less, including 23.299 acres (1,014,890 square feet), more or less of dedicated road right-of-way.

The owner(s), as shown on the attached map as embraced within the heavy exterior lines thereon, has subdivided the same into lots and tracts and street rights-of-way under the name of PODTBURG SUBDIVISION, FILING 1 on the attached map and does hereby dedicate for public use all public rights-of-way, easements and other places designated or described for public uses, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

OWNER: PODTBURG DAIRY LIMITED PARTNERSHIP, LLLP

Signature of Owner: _____
Greg Podtburg, Managing Partner

STATE OF COLORADO)
)ss
COUNTY OF WELD)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Greg Podtburg, as Managing Partner of Podtburg Dairy Limited Partnership, LLLP.

Witness my hand and official seal

My commission expires: _____

Notary Public

LIENHOLDER: AMERICAN AgCREDIT, PCA

By: _____
Brian Larson, Vice President-Relationship Manager

STATE OF COLORADO)
)ss
COUNTY OF)

The foregoing instrument was acknowledged before me this ____ day of _____, 20____, by Brian Larson, as Vice President-Relationship Manager of American AgCredit, PCA.

Witness my hand and official seal

My commission expires: _____

Notary Public

TOWN COUNCIL

This plat, to be known as PODTBURG SUBDIVISION, FILING 1, is approved and accepted by the Town of Johnstown, by resolution number _____, passed and adopted on final reading at a regular meeting of the town council of the town of Johnstown, Colorado held on the _____ day of _____, 20____.

BY: _____ ATTEST: _____
Michael Duncan Hannah Hill
Mayor Town Clerk

HILLSBOROUGH EXTENSION DITCH COMPANY STATEMENT:

The undersigned Owner and Developer, its successors and assigns, ("Undersigned") does hereby dedicate, grant and convey to the Hillsborough Extension Ditch Company all Easements as laid out, shown, and/or designated as such on this plat for the use, operations, maintenance, inspection, repair, or replacement of an irrigation ditch and associated or appurtenant maintenance areas, roads, equipment, structures or facilities, including all rights necessary and incident to the full and complete use and enjoyment of the ditch right of way and easements ("Ditch") for the purposes herein granted. No permanent or temporary building, structures, improvements, sidewalks, trees or other landscaping ("Obstructions") shall be installed, constructed, allowed, or permitted by the Undersigned on the Ditch except as expressly approved in this plat or under separate writing executed by the Hillsborough Extension Ditch Company. The Hillsborough Extension Ditch Company shall have the right to remove such Obstructions without any liability for damages, injury, repair, or replacement thereof.

All crossings of and/or encroachments and/or encumbrances upon the Ditch in connection with the Development shall require the execution of an Agreement with the Hillsborough Extension Ditch Company prior to construction of any type, modification and/or installation of such crossing, encumbrance or encroachment. There shall be no modifications upon or to the Ditch by or on behalf of the Undersigned and/or the Development except by prior written agreement with the Hillsborough Extension Ditch Company.

Stormwater or drainage discharges, if any, into the Ditch, regardless of the storm event frequency or duration, must be approved by Hillsborough Extension Ditch Company via written agreement.

HILLSBOROUGH EXTENSION DITCH COMPANY

BY: _____ AS: _____

SURVEYOR NOTES:

- This survey does not constitute a title search by EPS Group to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, EPS Group relied upon Property Information Binder Policy No.: PIB25208616.26434540, dated February 16, 2024 prepared by Old Republic National Title Insurance Company. ***Waiting on final title commitment***
- The Basis of Bearings is the east line of the Northeast Quarter of Twenty-four (24), Township Four North (T.4N.), Range Sixty-eight West (R.68W.), Sixth Principal Meridian (6th P.M.), County of Weld, State of Colorado, as bearing South 00° 06' 39" West (assumed datum), with the Northeast corner of said Section 24 being a 2-1/2" aluminum cap, stamped LS 34995, within a monument box and the East Quarter corner of said Section 24 being a 2-1/2" aluminum cap stamped LS 38065 "2009", within a monument box, and with all bearings contained herein relative thereto.
- The lineal unit of measurement for this drawing is U.S. Survey Feet.
- Flood Zone Designation: The subject property is in "Zone X", "areas of minimal flood hazard" per FEMA Flood Maps 08123C1690E, both revised January 20, 2016.
- EPS Group or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. EPS Group or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- All temporary easements shall remain enforce until vacated by separate document.
- Not all documents listed in the title commitment are plottable or definable by their terms. All easements that are definable by their descriptions are shown hereon with sufficient data to establish their position. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- The top of ditch bank of the Hillsborough Extension Ditch was located on July 17, 2019, and is shown hereon.
- A copy of the title commitment and the documents contained therein were provided to the owner, planner, and client listed hereon for their use and review.
- The word "state", "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Adjacent property owner information per the Weld County Property Portal at the time of survey.
- Oil and Gas well information per the Colorado Energy & Carbon Management Commission website at the time of survey.
- All bearings and distances are derived from field measurements unless otherwise noted. The recorded bearings and or distances shown heron are taken from existing public records and may not match the measured bearings and or distances due to differences in the datum and or projections used to complete the survey.
- Per CRS 38-51-105 (3)(a), (3)(b), (4)(b), (4)(c), & 5, the Developer/Owner of the subdivision plat has the requirement of providing monumentation of the interior corners created by this platting procedure within one year of the effective date of a sales contract. The Surveyor of record of said subdivision plat has only the required responsibility of providing for the on the ground monumentation of the external boundary of the subdivision plat.
- Notes as required by the Town of Johnstown and listed hereon are being required as a condition of approval by the Town of Johnstown. The notes as they appear heron were provided by the Town of Johnstown and shall not be construed as the act or practice of land surveying as defined by the State of Colorado. The notes appear hereon as a directive of the Town of Johnstown.
- It is unlawful under Colorado Revised Statutes Title 18. Criminal Code § 18-4-508 to knowingly disturb, deface, remove, or destroy a land survey monument or accessory.
- This survey is a draft only. Monuments have not been set or upgraded. Monuments will be set and or upgraded prior to plat finalizing and recording. * This note will be removed prior to finalizing survey.

NOTES AT THE REQUEST OF THE TOWN OF JOHNSTOWN:

- General overlot drainage note: Lots and tracts as platted herein may be required to convey surface drainage from other lots and tracts in this filing, in accordance with town requirements and the approved drainage plan for this filing. No alterations to the grading of the lots and tracts may be made that would disrupt the approved drainage plan, without prior approval from the town. All natural and improved drainage ways or drainage systems in said lots and tracts shall be maintained by the lot or tract owner in accordance with town criteria. Should the owner fail to adequately maintain said facilities, the town shall have the right to enter said land for the purposes of operations and maintenance of the drainage ways or drainage systems. All such maintenance costs will be assessed to the property owner.
- Storm system maintenance: the town of Johnstown requires that maintenance access be provided to all storm drainage facilities to assure continuous operational capability of the system. The property owner shall be responsible for the maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, and detention basins located on their land unless modified by the subdividers agreement. Should the owner fail to adequately maintain said facilities, the town shall have the right to enter said land for the purposes of operations and maintenance. All such maintenance costs will be assessed to the property owner.

NOTES AT THE REQUEST OF HILLSBOROUGH EXTENSION DITCH COMPANY:

- Notwithstanding anything to the contrary, except as to the Hillsborough Extension Ditch Company, it's sucesors, assigns and representatives ("ditch company") use, operation and maintenance, there shall be no permitted, authorized or allowed public or private access or use of any type to or upon the ditch easement, except as otherwise agreed to by ditch company in writing.
- All future development within the Podtburg Development involving or adjacent to the ditch, including but not limited to Lot 1, shall be subject to prior written approval of ditch company.
- It is understood that the ditch embankments are unlined and of earthen construction; therefore, breaks, leaks, seepage and/or overflow from the ditch may occur. owner and all of owner's successors and assigns of the lands within the development assume all risks associated with such breaks, leaks, seepage and/or overflow and waive and disclaim any and all claims, whether existing or potential, against ditch company, its agents, shareholders, employees, representatives, successors and assigns, for any and all loss, damage or injury (including death), resulting from breaks, leakage, seepage and/or overflow from the ditch.
- The above notes shall be covenants running with all lands of the Podtburg Development (all filings) and shall be expressly set forth in the development covenants and the development agreement for the development, and any/all subsequent amendments, modifications or versions shall require ditch company's written approval, evidence by signature on the documents.

WELD COUNTY RIGHT-TO-FARM STATEMENT

Weld County is one of the most productive agricultural counties in the United States, typically ranking in the top ten counties in the country in total market value of agricultural products sold. The rural areas of Weld County may be open and spacious, but they are intensively used for agriculture. Persons moving into a rural area must recognize and accept there are drawbacks, including conflicts with long-standing agricultural practices and a lower level of services than in town. Along with the drawbacks come the incentives which attract urban dwellers to relocate to rural areas: open views, spaciousness, wildlife, lack of city noise and congestion, and the rural atmosphere and way of life. Without neighboring farms, those features which attract urban dwellers to rural Weld County would quickly be gone forever.

Agricultural users of the land should not be expected to change their long-established agricultural practices to accommodate the intrusions of urban users into a rural area. Well-run agricultural activities will generate off-site impacts, including noise from tractors and equipment; slow-moving farm vehicles on rural roads; dust from animal pens, field work, harvest and gravel roads; odor from animal confinement, silage and manure; smoke from ditch burning; flies and mosquitoes; hunting and trapping activities; shooting sports, legal hazing of nuisance wildlife; and the use of pesticides and fertilizers in the fields, including the use of aerial spraying. It is common practice for agricultural producers to utilize an accumulation of agricultural machinery and supplies to assist in their agricultural operations. A concentration of miscellaneous agricultural materials often produces a visual disparity between rural and urban areas of the County. Section 35-3.5-102, C.R.S., provides that an agricultural operation shall not be found to be a public or private nuisance if the agricultural operation alleged to be a nuisance employs methods or practices that are commonly or reasonably associated with agricultural production.

Water has been, and continues to be, the lifeline for the agricultural community. It is unrealistic to assume that ditches and reservoirs may simply be moved "out of the way" of residential development. When moving to the County, property owners and residents must realize they cannot take water from irrigation ditches, lakes or other structures, unless they have an adjudicated right to the water.

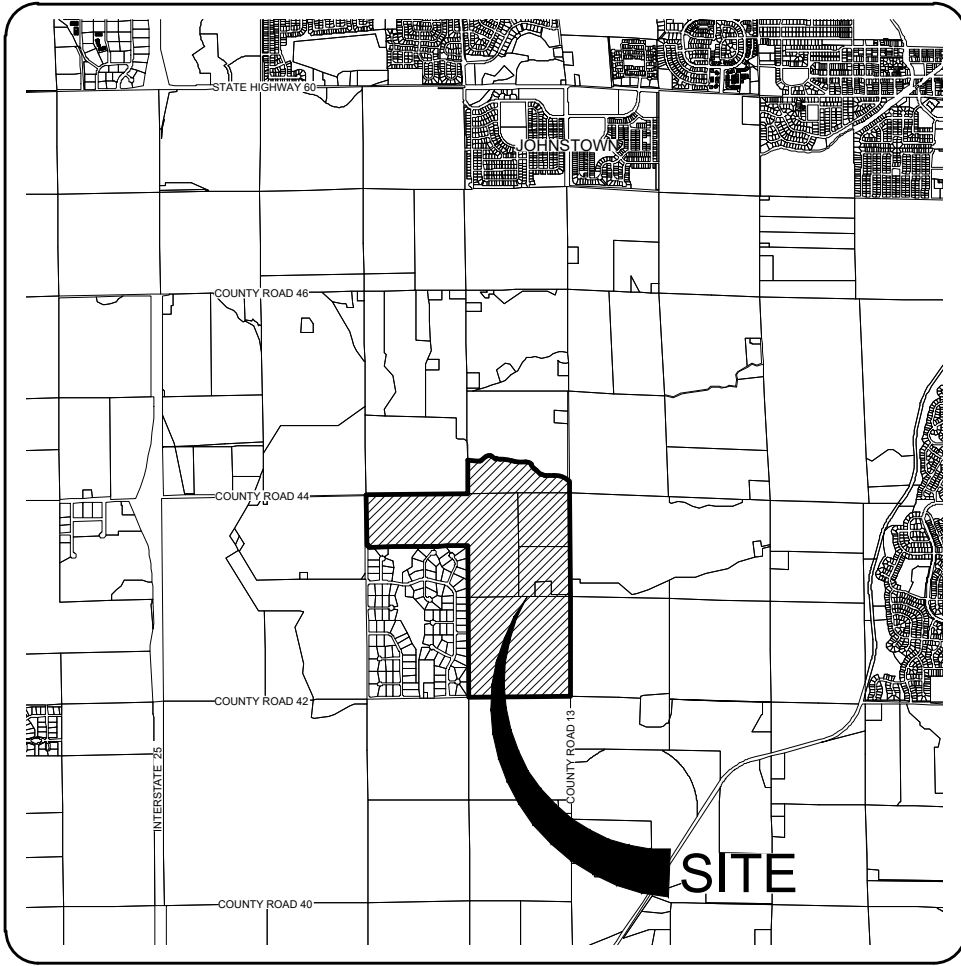
Weld County covers a land area of approximately four thousand (4,000) square miles in size (twice the size of the State of Delaware) with more than three thousand seven hundred (3,700) miles of state and County roads outside of municipalities. The sheer magnitude of the area to be served stretches available resources. Law enforcement is based on responses to complaints more than on patrols of the County, and the distances which must be traveled may delay all emergency responses, including law enforcement, ambulance and fire. Fire protection is usually provided by volunteers who must leave their jobs and families to respond to emergencies. County gravel roads, no matter how often they are bladed, will not provide the same kind of surface expected from a paved road. Snow removal priorities mean that roads from subdivisions to arterials may not be cleared for several days after a major snowstorm. Services in rural areas, in many cases, will not be equivalent to municipal services. Rural dwellers must, by necessity, be more self-sufficient than urban dwellers.

People are exposed to different hazards in the County than in an urban or suburban setting. Farm equipment and oil field equipment, ponds and irrigation ditches, electrical power for pumps and center pivot operations, high-speed traffic, sand burs, puncture vines, territorial farm dogs and livestock and open burning present real threats. Controlling children's activities is important, not only for their safety, but also for the protection of the farmer's livelihood.

WELD COUNTY RIGHT TO EXTRACT MINERAL RESOURCES STATEMENT

Weld County has some of the most abundant mineral resources, including, but not limited to, sand and gravel, oil, natural gas, and coal. Under title 34 of the Colorado Revised Statutes, minerals are vital resources because (a) the State's commercial mineral deposits are essential to the State's economy; (b) the populous counties of the state face a critical shortage of such deposits; and (c) such deposits should be extracted according to a rational plan, calculated to avoid waste of such deposits and cause the least practicable disruption of the ecology and quality of life of the citizens of the populous counties of the state.

Mineral resource locations are widespread throughout the County and person moving into these areas must recognize the various impacts associated with this development. Often times, mineral resource sites are fixed to their geographical and geophysical locations. Moreover, these resources are protected property rights and mineral owners should be afforded the opportunity to extract the mineral resource.



NORTH VICINITY MAP 1" = 500'

OWNER/APPLICANT

Podtburg Dairy, LLLP
Greg Podtburg
45490 County Road 39
Pierce, Colorado 80650

SITE ENGINEER

EPS Group, Inc.
Ryan Banning, PE
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

PLANNER/
LANDSCAPE ARCHITECT

TB Group
Kristin Turner
444 Mountain Avenue
Berthoud, Colorado 80513
(970) 532-5891

SITE SURVEYOR

EPS Group, Inc.
Robert C. Tessely, PLS
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
(970) 221-4158

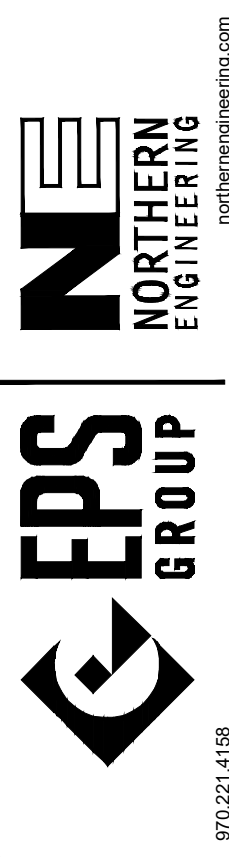
SURVEYOR'S STATEMENT

I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor, do hereby certify that I prepared this plat from an actual and accurate survey of the land, including all existing right-of-way easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

NOTICE:
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SECTION:
13 & 24
TOWNSHIP:
4N
RANGE:
68 W of the 6th PM



DATE:
8/12/24
SCALE:
As shown
REVIEWED BY:
R. Tessely
PROJECT:
1659-001
CLIENT:
Golf Course
Westfield
DRAWN BY:
L. Smith

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
1
Of 7 Sheets

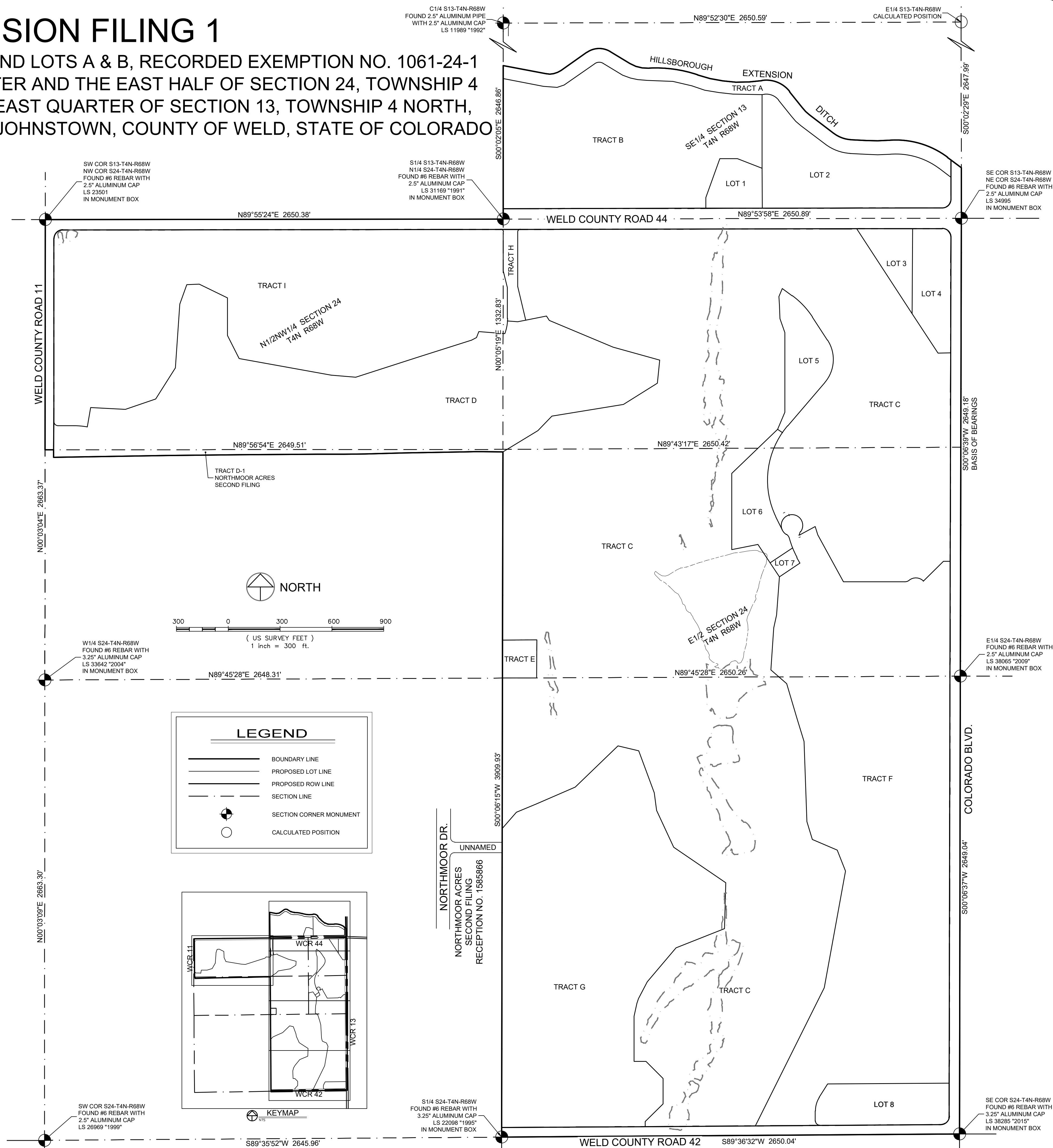
PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	89°52'19"	50.00'	78.43'	N44°59'14"E	70.63'
C2	89°56'27"	50.00'	78.49'	S44°55'44"W	70.67'
C3	90°12'41"	50.00'	78.72'	S44°59'42"E	70.84'
C4	90°00'00"	25.00'	39.27'	N44°56'56"W	35.36'
C5	10°14'48"	430.00'	76.90'	N84°49'32"W	76.80'
C6	17°26'42"	245.00'	74.60'	S12°02'12"W	74.31'
C7	20°30'47"	475.00'	170.06'	S43°27'47"E	169.15'
C8	89°59'55"	25.00'	39.27'	S45°23'25"E	35.35'
C9	32°44'26"	145.00'	82.86'	S15°58'45"W	81.73'
C10	73°43'44"	205.00'	263.80'	S03°39'28"W	245.97'
C11	89°29'55"	50.00'	78.10'	S44°51'34"W	70.40'
C12	79°32'59"	25.00'	34.71'	N65°19'48"W	31.99'
C13	88°51'42"	62.00'	96.16'	N79°54'56"E	86.81'
C14	5°41'26"	485.00'	48.17'	S37°40'37"W	48.15'
C15	3°24'54"	245.00'	14.60'	N01°36'25"E	14.60'
C16	60°32'06"	485.00'	512.42'	N04°33'51"E	488.92'
C17	241°11'17"	62.00'	260.99'	N85°06'33"W	106.74'
C18	33°11'06"	38.00'	22.01'	N18°53'32"E	21.70'
C19	39°02'41"	38.00'	25.90'	S70°35'16"W	25.40'
C20	26°28'32"	238.00'	109.98'	S13°20'18"E	109.00'
C21	27°08'37"	341.00'	161.55'	S40°08'53"E	160.04'
C22	84°02'41"	62.00'	90.95'	N86°54'44"W	83.01'
C23	32°49'26"	62.00'	35.52'	S42°06'55"E	35.04'
C24	43°16'00"	38.00'	28.70'	S36°53'38"E	28.02'
C25	72°48'41"	77.00'	97.85'	N87°28'16"E	91.40'
C26	6°25'31"	520.00'	58.32'	S18°28'24"E	4920.37'
C27	6°48'27"	520.00'	61.78'	S25°05'24"E	4920.41'
C28	26°28'32"	185.00'	85.49'	S13°20'18"E	84.73'
C29	27°08'37"	288.00'	136.44'	S40°08'53"E	135.17'
C30	20°30'47"	528.00'	189.04'	S43°27'47"E	188.03'
C31	73°43'44"	258.00'	332.00'	S03°39'28"W	309.56'
C32	66°13'32"	432.00'	499.33'	S07°24'34"W	471.99'
C33	18°46'06"	38.00'	12.45'	S07°05'04"E	12.39'
C34	12°01'30"	460.00'	96.54'	S22°28'52"E	96.37'
C35	21°50'51"	255.00'	97.23'	N79°11'11"E	96.65'
C36	156°40'57"	77.00'	210.57'	S42°51'23"E	150.82'
C37	118°26'25"	62.00'	128.16'	S12°03'50"E	106.53'
C38	47°09'23"	38.00'	31.28'	S23°34'41"W	30.40'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C39	27°49'12"	190.00'	92.25'	S13°54'36"E	91.35'
C40	90°00'00"	15.00'	23.56'	S72°49'12"E	21.21'
C41	27°52'16"	530.00'	257.82'	S76°06'56"W	255.28'
C42	14°42'32"	380.00'	97.55'	N82°35'40"W	97.29'
C43	14°42'32"	370.00'	94.99'	N82°35'40"W	94.73'
C44	14°42'32"	430.00'	110.39'	S82°35'40"E	110.09'
C45	14°42'32"	320.00'	82.15'	S82°35'40"E	81.92'
C46	27°52'16"	470.00'	228.63'	N76°06'56"E	226.38'
C47	90°00'00"	15.00'	23.56'	N17°10'48"E	21.21'
C48	27°49'12"	250.00'	121.39'	N13°54'36"W	120.20'
C49	47°09'23"	38.00'	31.28'	N23°34'41"W	30.40'
C50	127°46'17"	62.00'	138.26'	N16°43'46"E	111.34'
C51	90°00'00"	15.00'	23.56'	N45°04'36"W	21.21'
C52	90°00'00"	15.00'	23.56'	S44°53'58"W	21.21'
C53	51°57'12"	23.00'	20.86'	S09°30'29"W	20.15'
C54	194°55'23"	55.00'	187.11'	N34°13'13"W	109.07'
C55	32°19'27"	55.00'	31.03'	N47°04'45"E	30.62'
C56	53°59'45"	145.00'	136.65'	N39°33'29"E	131.65'
C57	45°29'46"	55.00'	43.67'	N27°53'58"W	42.53'
C58	32°19'27"	55.00'	31.03'	N34°29'07"W	30.62'
C59	58°06'47"	54.77'	55.56'	N35°14'01"E	53.20'
C60	27°47'16"	205.00'	99.42'	N80°27'02"E	98.45'
C61	33°49'26"	50.00'	29.52'	S39°44'30"E	29.09'
C62	34°22'32"	50.00'	30.00'	S05°38'31"E	29.55'
C63	50°39'31"	205.00'	181.25'	S41°13'37"W	175.41'
C64	21°50'51"	55.00'	20.97'	S45°54'59"E	20.85'
C65	293°53'19"	55.00'	282.11'	N89°53'45"W	60.00'
C66	21°50'51"	55.00'	20.97'	N46°07'29"E	20.85'
C67	66°21'24"	44.38'	51.40'	N88°02'12"E	48.58'
C68	0°45'30"	880.40'	11.65'	N81°59'01"E	11.65'
C69	60°07'42"	91.12'	95.62'	S68°19'54"E	91.30'
C70	14°31'38"	311.16'	78.89'	S45°31'52"E	78.68'
C71	33°39'29"	263.32'	154.68'	S68°37'21"E	152.47'
C72	8°04'13"	1017.08'	143.26'	N89°30'49"E	143.14'
C73	41°20'12"	418.28'	301.77'	S73°51'12"E	295.27'
C74	12°01'31"	445.00'	93.40'	S22°28'52"E	93.23'
C75	19°00'35"	270.00'	89.58'	N80°36'19"E	89.17'
C76	39°02'41"	23.00'	15.67'	N70°35'16"E	15.37'

LINE TABLE		
LINE	LENGTH	BEARING
L1	34.29'	N55°10'06"W
L2	212.01'	S26°29'37"E
L3	20.41'	S89°53'23"E
L4	156.49'	N45°06'37"E
L5	31.22'	S89°53'23"E
L6	376.24'	S89°53'23"E
L7	40.01'	N89°53'23"W
L8	36.50'	S26°29'37"E
L9	79.06'	S89°53'23"E
L10	64.19'	N23°34'53"E
L11	21.94'	N46°58'10"E
L12	16.69'	N66°23'31"E
L13	23.95'	S89°07'59"E
L14	48.39'	S62°27'36"E
L15	19.00'	N84°27'01"E
L16	86.23'	N58°43'19"E
L17	195.14'	S88°04'39"E
L18	58.28'	S53°09'36"E
L19	238.17'	S26°42'05"E
L20	164.97'	N74°29'28"E
L21	77.00'	N61°30'23"E
L22	77.10'	N61°30'23"E
L23	150.95'	N74°29'28"E
L24	229.38'	S26°42'05"E
L25	66.52'	S53°09'36"E
L26	204.33'	S88°04'39"E
L27	87.27'	N58°43'19"E
L28	11.12'	N84°27'01"E
L29	47.49'	S62°27'36"E
L30	30.76'	S89°07'59"E
L31	22.51'	N66°23'31"E
L32	27.61'	N46°58'10"E
L33	57.45'	N23°34'53"E
L34	54.22'	S89°53'23"E
L35	158.41'	S89°53'40"E
L36	45.73'	S00°06'02"E
L37	50.38'	N22°57'31"E
L38	21.43'	N00°04'53"E
L39	8.57'	N00°04'53"E
L40	91.71'	N65°35'02"E
L41	117.19'	N73°49'20"W
L42	358.71'	S79°41'51"E
L43	15.79'	N00°00'00"E
L44	64.95'	N89°53'40"W
L45	162.69'	S89°53'40"E
L46	108.92'	N65°35'02"E
L47	40.01'	N89°51'00"E
L48	16.29'	S85°22'11"E
L49	122.69'	S79°11'49"E
L50	89.52'	S86°03'51"E
L51	57.11'	N73°15'01"E
L52	45.64'	N62°01'20"E
L53	39.61'	S71°20'04"E
L54	87.10'	S80°20'58"E
L55	84.53'	S83°32'14"E
L56	98.16'	S88°59'36"E
L57	62.86'	S83°29'40"E
L58	10.02'	S86°31'54"E
L59	20.04'	S86°31'54"E
L60	50.00'	S89°56'54"W
L61	55.00'	N00°03'04"E
L62	25.00'	S00°22'28"W
L63	82.20'	S89°36'32"W
L66	104.81'	S61°30'21"W
L67	50.68'	N17°46'30"W



LAND USE TABLE						INTENDED OWNERSHIP/	
PARCEL	DESCRIPTION	DEDICATION	AREA	PERCENT	MAINTAINANCE BY		
LOT 1	Commercial	Future Development	80,482 S.F.	1.848 AC.	0.41%		Metro District
LOT 2	Commercial	Future Development	407,518 S.F.	9.355 AC.	2.08%		Metro District
LOT 3	Commercial	Future Development	79,511 S.F.	1.825 AC.	0.41%		Metro District
LOT 4	Commercial	Future Development	142,795 S.F.	3.278 AC.	0.73%		Metro District
LOT 5	Commercial	Future Development	146,251 S.F.	3.357 AC.	0.75%		Metro District
LOT 6	Commercial	Future Development	145,235 S.F.	3.334 AC.	0.74%		Metro District
LOT 7	Commercial	Future Development	14,392 S.F.	0.330 AC.	0.07%		Metro District
LOT 8	Commercial	Future Development	180,637 S.F.	4.147 AC.	0.92%		Metro District
TRACT A	Irrigation & Drainage	Existing	218,178 S.F.	5.009 AC.	1.12%		Private Landowner
TRACT B	Golf	Golf Course	1,011,615 S.F.	23.223 AC.	5.17%		Private Landowner
TRACT C	Golf	Golf Course	7,718,511 S.F.	177.193 AC.	39.47%		Metro District
TRACT D	Residential	Future Development	1,753,886 S.F.	40.264 AC.	8.97%		Metro District
TRACT E	Metro District	Director's Parcel	43,560 S.F.	1.000 AC.	0.22%		Metro District
TRACT F	Residential	Future Development	2,578,480 S.F.	59.194 AC.	13.19%		Metro District
TRACT G	Residential	Future Development	1,930,781 S.F.	44.325 AC.	9.87%		Metro District
TRACT H	Residential	Future Development	43,435 S.F.	0.997 AC.	0.22%		Metro District
TRACT I	Golf	Golf Course	2,044,890 S.F.	46.944 AC.	10.46%		Metro District
ROW	Public Use	ROW Dedication	1,014,890 S.F.	23.299 AC.	5.19%		Town of Johnstown
TOTAL			19,555,047 S.F.	448.922 AC.	100.00%		

PRELIMINARY

Robert C. Tessey
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

PRELIMINARY
08/12/2024
FOR REVIEW ONLY

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SECTION:
13 & 24
TOWNSHIP:
4N
RANGE:
68 W of the 6th PM

EPS GROUP
NORTHERN ENGINEERING
970.221.1188
fortcollins@greeley.com

DATE:
8/12/24
SCALE:
1" = 300'
REVIEWED BY:
R. Tessey
PROJECT:
1585-001
CLIENT:
Golf Course
DESIGNED BY:
L. Smith

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
2
Of 7 Sheets

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SECTION: 13 & 24	TOWNSHIP: 4N	RANGE: 68 W of the 6th PM
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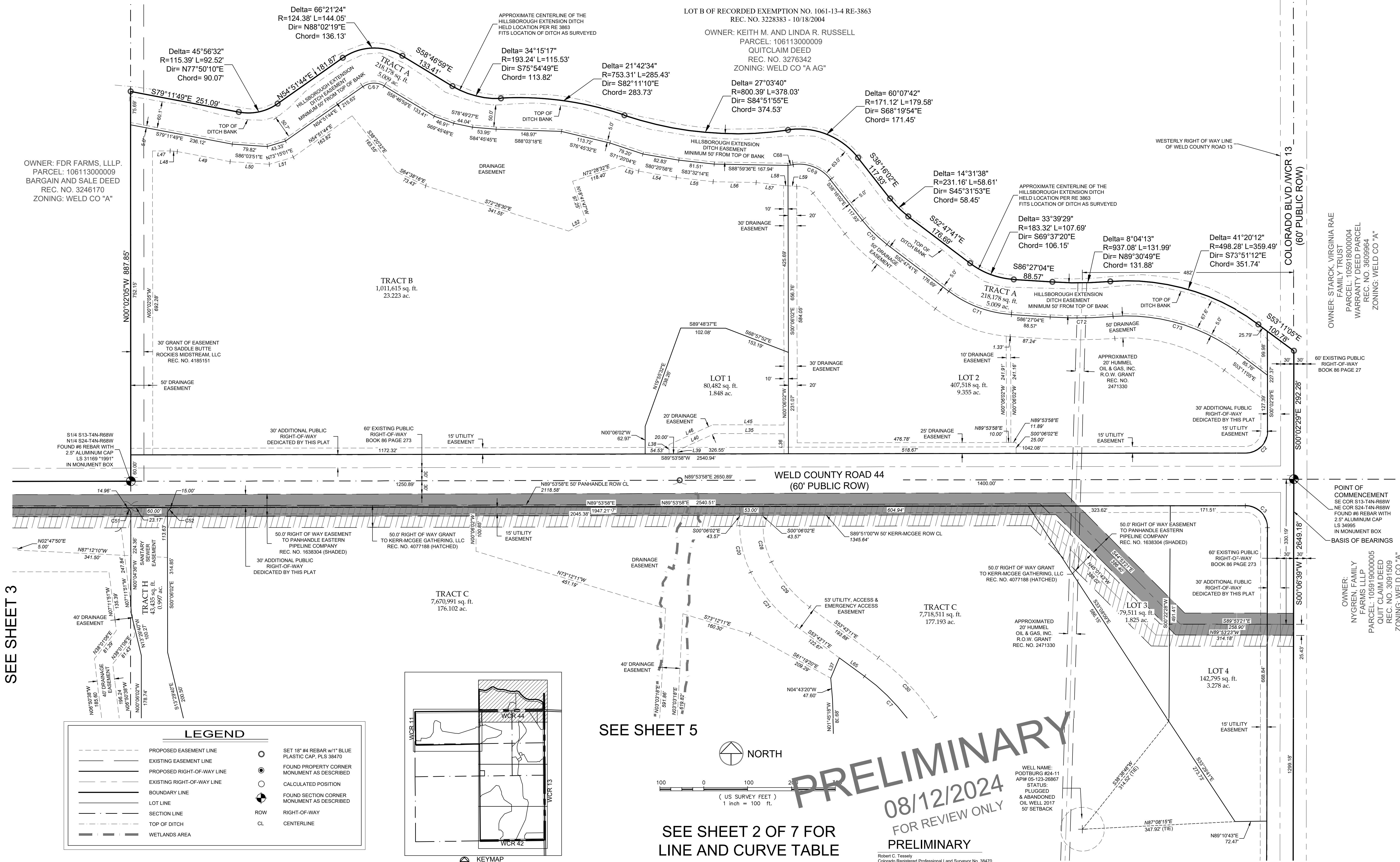
PROJECT: 1659-001	DATE: 8/12/24
CLIENT: Golf Course Architects	SCALE: 1"=100'
DRAWN BY: L. Smith	REVIEWED BY: R. Tessely

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
3
Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO



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SECTION: 13 & 24
TOWNSHIP: 4N
RANGE: 68 W of the 6th PM

EPS GROUP
NORTHERN ENGINEERING
970.224.4168
FORT COLLINS | GREELEY | MESA | GUNNISON | FORT WORTH

PROJECT: 1659-001
CLIENT: Golf Course Architects
DATE: 8/12/24
SCALE: 1"=100'
REVIEWED BY: R. Tessey

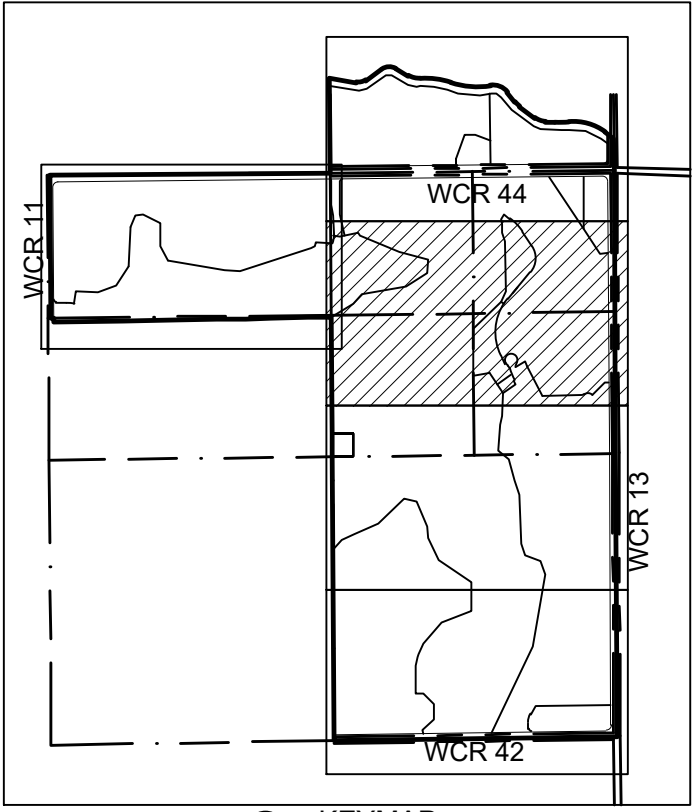
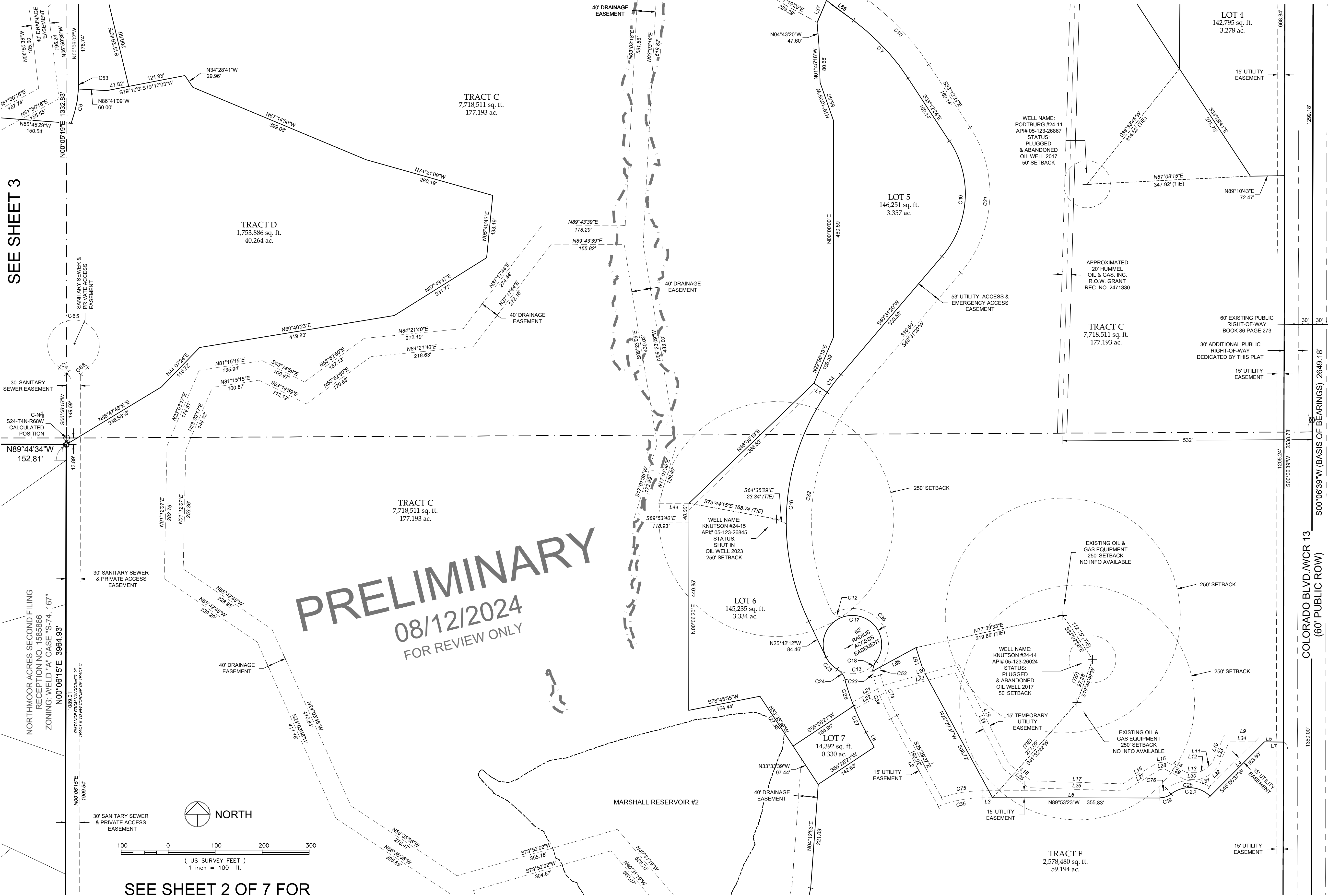
PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
4
Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 4



OWNER: NYGREN, FAMILY FARMS LLLP
PARCEL: 105919000005
QUIT CLAIM DEED
REC. NO. 3091509
ZONING: WELD CO "A"

LEGEND	
PROPOSED EASEMENT LINE	○
EXISTING EASEMENT LINE	●
PROPOSED RIGHT-OF-WAY LINE	○
EXISTING RIGHT-OF-WAY LINE	●
BOUNDARY LINE	○
LOT LINE	●
SECTION LINE	○
TOP OF DITCH	●
WETLANDS AREA	○

PRELIMINARY

Robert C. Tassely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

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13 & 24
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68 W of the 6th PM

EPS GROUP
NORTHERN ENGINEERING
970.224.1188
FORT COLLINS | GREELEY | MESA | GODOYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT:
1659-001
CLIENT:
Golf Course
DESIGNED BY:
L. Smith
DATE:
8/12/24
SCALE:
1"=100'
REVIEWED BY:
R. Tassely

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

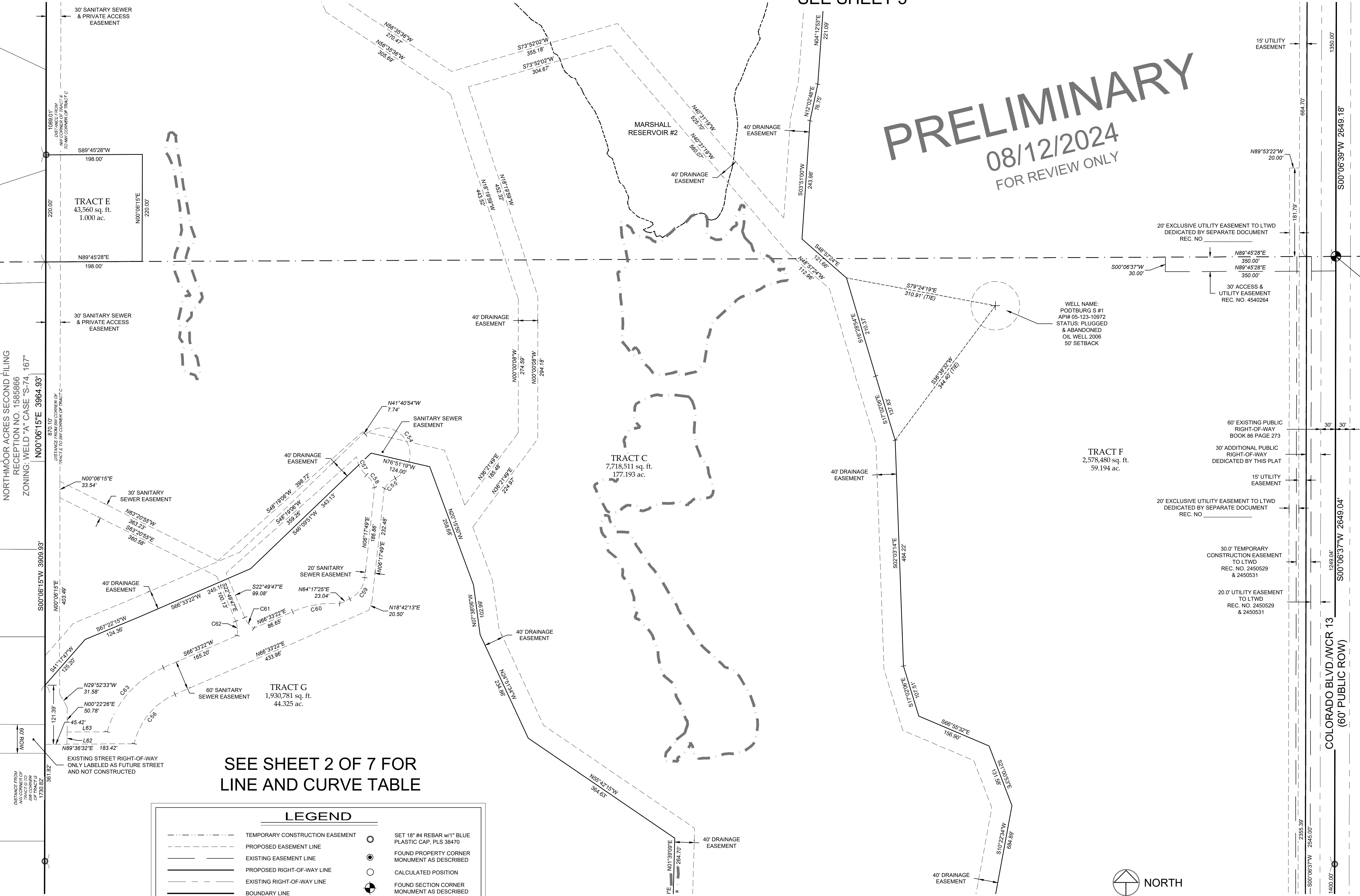
Sheet
5
Of 7 Sheets

PODTBURG SUBDIVISION FILING 1

A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 RECX19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M. AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

SEE SHEET 5

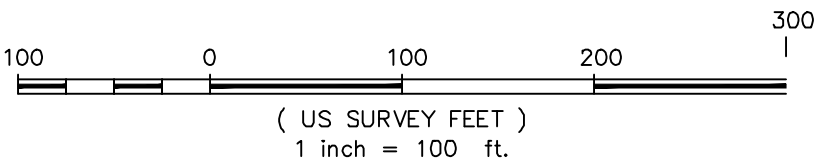
PRELIMINARY
08/12/2024
FOR REVIEW ONLY



SEE SHEET 2 OF 7 FOR
LINE AND CURVE TABLE

LEGEND	
	TEMPORARY CONSTRUCTION EASEMENT
	PROPOSED EASEMENT LINE
	EXISTING EASEMENT LINE
	PROPOSED RIGHT-OF-WAY LINE
	EXISTING RIGHT-OF-WAY LINE
	BOUNDARY LINE
	LOT LINE
	SECTION LINE
	TOP OF DITCH
	WETLANDS AREA
	SET 18" #4 REBAR w/1" BLUE PLASTIC CAP. PLS 38470
	FOUND PROPERTY CORNER MONUMENT AS DESCRIBED
	CALCULATED POSITION
	FOUND SECTION CORNER MONUMENT AS DESCRIBED
	RIGHT-OF-WAY
	CENTERLINE
	LITTLE THOMPSON WATER DISTRICT

SEE SHEET 7



PRELIMINARY

Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470
For and on behalf of EPS Group, Inc.

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

SECTION:
13 & 24
TOWNSHIP:
4N
RANGE:
68 W of the 6th PM

NE
NORTHERN
ENGINEERING
GROUP
EPS
GROUP
970.221.1188
FORT COLLINS | GREELEY | MESA | GOODYEAR | TUCSON | NORTH PHOENIX | FORT WORTH

PROJECT:
1659-001
CLIENT:
Golf Course
1659-001
DRAWN BY:
L. Smith
REVIEWED BY:
R. Tessely

DATE:
8/12/24
SCALE:
1"=100'
REVIEWED BY:
R. Tessely

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

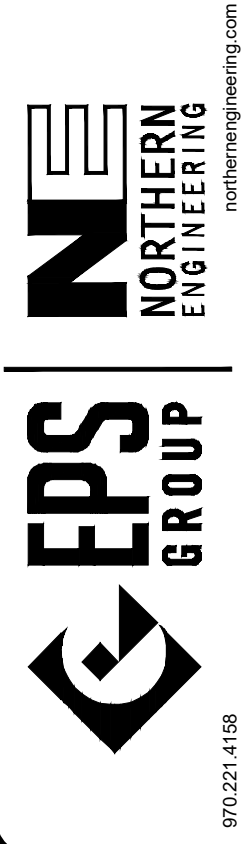
Sheet
6
Of 7 Sheets

NOTICE:
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SECTION:
13 & 24

TOWNSHIP:
4N

RANGE:



PROJECT: 1659-001	DATE: 8/12/24
CLIENT: Golf Course Architects	SCALE: 1"=100'
DRAWN BY: Smith	REVIEWED BY: R. Tescely

PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

Sheet
7
Of 7 Sheets

SEAL

PROJECT TITLE

**PODTBURG
PROPERTY**

**FINAL
DEVELOPMENT
PLAN**

JOHNSTOWN, CO

PREPARED FOR

OWNER:
**PODTBURG
DAIRY
PARTNERSHIP,
LLP**

37905 WELD COUNTY
ROAD 35
EATON, CO 80615

REVISIONS

REVISIONS	DATE
Staff Comments	10/03/23
Staff Comments	05/03/24
Staff Comments	08/21/24

DATE

MAY 27, 2022

SHEET TITLE

CONCEPT PLAN

SHEET INFORMATION

Sheet Number: **S2**

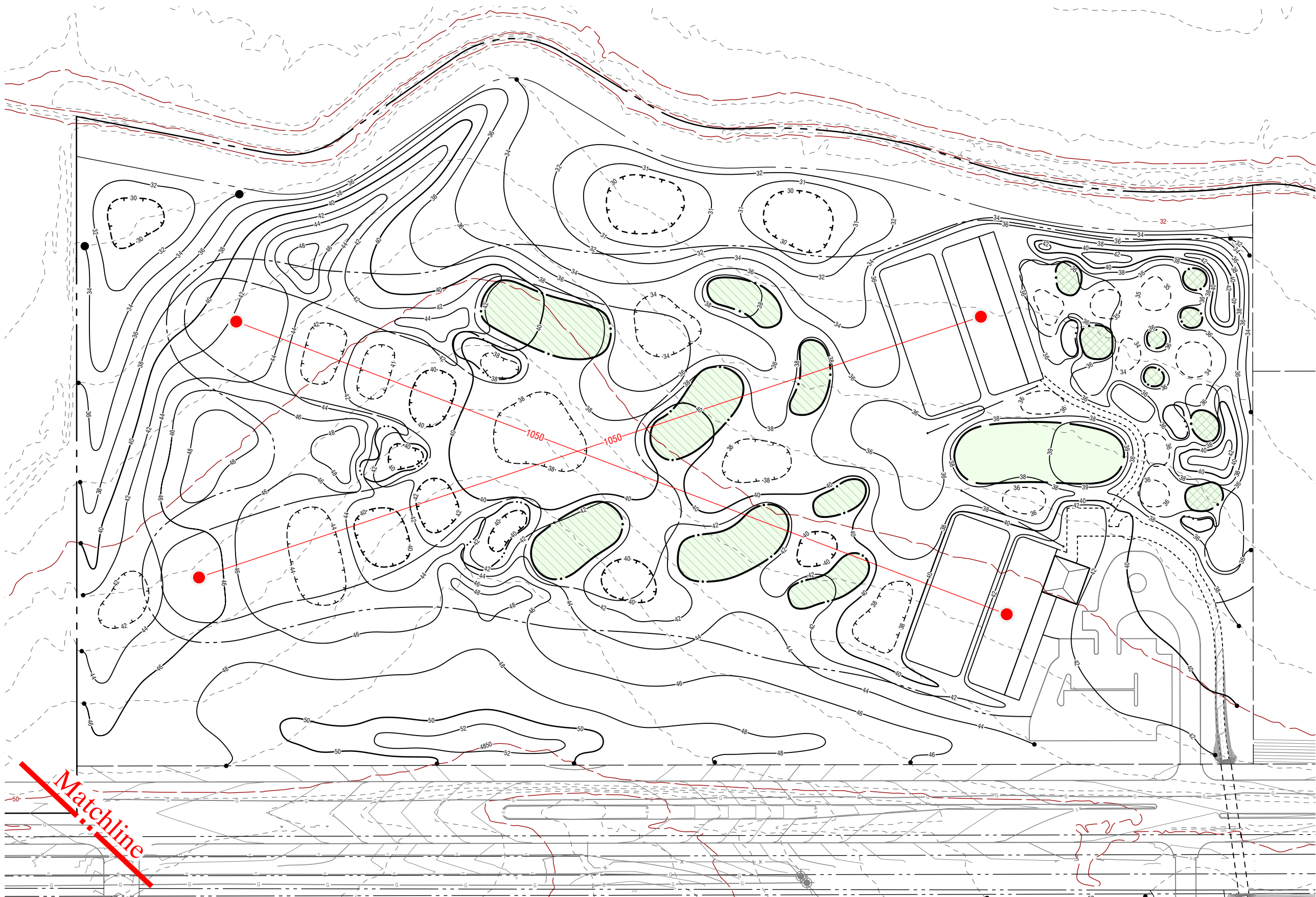
2 of 11



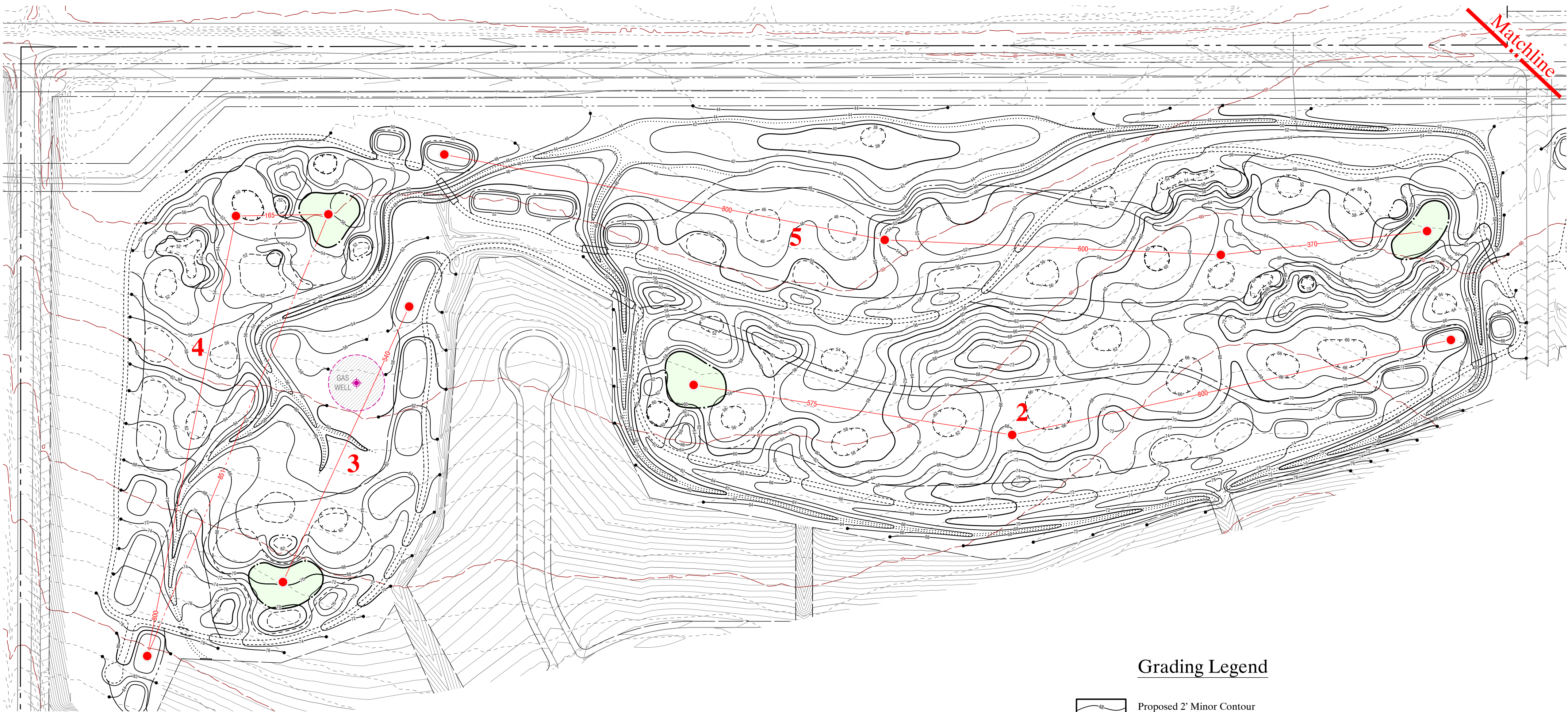
NOTE:
1. THIS IS AN ILLUSTRATIVE
CONCEPTUAL PLAN TO SHOW HOW
THE PROPERTY COULD DEVELOP,
AS WELL AS INDICATE THE
CURRENT OWNERS INTENT. ALL
DETAILS SHOWN ARE CONCEPTUAL
ONLY AND MORE DETAILED PLANS
AND ENGINEERING ARE REQUIRED
TO ENSURE COMPLIANCE WITH
TOWN CODES, REGULATIONS AND
STANDARDS.

Podtburg Property

Permit Documents



Practice Area



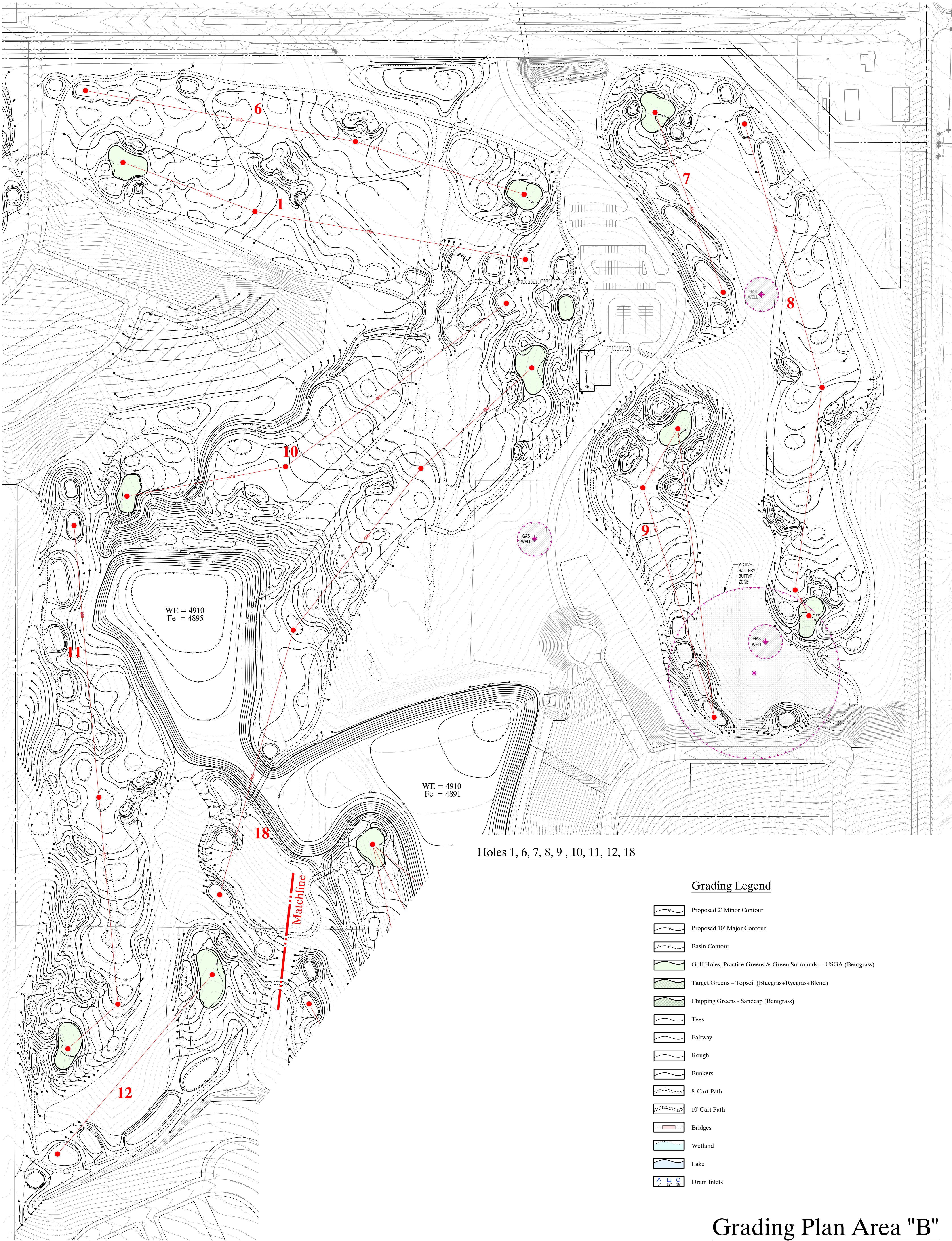
Grading Legend

- Proposed 2' Minor Contour
- Proposed 10' Major Contour
- Basin Contour
- Golf Holes, Practice Greens & Green Surrounds - USGA (Bentgrass)
- Target Greens - Topsoil (Bluegrass/Ryegrass Blend)
- Chipping Greens - Sandcap (Bentgrass)
- Tees
- Fairway
- Rough
- Bunkers
- 8' Cart Path
- 10' Cart Path
- Bridges
- Wetland
- Lake
- Drain Inlets

Grading Plan Area "A"

Podtburg Property

Permit Documents



Holes 1, 6, 7, 8, 9, 10, 11, 12, 18

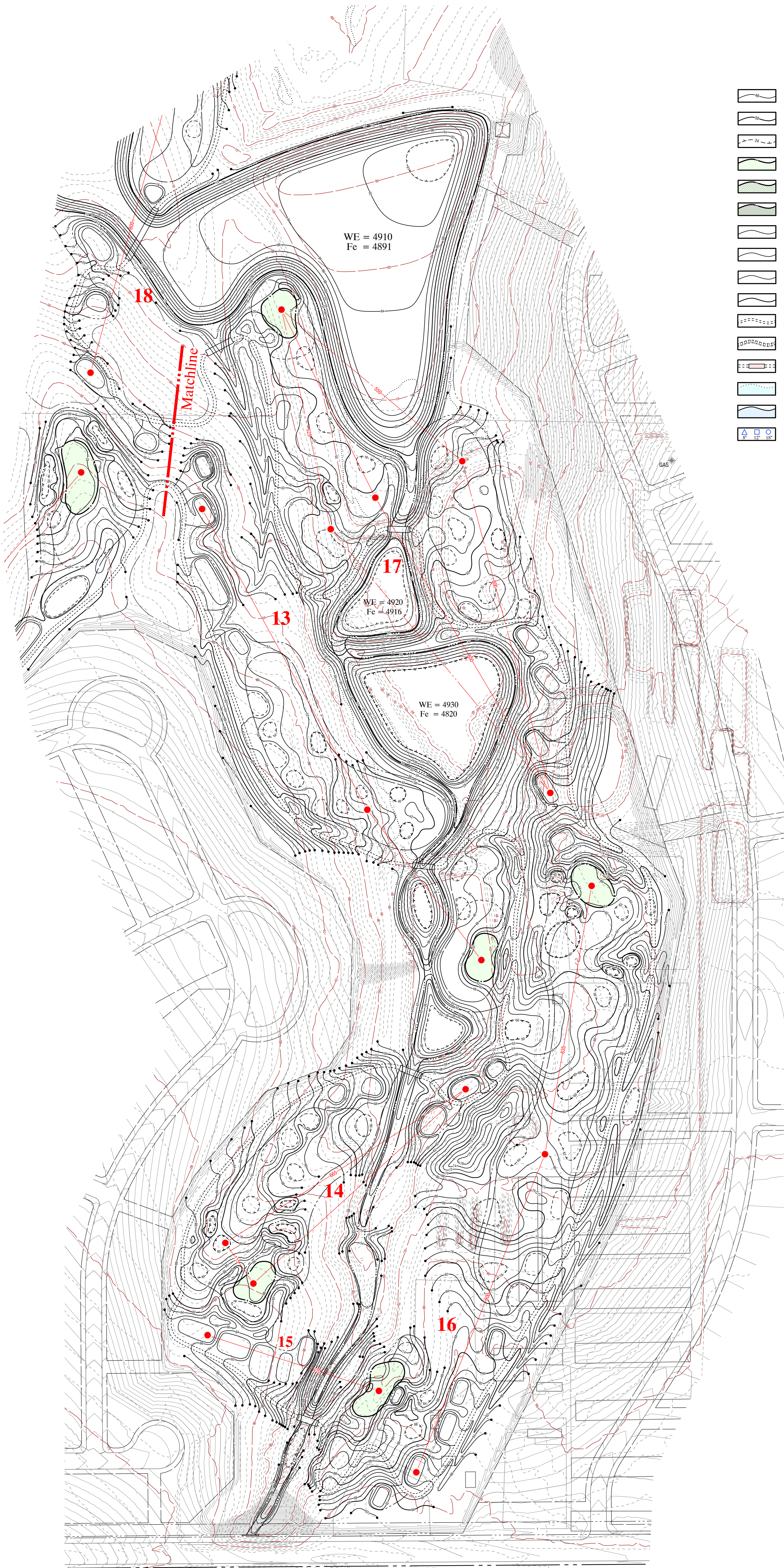
Grading Legend

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- Basin Contour
- Golf Holes, Practice Greens & Green Surrounds - USGA (Bentgrass)
- Target Greens - Topsoil (Bluegrass/Ryegrass Blend)
- Chipping Greens - Sandcap (Bentgrass)
- Tees
- Fairway
- Rough
- Bunkers
- 8' Cart Path
- 10' Cart Path
- Bridges
- Wetland
- Lake
- Drain Inlets

Grading Plan Area "B"

Podtburg Property

Permit Documents



Grading Legend

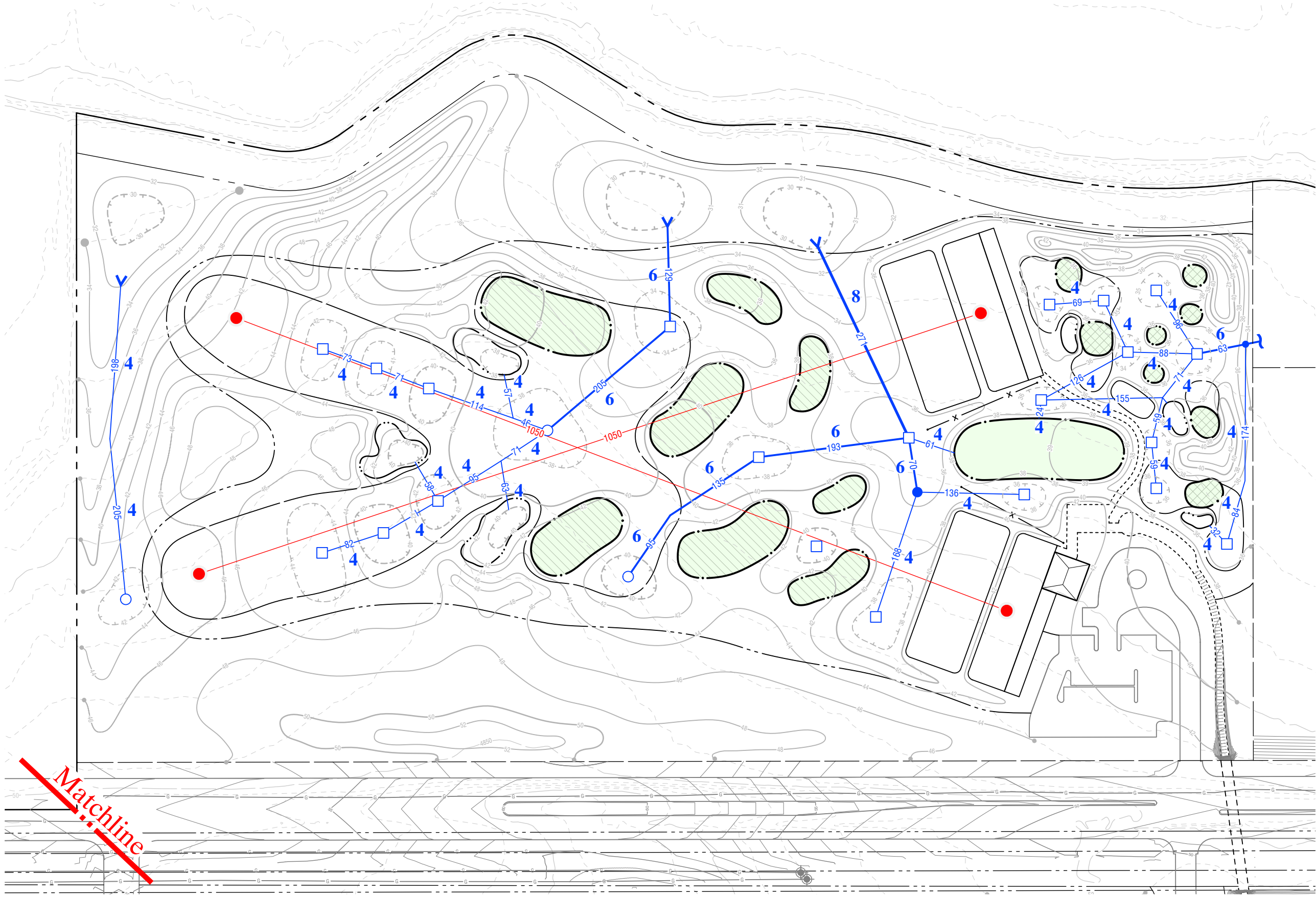
- Proposed 2' Minor Contour
- Proposed 10' Major Contour
- Basin Contour
- Golf Holes, Practice Greens & Green Surrounds – USGA (Bentgrass)
- Target Greens – Topsoil (Bluegrass/Ryegrass Blend)
- Chipping Greens - Sandcap (Bentgrass)
- Tees
- Fairway
- Rough
- Bunkers
- 8' Cart Path
- 10' Cart Path
- Bridges
- Wetland
- Lake
- Drain Inlets

Holes 13, 14, 15, 16, 17

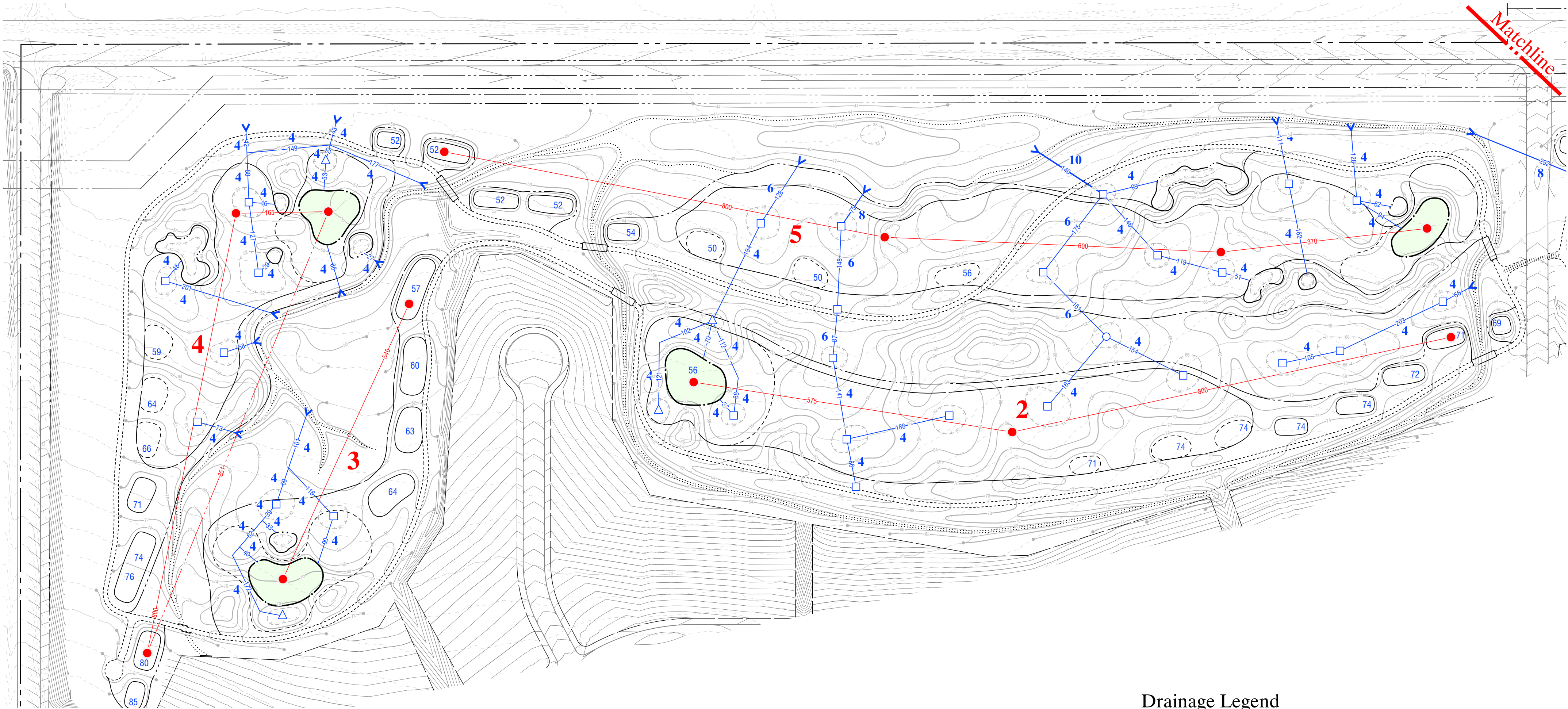
Grading Plan Area "C"

Podtburg Property

Permit Documents



Practice Area



Holes 2, 3, 4, 5

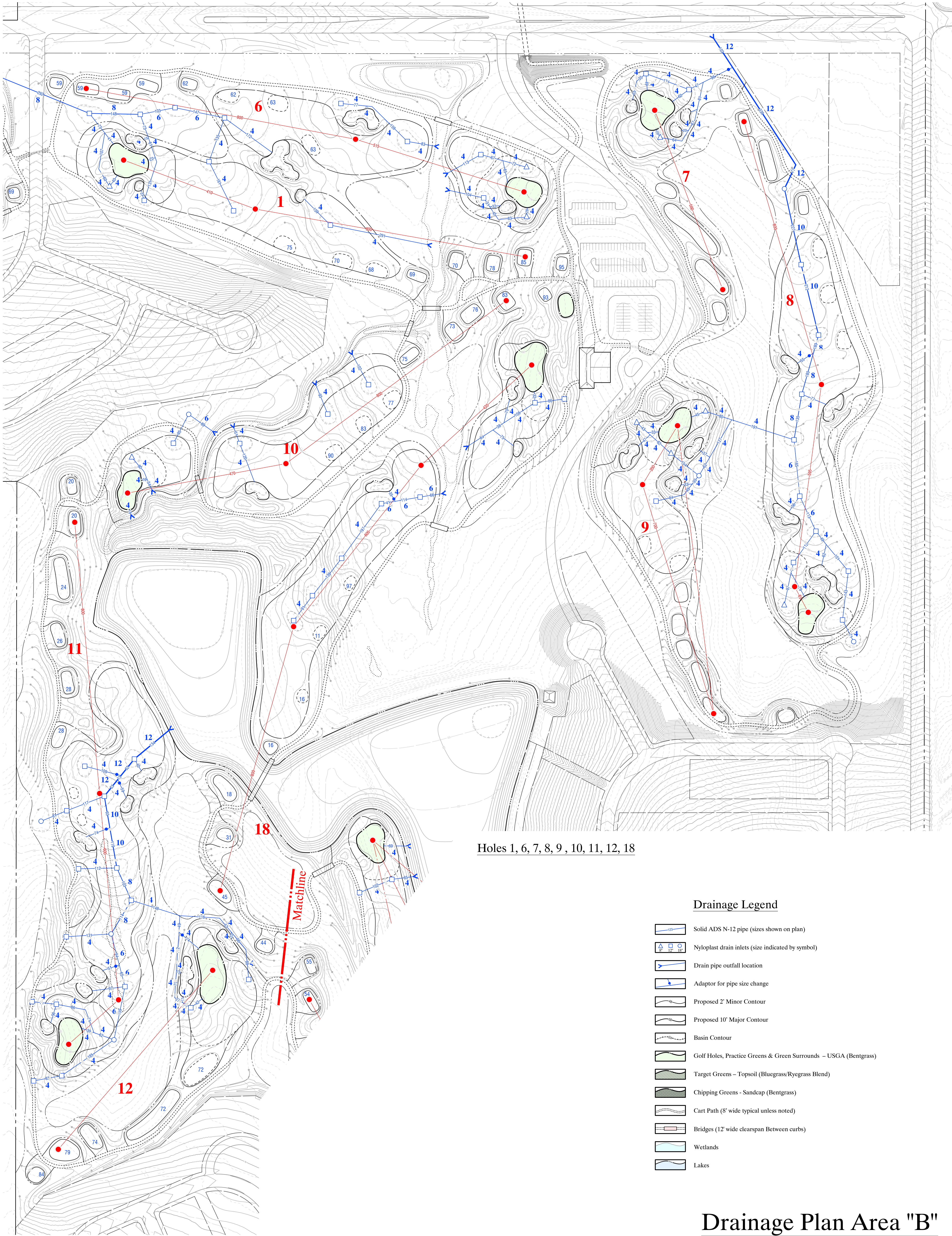
Drainage Legend

- Solid ADS N-12 pipe (sizes shown on plan)
- Nyloplast drain inlets (size indicated by symbol)
- Drain pipe outfall location
- Adaptor for pipe size change
- Proposed 2' Minor Contour
- Proposed 10' Major Contour
- Basin Contour
- Golf Holes, Practice Greens & Green Surrounds – USGA (Bentgrass)
- Target Greens – Topsoil (Bluegrass/Ryegrass Blend)
- Chipping Greens – Sandcap (Bentgrass)
- Cart Path (8' wide typical unless noted)
- Bridges (12' wide clearspan between curbs)
- Wetlands
- Lakes

Drainage Plan Area "A"

Podtburg Property

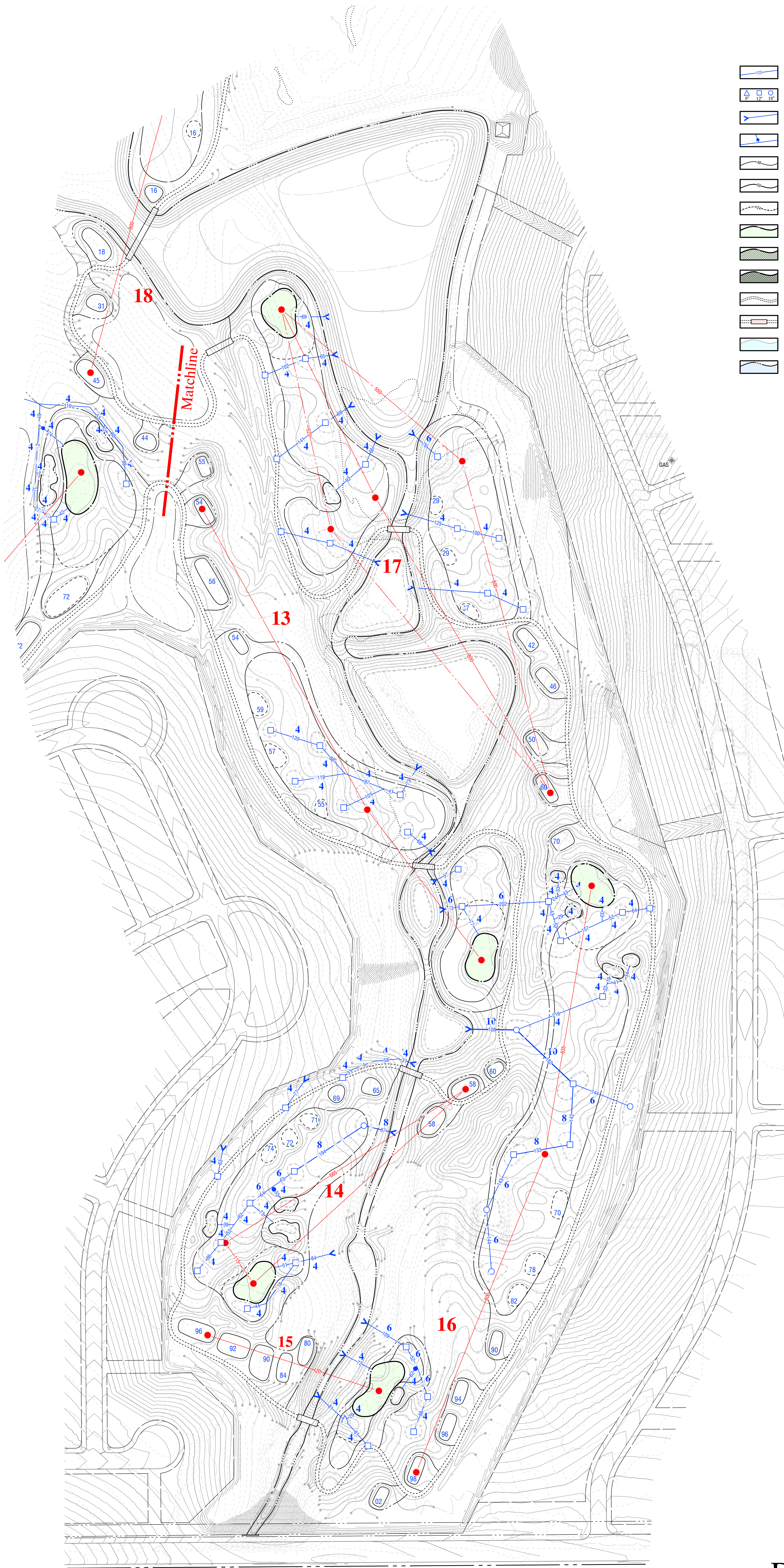
Permit Documents



Drainage Plan Area "B"

Podtburg Property

Permit Documents



Drainage Legend

- Solid ADS N-12 pipe (sizes shown on plan)
- Nyloplast drain inlets (size indicated by symbol)
- Drain pipe outfall location
- Adaptor for pipe size change
- Proposed 2' Minor Contour
- Proposed 10' Major Contour
- Basin Contour
- Golf Holes, Practice Greens & Green Surrounds - USGA (Bentgrass)
- Target Greens - Topsoil (Bluegrass/Ryegrass Blend)
- Chipping Greens - Sandcap (Bentgrass)
- Cart Path (8' wide typical unless noted)
- Bridges (12' wide clearspan between curbs)
- Wetlands
- Lakes

Holes 13, 14, 15, 16, 17

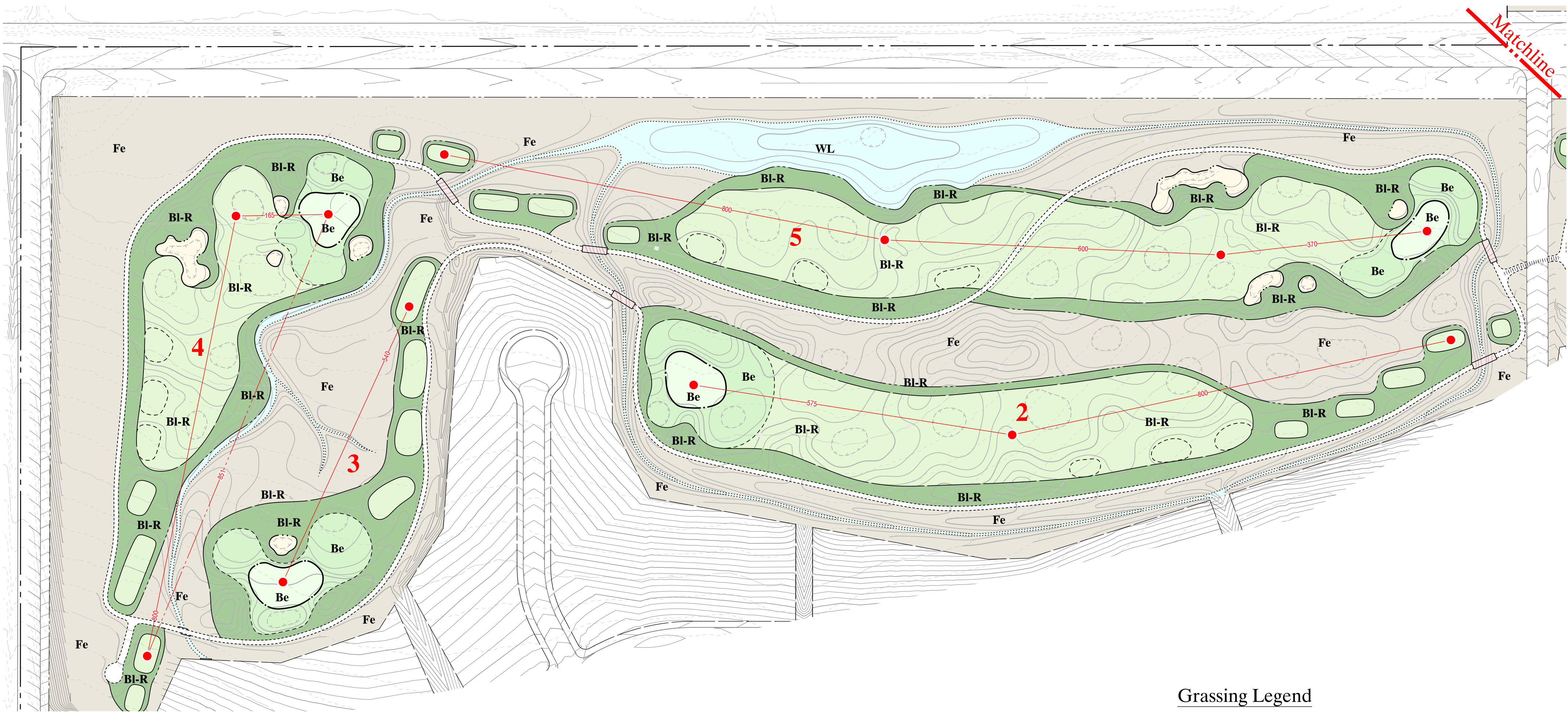
Drainage Plan Area "C"

Podtburg Property

Permit Documents



Practice Area



Holes 2, 3, 4, 5

Grassing Legend

- Golf Holes, Practice Greens & Green Surrounds – USGA (Bentgrass)
- Target Greens – Topsoil (Bluegrass/Ryegrass Blend)
- Chipping Greens - Sandcap (Bentgrass)
- Tees (Bluegrass/Ryegrass Blend)
- Fairways (Bluegrass/Ryegrass Blend)
- Rough (Bluegrass/Ryegrass Blend)
- Native Areas (Blend of native grasses, fescues, wildflowers)
- Wetland Areas (Wetland species to be determined)
- Lakes
- Bunkers
- Cart Paths - Initial Construction
- Cart Paths - Potential Future Installation
- Bridges
- Undisturbed Areas

Grassing Plan Area "A"

Podtburg Property

Permit Documents



Grassing Plan Area "B"

Sheet 10 of 58

Bella Ridge Golf Club

Johnstown, Colorado

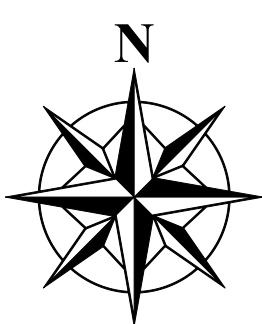


Legend

- General Area for Future Tree Planting
- Potential Area for Tree Planting, but Natural Gas Utility Lines Located Here
- Area for Potential Future Hedgerow



Arthur Schaupeter
GOLF COURSE ARCHITECTS



SCALE: 1" = 200'
0 400' 800'

Potential Future Tree Planting Areas
June 21, 2024

Podtburg Property

Permit Documents



Grassing Legend

- Be Golf Holes, Practice Greens & Green Surrounds - USGA (Bentgrass)
- BI-R Target Greens - Topsoil (Bluegrass/Ryegrass Blend)
- BI-R Chipping Greens - Sandcap (Bentgrass)
- BI-R Tees (Bluegrass/Ryegrass Blend)
- BI-R Fairways (Bluegrass/Ryegrass Blend)
- BI-R Rough (Bluegrass/Ryegrass Blend)
- Fe Native Areas (Blend of native grasses, fescues, wildflowers)
- WL Wetland Areas (Wetland species to be determined)
- Lakes
- Bunkers
- Cart Paths - Initial Construction
- Cart Paths - Potential Future Installation
- Bridges
- UA Undisturbed Areas

Holes 13, 14, 15, 16, 17

Grassing Plan Area "C"

Bella Ridge Golf Club

Johnstown, Colorado



PODTBURG
PROPERTY
OUTLINE
DEVELOPMENT
PLAN

JOHNSTOWN, CO

OWNER:
PODTBURG
DAIRY
PARTNERSHIP,
LLLP

37905 WELD COUNTY
ROAD 35
EATON, CO 80615

Staff Comments 6.29.20
Staff Comments 9.22.20
Staff Comments 10.9.20

MARCH 13, 2020

OUTLINE
DEVELOPMENT
PLAN

Sheet Number: 2

of: 4

DENSITY:

ANTICIPATED RESIDENTIAL DENSITIES ARE SPECIFIED WITHIN EACH PARCEL. THE FINAL DENSITY SHALL BE DETERMINED AT THE TIME OF PLATTING. NO MINIMUM DENSITIES REQUIRED FOR RESIDENTIAL PLANNING AREA WITH THE EXCEPTION OF PLANNING AREA D.

PLANNING AREA BOUNDARIES:

PLANNING AREA ACREAGES AND BOUNDARIES ARE PRELIMINARY AND SUBJECT TO CHANGE WITH DETAILED PLANNING. PLANNING ACREAGES MAY CHANGE UP TO 30% WITHOUT A MAJOR AMENDMENT TO THIS PUD DOCUMENT.

PLANNING AREA INDEX

PLANNING AREA (PA)	APPROX. ACREAGE	ANTICIPATED USES	MAX. COVERAGE (COMMERCIAL)
PA - A	+/- 34.46 AC	RESIDENTIAL USES	
PA - B	+/- 47.46 AC	RESIDENTIAL USES	
PA - C	+/- 65.36 AC	RESIDENTIAL USES	
PA - D	+/- 41.03 AC	GOLF OR RESIDENTIAL USES	
PA - E	+/- 247.89 AC	GOLF	
PA - F	+/- 2.44 AC	COMMERCIAL USES	50%
PA - G	+/- 4.61 AC	COMMERCIAL USES	50%
PA - H	+/- 5.07 AC	COMMERCIAL USES	50%

DEVELOPMENT STANDARDS: RESIDENTIAL

SINGLE FAMILY DETACHED	
MINIMUM LOT SIZE	4,000 SF
MAXIMUM HEIGHT	30'
FRONT SETBACK TO BUILDING	15'
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
SIDE YARD SETBACK	5'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'

SINGLE FAMILY ATTACHED	
MINIMUM LOT SIZE	1,300 SF
MAXIMUM HEIGHT	35'
FRONT SETBACK TO BUILDING	15'
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
SIDE YARD SETBACK	0'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'
BUILDING SEPARATION	PER FIRE CODE

MULTI-FAMILY	
MINIMUM LOT SIZE	N/A
MAXIMUM HEIGHT	50' (OR 70' WITH CONDITIONAL USE APPROVAL)
FRONT SETBACK TO BUILDING	15'
FRONT SETBACK TO GARAGE	20'
FRONT SETBACK TO SIDE LOADED GARAGE	10'
REAR YARD SETBACK (FRONT LOADED)	10'
REAR YARD SETBACK (ALLEY LOADED)	5'
SIDE (CORNER) SETBACK	10'
BUILDING SEPARATION	PER FIRE CODE

NOTES:

- ZERO LOT LINES MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDE YARD EASEMENTS ARE EXECUTED.
- IF THE TOWN OF JOHNSTOWN DEVELOPMENT STANDARDS ARE REVISED, THE MORE RESTRICTIVE STANDARDS SHALL APPLY. FOR ANY STANDARDS NOT ADDRESSED IN THIS ODP, TOWN CODES, GUIDELINES, AND STANDARDS WILL BE DEFAULT.
- NO MINIMUM DENSITY REQUIRED FOR RESIDENTIAL PLANNING AREAS WITH THE EXCEPTION OF PLANNING AREA D.
- PORCHES ARE CONSIDERED PART OF THE BUILDING FOR THE PURPOSE OF SETBACK REQUIREMENTS.

LAND USE SUMMARY

LAND USE	ACRES
RESIDENTIAL DEVELOPMENT:	147.28 AC
COMMERCIAL DEVELOPMENT:	12.12 AC
GOLF COURSE	288.92 AC
TOTAL	448.92 AC

DEVELOPMENT STANDARDS: COMMERCIAL

MAXIMUM HEIGHT	50' (OR 70' WITH CONDITIONAL USE APPROVAL)
LOT COVERAGE	50% & 20% LANDSCAPING
SETBACK FROM ARTERIAL	15'
PARKING SETBACK FROM ARTERIAL	50'

NOTES:

- ADDITIONAL DESIGN REQUIREMENTS FOR COMMERCIAL DEVELOPMENT PER THE DESIGN GUIDELINES.
- THE PLANNING DIRECTOR MAY APPROVE ADJUSTMENTS TO COMMERCIAL SETBACKS THAT MAY BE NECESSARY DUE TO PARCEL SIZE, CONFIGURATION OR OTHER CONSTRAINT.

OPEN SPACE, PARKS & WALKS/TRAILS:

OPEN SPACE:
1. 30% OPEN SPACE WILL BE REQUIRED (OVERALL DEVELOPMENT)
2. OPEN SPACE LOCATED WITHIN A SINGLE FAMILY DETACHED OR SINGLE FAMILY ATTACHED LOT WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
3. PUBLIC AND/OR PRIVATELY OWNED LAND WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
4. GOLF COURSE DEVELOPMENT WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS.
5. DETENTION PONDS WILL BE COUNTED TOWARDS OPEN SPACE REQUIREMENTS BUT MAY NOT BE COUNTED TOWARDS PARK SPACE CALCULATIONS.
6. PARK SPACE WILL BE COUNTED TOWARDS THE OPEN SPACE REQUIREMENTS.
7. OPEN SPACE MAY BE A LANDSCAPED AREA, A RECREATION AREA, SIDEWALKS AND/OR TRAILS, PLAZAS OR PLAYGROUNDS OR OTHER AREAS THAT ARE ACCESSIBLE TO THE RESIDENTS OF THE SUBDIVISION OR THE PUBLIC. OPEN SPACE AREAS LOCATED WITHIN A PRIVATE LOT WILL BE ACCESSIBLE TO THE RESIDENT OF THAT LOT ONLY.

PARKS:

- 10% PARKS WILL BE REQUIRED BASED ON THE RESIDENTIAL ACREAGE.
- PARK LOCATIONS ARE CONCEPTUAL AND WILL BE FINALIZED AT THE TIME OF SUBDIVISION PLAT.
- PARKS MAY BE PRIVATELY OR PUBLICLY OWNED, TO BE DETERMINED AT THE TIME OF FINAL PLAT.
- ALL PARKS, NO MATTER IF OWNERSHIP IS PUBLIC OR PRIVATELY HELD, SHALL BE ACCESSIBLE TO THE GENERAL PUBLIC, REGARDLESS OF RESIDENCY STATUS.

PEDESTRIAN CONNECTIVITY:

- 10' CONCRETE WALK WILL BE PROVIDED ALONG ARTERIAL ROADS.
- ADDITIONAL WALKS AND/OR TRAILS TO BE DETERMINED AT THE TIME OF MORE DETAILED DESIGN AND/OR SUBDIVISION PLATTING.
- DEVELOPMENT SHALL INCORPORATE ELEMENTS AND CONNECTIVITY FROM PARKS AND TRAILS MASTER PLAN AND THE JOHNSTOWN COMPREHENSIVE PLAN.

PARCEL DESIGN INTENT:

PARCELS A, B, C AND D:

THE DESIGN INTENT FOR PLANNING AREA A, B, AND C IS TO ALLOW FOR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT. OTHER RESIDENTIAL USES NOT LISTED ABOVE WILL BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

PARCELS D:

THE DESIGN INTENT FOR PLANNING AREA D IS TO ALLOW FOR GOLF COURSE DEVELOPMENT AND/OR RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY DETACHED, SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT. IF PLANNING AREA D DEVELOPS WITH RESIDENTIAL USES, THE INTENT IS TO CREATE A HIGHER DENSITY AREA IN SUPPORT OF CHARACTER OF INTERSECTION OF WCR44 AND WCR13. OTHER RESIDENTIAL USES NOT LISTED ABOVE WILL BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

PARCELS E:

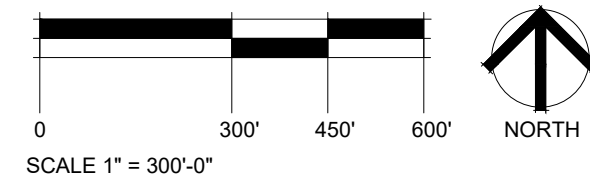
THE DESIGN INTENT FOR PARCELS E IS TO ALLOW FOR GOLF COURSE DEVELOPMENT, OPEN SPACE, AND/OR RECREATION SPACE. OTHER RELATED USES WILL BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

PARCELS F, G AND H:

THE DESIGN INTENT FOR PLANNING AREAS F, G AND H IS TO ALLOW FOR A WIDE RANGE OF DEVELOPMENT USES. NEIGHBORHOOD SCALE COMMERCIAL, WHICH COULD INCLUDE RETAIL, RESTAURANTS, NEIGHBORHOOD SERVICES, OFFICE/FLEX OR SIMILAR USES. COMMERCIAL AND/OR MIXED-USE DEVELOPMENT IS STRONGLY ENCOURAGED IN THESE PARCELS.

IN ADDITION TO COMMERCIAL DEVELOPMENT, PLANNING AREAS F, G AND H MAY INCLUDE RESIDENTIAL DEVELOPMENT. RESIDENTIAL DEVELOPMENT COULD INCLUDE SINGLE FAMILY ATTACHED, CONDOMINIUMS, APARTMENTS OR MIXED-USE DEVELOPMENT WITH THE INTENT OF A HIGHER DENSITY DEVELOPMENT. OTHER RESIDENTIAL USES NOT LISTED ABOVE MAY BE CONSIDERED/APPROVED BY THE PLANNING DIRECTOR.

IF PLANNING AREA H DEVELOPS WITH RESIDENTIAL USES ONLY, PARCEL H COMMERCIAL ACREAGE CAN BE TRANSFERRED TO THE INTERSECTION OF WCR 44/WCR 13.



Site Legend

- PROPERTY BOUNDARY
- DEVELOPMENT PARCEL BUBBLES (FOR GRAPHICAL PURPOSES ONLY)
- RIGHT OF WAY
- 10' CONCRETE TRAIL
- POTENTIAL ACCESS POINT - FULL MOVEMENT
- POTENTIAL ACCESS POINT - RIGHT IN/RIGHT OUT
- POSSIBLE PARK LOCATIONS
- JOHNSTOWN TOWN LIMITS
- PROPERTY BOUNDARY
- BERTHOUD TOWN LIMITS

**PODTBURG
PROPERTY
OUTLINE
DEVELOPMENT
PLAN**

JOHNSTOWN, CO

OWNER:
**PODTBURG
DAIRY
PARTNERSHIP,
LLP**

37905 WELD COUNTY
ROAD 35
EATON, CO 80615

Staff Comments	6.29.20
Staff Comments	9.22.20
Staff Comments	10.9.20

MARCH 13, 2020

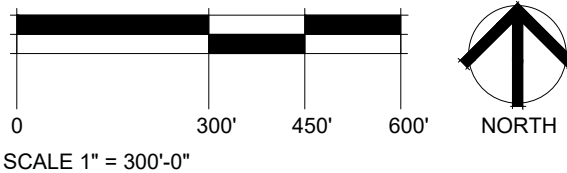
CONCEPT PLAN

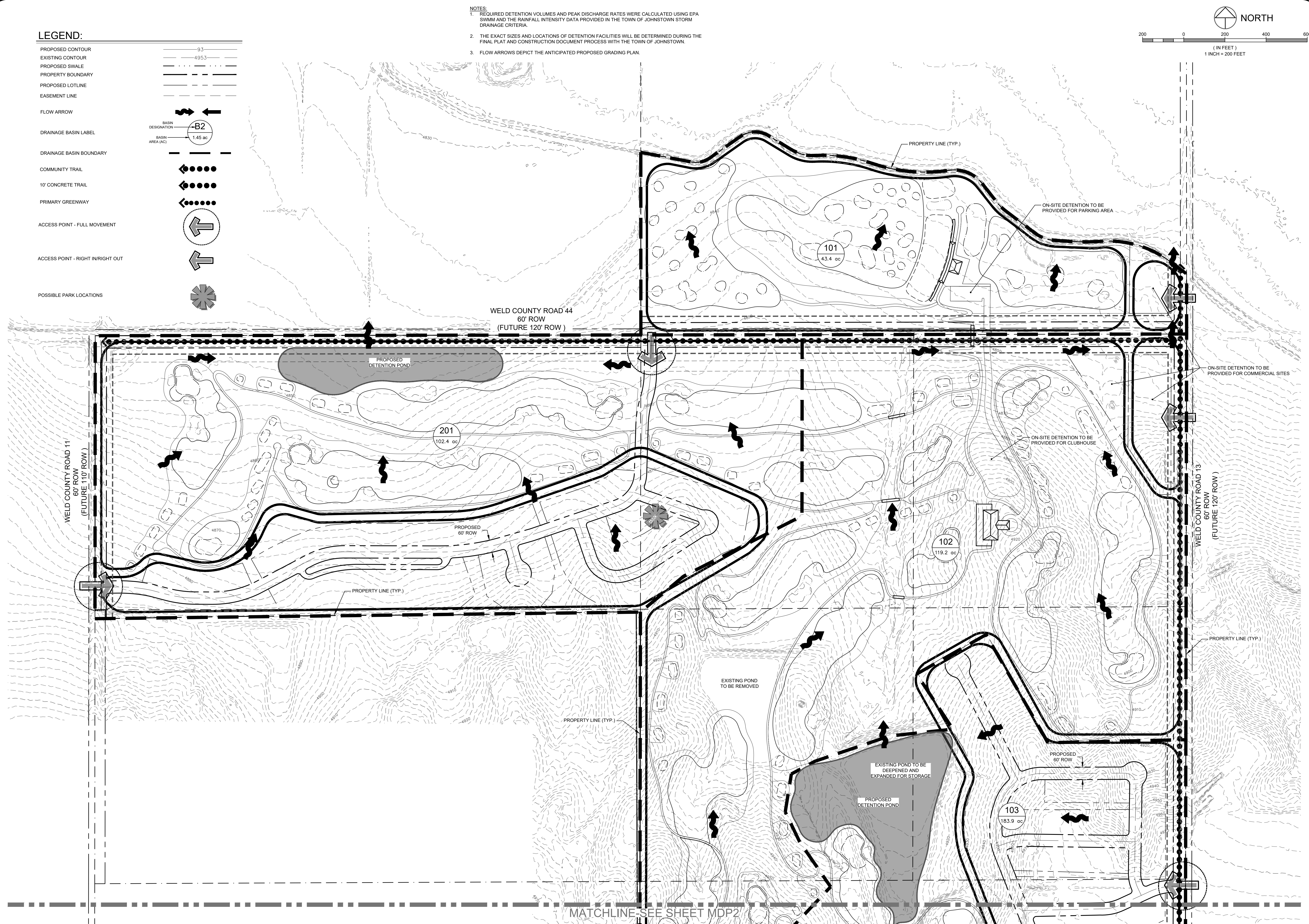
Sheet Number: 3

of: 4



NOTE:
1. THIS IS AN ILLUSTRATIVE CONCEPTUAL PLAN TO SHOW HOW THE PROPERTY COULD DEVELOP, AS WELL AS INDICATE THE CURRENT OWNERS INTENT. ALL DETAILS SHOWN ARE CONCEPTUAL ONLY AND MORE DETAILED PLANS AND ENGINEERING ARE REQUIRED TO ENSURE COMPLIANCE WITH TOWN CODES, REGULATIONS AND STANDARDS.
2. DIMENSIONS BETWEEN ACCESS POINTS ARE CONCEPTUAL. EXACT SPACING TO BE DETERMINED AT PLATTING.





DRAWING FILENAME: P:\1659-001\Draw\1659-001_MOP.dwg DATE: Oct 12, 2020 -- 11:00am CAD OPERATOR: danny

DRAWING FILENAME: P:\1659-001\DWG\1659-001_MUP.dwg LAYOUT NAME: MUP1 DATE: Oct 12, 2020 - 11:18am CAD OPERATOR: Henry
LIST OF SHEETS: [1659-001_MUP1] [1659-001_AEST] [1659-001_SITE] [1659-001_SPO] [1659-001_CONCEPT]

LEGEND:

PROPOSED WATER MAIN	W
PROPOSED SANITARY SEWER	SS
PROPERTY BOUNDARY	---
PROPOSED LOTLINE	---
EASEMENT LINE	---
COMMUNITY TRAIL	●●●●●
10' CONCRETE TRAIL	●●●●●
PRIMARY GREENWAY	●●●●●
ACCESS POINT - FULL MOVEMENT	↩
ACCESS POINT - RIGHT IN/RIGHT OUT	↗
POSSIBLE PARK LOCATIONS	✱

NOTES:

- UTILITY MAINS AND LIFT STATION ARE SHOWN FOR SCHEMATIC PURPOSES. FINAL LOCATIONS AND SIZES WILL BE DETERMINED DURING THE FINAL PLAT AND CONSTRUCTION DOCUMENT PROCESS WITH THE TOWN OF JOHNSTOWN.
- THE FUTURE WATER MAIN ALONG WCR 13 IS TO BE PROVIDED BY THE TOWN OF JOHNSTOWN IN ACCORDANCE WITH THEIR WATER MASTER PLAN. THE EXACT LOCATION OF THE FUTURE WATER MAIN IS TO BE DETERMINED.

WATER AND WASTEWATER CALCULATIONS:

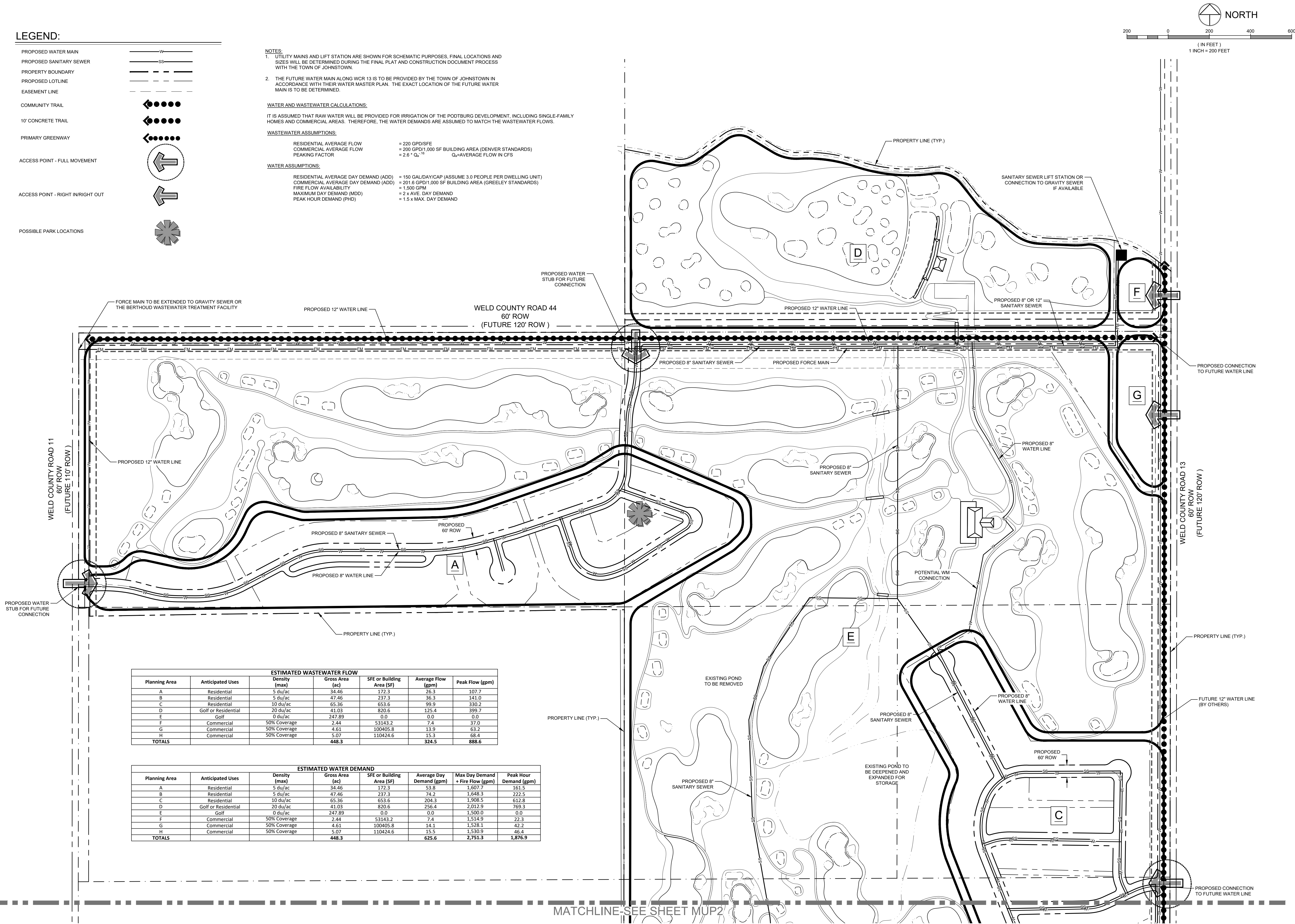
IT IS ASSUMED THAT RAW WATER WILL BE PROVIDED FOR IRRIGATION OF THE POOTBURG DEVELOPMENT, INCLUDING SINGLE-FAMILY HOMES AND COMMERCIAL AREAS. THEREFORE, THE WATER DEMANDS ARE ASSUMED TO MATCH THE WASTEWATER FLOWS.

WASTEWATER ASSUMPTIONS:

RESIDENTIAL AVERAGE FLOW	= 220 GPD/SFE
COMMERCIAL AVERAGE FLOW	= 200 GPD/1,000 SF BUILDING AREA (DENVER STANDARDS)
PEAKING FACTOR	= 2.6 * Q _{av} ^{1.0} Q _{av} =AVERAGE FLOW IN CFS

WATER ASSUMPTIONS:

RESIDENTIAL AVERAGE DAY DEMAND (ADD)	= 150 GAL/DAY/CAP (ASSUME 3.0 PEOPLE PER DWELLING UNIT)
COMMERCIAL AVERAGE DAY DEMAND (ADD)	= 201.6 GPD/1,000 SF BUILDING AREA (GREELEY STANDARDS)
FIRE FLOW AVAILABILITY	= 1,500 GPM
MAXIMUM DAY DEMAND (MDD)	= 2 x AVE. DAY DEMAND
PEAK HOUR DEMAND (PHD)	= 1.5 x MAX. DAY DEMAND



ESTIMATED WASTEWATER FLOW						
Planning Area	Anticipated Uses	Density (max)	Gross Area (ac)	SFE or Building Area (SF)	Average Flow (gpm)	Peak Flow (gpm)
A	Residential	5 du/ac	34.46	172.3	26.3	107.7
B	Residential	5 du/ac	47.46	237.3	36.3	141.0
C	Residential	10 du/ac	65.36	653.6	99.9	330.2
D	Golf or Residential	20 du/ac	41.03	820.6	125.4	399.7
E	Golf	0 du/ac	247.89	0.0	0.0	0.0
F	Commercial	50% Coverage	2.44	53143.2	7.4	37.0
G	Commercial	50% Coverage	4.61	100405.8	13.9	63.2
H	Commercial	50% Coverage	5.07	110424.6	15.3	68.4
TOTALS			448.3		324.5	888.6

ESTIMATED WATER DEMAND						
Planning Area	Anticipated Uses	Density (max)	Gross Area (ac)	SFE or Building Area (SF)	Average Day Demand (gpm)	Max Day Demand + Fire Flow (gpm)
A	Residential	5 du/ac	34.46	172.3	53.8	1,607.7
B	Residential	5 du/ac	47.46	237.3	74.2	1,648.3
C	Residential	10 du/ac	65.36	653.6	204.3	1,908.5
D	Golf or Residential	20 du/ac	41.03	820.6	256.4	2,012.9
E	Golf	0 du/ac	247.89	0.0	0.0	1,500.0
F	Commercial	50% Coverage	2.44	53143.2	7.4	1,514.9
G	Commercial	50% Coverage	4.61	100405.8	14.1	1,528.1
H	Commercial	50% Coverage	5.07	110424.6	15.5	1,530.9
TOTALS			448.3		625.6	2,751.3

POOTBURG PROPERTY OUTLINE DEVELOPMENT PLAN

MASTER UTILITY PLAN

Sheet
MUP1
6 of 7

PROJECT: 1659-C01
DATE: 10/12/2020
DESIGNED BY: D. Weber
DRAWN BY: D. Weber
REVIEWED BY: D. Weber

NE
NORTHERN
ENGINEERING

These drawings are instruments of service provided by Northern Engineering Services, Inc. any type of construction unless signed and sealed by the employee of Northern Engineering Services, Inc.

Revisions:
No. _____
Date: _____
REVIEW SET
NOT FOR CONSTRUCTION
10/12/2020
Item #10.



ESTIMATED WASTEWATER FLOW

ESTIMATED WATER DEMAND

- | | |
|-----------------------------------|---|
| PROPOSED WATER MAIN |  |
| PROPOSED SANITARY SEWER |  |
| PROPERTY BOUNDARY |  |
| PROPOSED LOTLINE |  |
| EASEMENT LINE |  |
| COMMUNITY TRAIL |  |
| 10' CONCRETE TRAIL |  |
| PRIMARY GREENWAY |  |
| ACCESS POINT - FULL MOVEMENT |  |
| ACCESS POINT - RIGHT IN/RIGHT OUT |  |
| POSSIBLE PARK LOCATIONS |  |

- ### WATER AND WASTEWATER CALCULATIONS:

WASTEWATER ASSUMPTIONS:

WATER ASSUMPTIONS:

= 220 GPD/SFE

= 200 GPD/1,000 SF BUILDING AREA (DENVER STANDARDS)
 = $2.6 \cdot Q_8^{-.16}$ Q_8 =AVERAGE FLOW IN CFS

= 150 GAL/DAY/CAP (ASSUME 3.0 PEOPLE PER DWELLING U

= 201.6 GPD/1,000 SF BUILDING AREA (GREELEY STANDARD)
= 1,500 GPM

= 2 x AVE. DAY DEMAND
= 1.5 x MAX. DAY DEMAND

PROJECT: 1659-001	DATE: 10/12/2020
DESIGNED BY: D. Weber	SCALE: 1"=200'
DRAWN BY: D. Weber	REVIEWED BY: D. Weber



Sheet
PH1

PODITBURGSUBDIVISIONALING 1

PROJECT:
1659-001

DESIGNED BY:
B. Ruch

DRAWN BY:

DATE:
Jun. 13, 2024

SCALE:
1" = 300'

P. MANAGER:

EPS GROUP



770.221.4158
northernengineering.com

Northern Engineering



northernengineering.com

Revisions:

No.	Date	Description

100% COMPLETE

REVIEW/SEEK

NOT FOR CONSTRUCTION

DATE: 6/13/2024

Item #10.

Bella Ridge Golf Club

Johnstown, Colorado



General Safety Envelope Design Parameters for the Practice Range

Two books published by practicing golf course architects have been used as reference to provide guidance on what dimensioning to use in establishing the safety envelope around the practice range:

From "Golf Course Architecture, Design, Construction & Restoration" by Dr. Michael Hurdzan (Blue lines):

- 92% of all golf shots will fall within a 15 degree angle from the intended line of play. This standard has been expanded to account for longer golf shots, newer golf balls, better equipment, etc.
- The standard used for Bella Ridge has been expanded. It is a 17-degree angle to the left or hook side for right-handed golfers, which comprises the vast majority of golfers. On the right/slice side for right-handed golfers, 23-degrees is being used as the envelope within which almost all golf balls will fall.
- Additionally, this safety envelope is established from the very extreme end and back of the tee, encompassing all other tee locations and creating a much wider margin for the vast majority of tee locations.

From "Routing the Golf Course, The Art & Science That Forms The Golf Journey", by Forrest Richardson (Red lines):

- The landing area of the range should be 30% wider than the teeing area with additional safety margins established outside of the tee width. The 200' wide tees have an additional 50' of safety margin added on either side of the tee in order to establish the width of the landing area. This means the tee width is now 200' + 50' + 50' = 300' wide. 300' x 130% = 390' of width needed on the range.

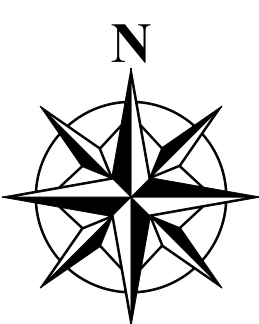
- I've set the end point for this safety envelope at 300 yards from the front edge of the tee areas, which means that the length to the end of the safety envelope shown from the back of the tees is about 345-350 yards. The end of the property to the west is another 70-80 yards away, well beyond the reach of just about all golfers.

Additionally, the design of the practice range has been uniquely set-up with two separate teeing areas specifically so that the players can be directed and focused into the middle of the range. The road on the south and the Hillsborough Ditch on the north have been considered and the tees oriented to keep players hitting away from both.

- The target greens and more importantly the target fairways also help to direct the players focus to the middle of the range.



Arthur Schaupter
GOLF COURSE ARCHITECTS



SCALE: 1" = 200'
0 400' 800'

Golf Hole Safety Envelopes
June 21, 2024



807 Mountain Ave | PO Box 1229 | Berthoud CO 80513 | O: 970-.532.2643 | F: 970.532.0640 | Berthoud.org

Tuesday, August 27, 2024

Jeremy Gleim, Planning Director

Sent via email to jgleim@JohnstownCO.gov

RE: Podtburg ODP/Bella Vista

Dear Mr. Gleim,

Thank you for the opportunity to review the first phase of the Podtburg ODP/Bella Vista project. The Town of Berthoud understands the first phase will be the golf course portion of the project. Comments contained in the January 3, 2024 referral from the Town of Berthoud remains the same and these comments are listed below:

- WCR 44 is designated on the Town of Berthoud Transportation Plan as a 2-Lane Arterial Road within the Town's Urban Growth Boundary, starting west of WCR 11. A seamless transition should be considered with this development phase.
- Overhead utility lines should be placed underground on the south side of WCR 44 as these will be placed underground west of WCR 11.
- WCR 11 south of WCR 44 is designated as a Minor Collector on the Town of Berthoud Transportation Plan. The Turion development will be required to construct half of WCR 11 to Minor Collector standards. Will Johnstown also be requiring the developer to construct to certain standards?
- Sidewalk and regional trail connectivity should be coordinated.
- If any utilities are proposed from Berthoud, or if there are easements needed through properties in Berthoud to serve this development, long-range collaboration is needed.
- The Town of Berthoud respectfully requests coordination on transportation issues with the Town of Johnstown.

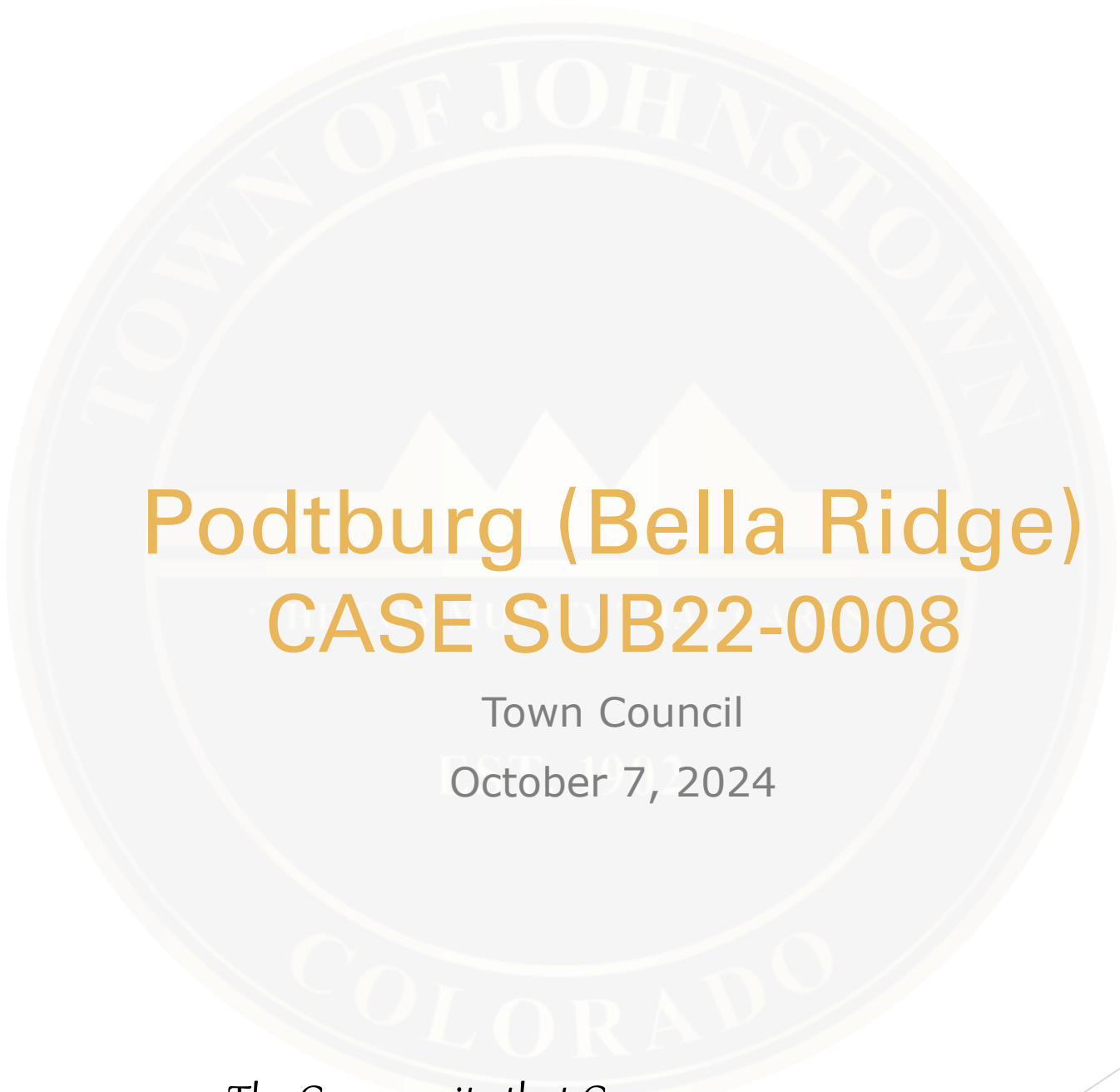
The Town looks forward to opportunities to plan regionally. Let me know when you're ready to discuss long-term plans for the specific Podtburg project as well as other regional planning efforts.

Sincerely,

Anne Johnson

Community Development Director

(970) 344-5818 and ajohnson@berthoud.org

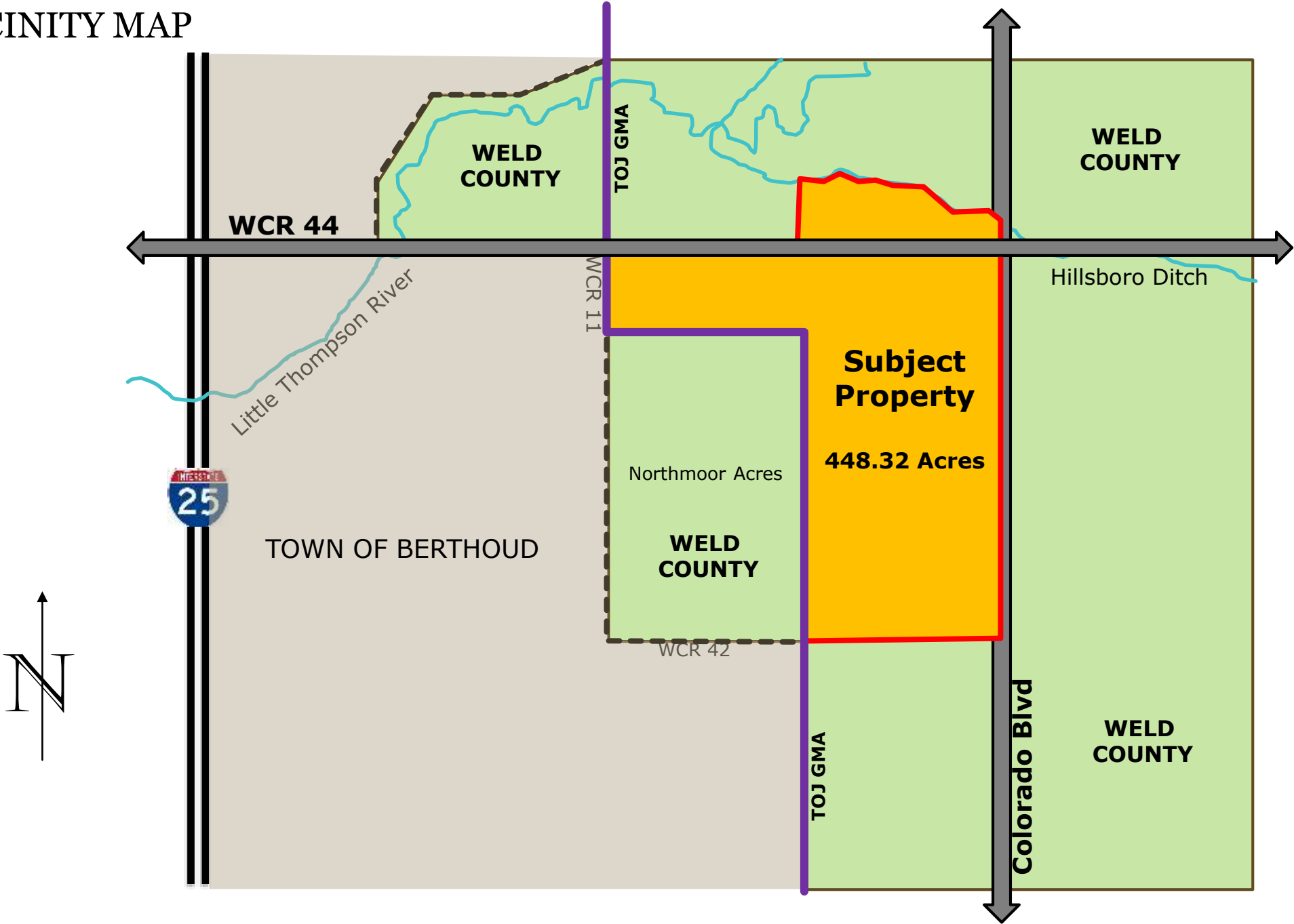
The seal of the Town of Johnstown, Colorado, is a large, light blue circular emblem in the background. It features a mountain range in the center, with the words "TOWN OF JOHNSTOWN" arched over the top and "COLORADO" arched under the bottom. The year "EST. 1972" is visible in the lower left of the seal.

Podtburg (Bella Ridge) CASE SUB22-0008

Town Council
October 7, 2024

The Community that Cares

VICINITY MAP



OUTLINE DEVELOPMENT PLAN

Podtburg ODP

- Annexed November 2020
 - Ordinance 2020-184
- Zoned PUD-MU
 - Ordinance 2020-185

Comprehensive Plan

- Medium Density/Intensity
- Low Density/Intensity
- Greenway

Strategic Plan

- Natural & Build Environment



Item #10.

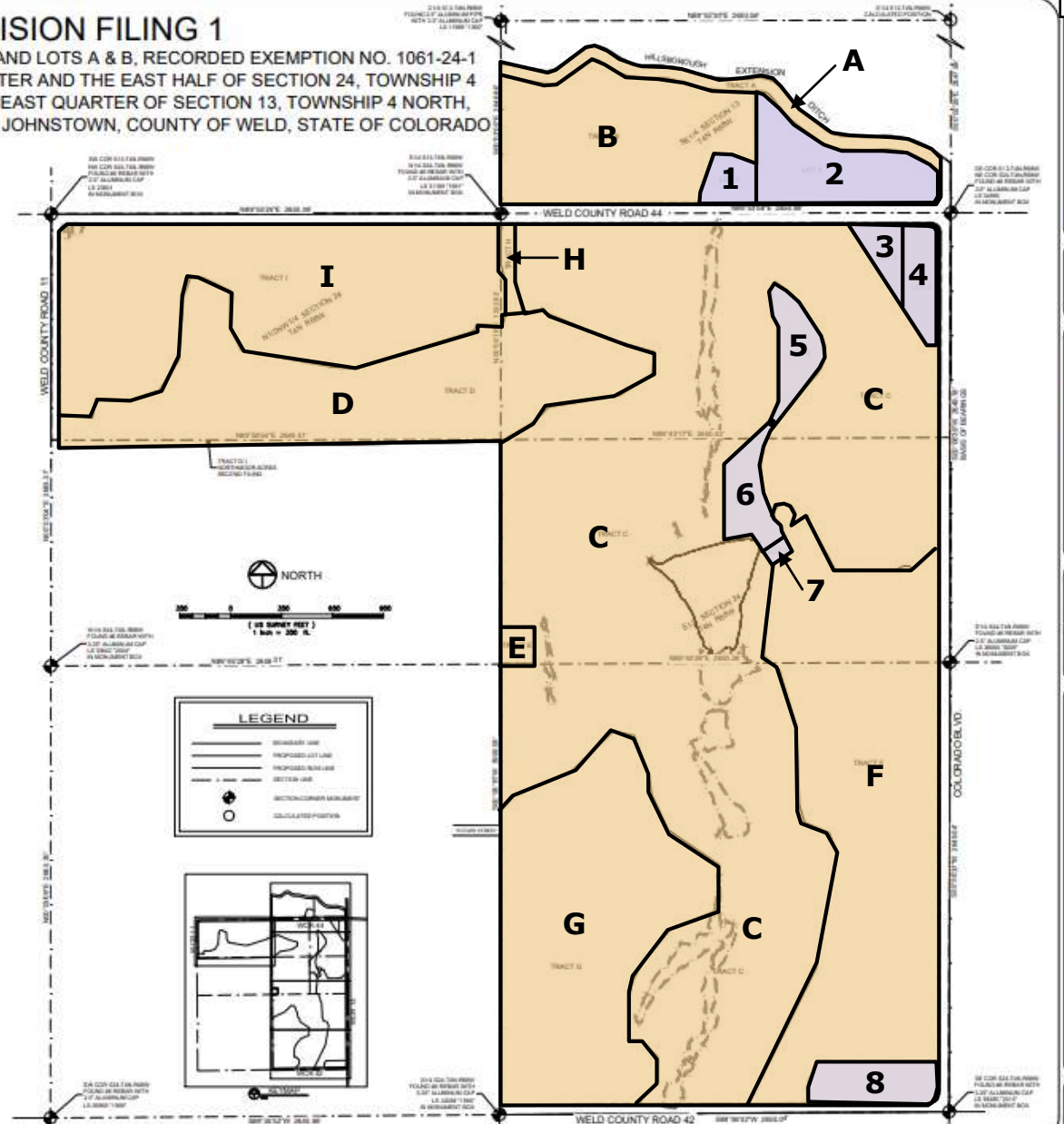
LOT

LAND USE TABLE						INTENDED CONSERVATION		
PARCEL	DESCRIPTION	DEED/ACRES	AREA	PERCENT	MAINTENANCE BY			
LOT 1	Commercial	Platton Development	80.483	0.16	0.68	AC	2.67%	
LOT 2	Commercial	Platton Development	897.874	0.16	6.93	AC	2.68%	Native State
LOT 3	Commercial	Platton Development	76.911	0.16	1.63	AC	2.67%	
LOT 6	Commercial	Platton Development	142.764	0.16	2.76	AC	3.70%	Native State
LOT 9	Commercial	Platton Development	168.281	0.16	3.06	AC	3.70%	
LOT 9	Commercial	Platton Development	182.253	0.16	3.33	AC	3.70%	Native State
LOT 7	Commercial	Platton Development	74.880	0.16	0.93	AC	2.67%	Native State
LOT 8	Commercial	Platton Development	180.027	0.16	3.17	AC	3.67%	Native State
TRACT A	Impervious & Driveway	Residing	276.176	0.16	6.06	AC	1.12%	Private Landowners
TRACT B	Soil	Soil/Grazing	137.103	0.16	25.23	AC	3.70%	Private Landowners
TRACT C	Soil	Soil	277.93313	0.16	777.38	AC	26.87%	
TRACT D	Recreational	Platton Development	2,705.986	0.16	32.24	AC	4.87%	Native State
TRACT E	Native State	Shenandoah Forest	25.360	0.16	0.33	AC	2.67%	Native State
TRACT F	Recreational	Platton Development	2,315.485	0.16	58.76	AC	11.18%	Native State
TRACT G	Recreational	Platton Development	2,002.793	0.16	99.33	AC	8.87%	Native State
TRACT H	Recreational	Platton Development	25.432	0.16	0.97	AC	2.67%	Native State
TRACT I	Soil	Soil/Grazing	2,004.899	0.16	48.64	AC	12.48%	Native State
TRACT J	Public Use	Public Use	1,014.880	0.16	22.08	AC	3.18%	Town of Shenandoah
TOTAL			6,838.826	0.16	688.53	AC	10.81%	

PRELIMINARY

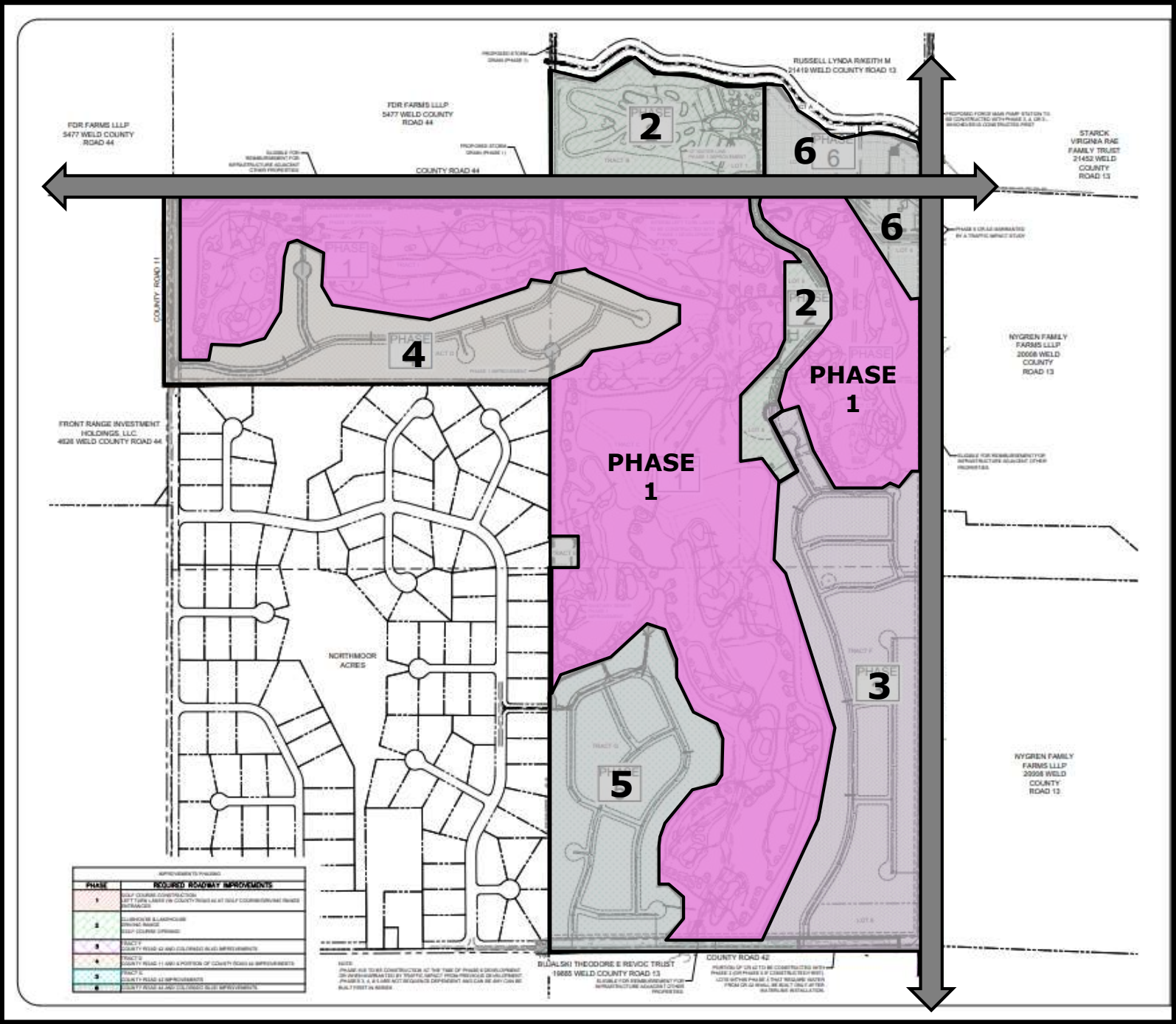
PRELIMINARY
06/19/2024
NOT FOR CONSTRUCTION, RECORDING
PURPOSES OR IMPLEMENTATION

UNIT TABLE			
UNIT	LINE FEET	FEET	FEET
1.0	32.81	100	32.81
1.1	33.07	100	33.07
1.2	33.33	100	33.33
1.3	33.59	100	33.59
1.4	33.85	100	33.85
1.5	34.11	100	34.11
1.6	34.37	100	34.37
1.7	34.63	100	34.63
1.8	34.89	100	34.89
1.9	35.15	100	35.15
2.0	35.41	100	35.41
2.1	35.67	100	35.67
2.2	35.93	100	35.93
2.3	36.19	100	36.19
2.4	36.45	100	36.45
2.5	36.71	100	36.71
2.6	36.97	100	36.97
2.7	37.23	100	37.23
2.8	37.49	100	37.49
2.9	37.75	100	37.75
3.0	38.01	100	38.01
3.1	38.27	100	38.27
3.2	38.53	100	38.53
3.3	38.79	100	38.79
3.4	39.05	100	39.05
3.5	39.31	100	39.31
3.6	39.57	100	39.57
3.7	39.83	100	39.83
3.8	40.09	100	40.09
3.9	40.35	100	40.35
4.0	40.61	100	40.61
4.1	40.87	100	40.87
4.2	41.13	100	41.13
4.3	41.39	100	41.39
4.4	41.65	100	41.65
4.5	41.91	100	41.91
4.6	42.17	100	42.17
4.7	42.43	100	42.43
4.8	42.69	100	42.69
4.9	42.95	100	42.95
5.0	43.21	100	43.21
5.1	43.47	100	43.47
5.2	43.73	100	43.73
5.3	43.99	100	43.99
5.4	44.25	100	44.25
5.5	44.51	100	44.51
5.6	44.77	100	44.77
5.7	45.03	100	45.03
5.8	45.29	100	45.29
5.9	45.55	100	45.55
6.0	45.81	100	45.81
6.1	46.07	100	46.07
6.2	46.33	100	46.33
6.3	46.59	100	46.59
6.4	46.85	100	46.85
6.5	47.11	100	47.11
6.6	47.37	100	47.37
6.7	47.63	100	47.63
6.8	47.89	100	47.89
6.9	48.15	100	48.15
7.0	48.41	100	48.41
7.1	48.67	100	48.67
7.2	48.93	100	48.93
7.3	49.19	100	49.19
7.4	49.45	100	49.45
7.5	49.71	100	49.71
7.6	49.97	100	49.97
7.7	50.23	100	50.23
7.8	50.49	100	50.49
7.9	50.75	100	50.75
8.0	51.01	100	51.01
8.1	51.27	100	51.27
8.2	51.53	100	51.53
8.3	51.79	100	51.79
8.4	52.05	100	52.05
8.5	52.31	100	52.31
8.6	52.57	100	52.57
8.7	52.83	100	52.83
8.8	53.09	100	53.09
8.9	53.35	100	53.35
9.0	53.61	100	53.61
9.1	53.87	100	53.87
9.2	54.13	100	54.13
9.3	54.39	100	54.39
9.4	54.65	100	54.65
9.5	54.91	100	54.91
9.6	55.17	100	55.17
9.7	55.43	100	55.43
9.8	55.69	100	55.69
9.9	55.95	100	55.95
10.0	56.21	100	56.21
10.1	56.47	100	56.47
10.2	56.73	100	56.73
10.3	56.99	100	56.99
10.4	57.25	100	57.25
10.5	57.51	100	57.51
10.6	57.77	100	57.77
10.7	58.03	100	58.03



PODTBURG SUBDIVISION FILING 1
TOWN OF JOHNSTOWN
WELD COUNTY, COLORADO

PHASING PLAN



[illegible]

SAFETY ENVELOPES

6' - 8' high fence or net to help stop any shots in this area. Due to the distance from the tee, balls hit into this area will likely be rolling or bouncing on the ground, not flying through the air.

Hillsborough Ditch
Property line shown in the center of the ditch.

Hillsborough Ditch 20' Easement
70' easement area shown to provide an additional 20' buffer with construction activities and permanent improvements.

Shots are generally not hit towards the ditch; only shots in this area will be in the 45 yard and shorter range.

Item #10.

Pine trees planted on berm as further separation between public access and Hillsborough Ditch.

Mounding to be constructed in this area.

Mounding to be constructed in this area.

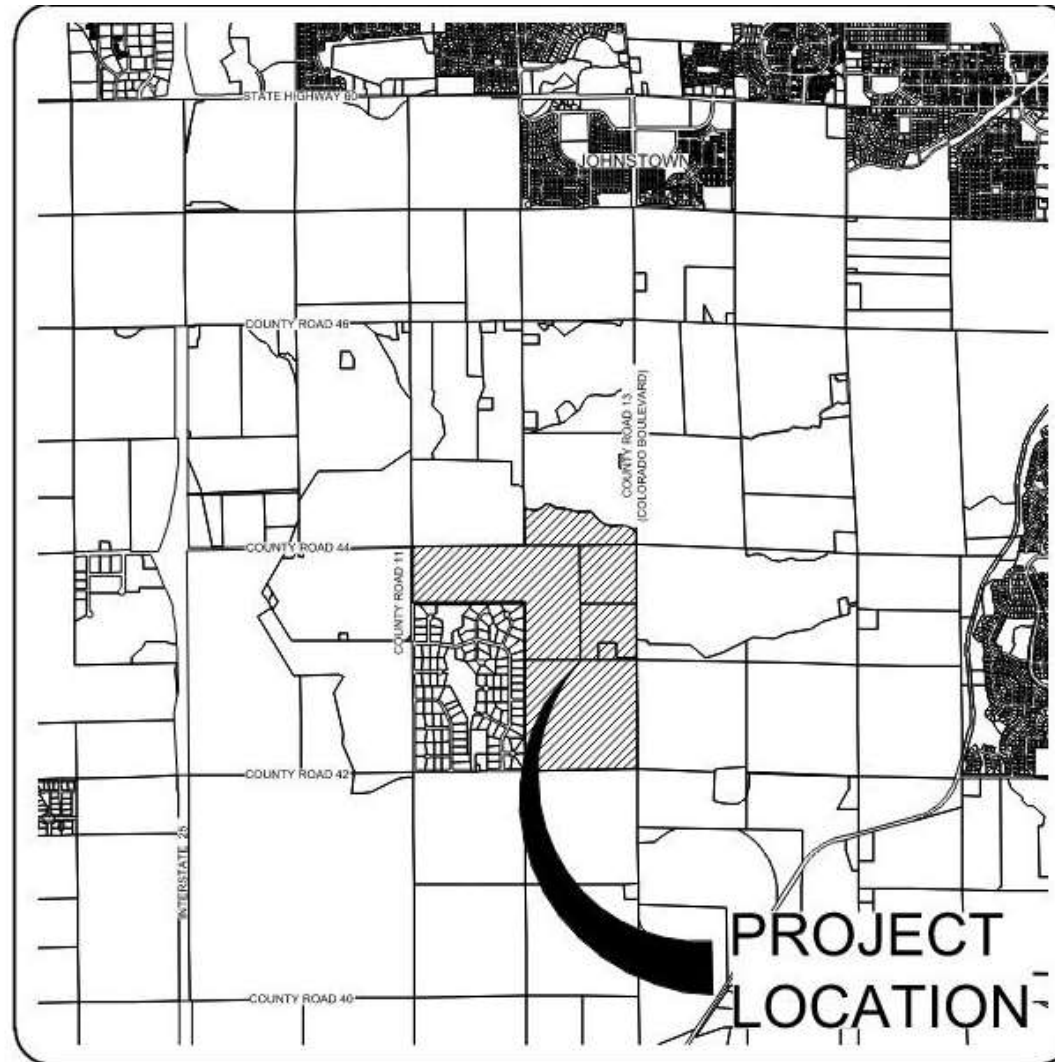
275-yard envelope showing where the vast majority of golf balls will be landing. Very few recreational/public golfers can hit the ball much longer. Most male golfers except for the pro's and top national amateurs average between 200 and 275 yards in distance with their driver. Additionally, offline shots do not travel as far as the intended shot if it is hit straight.

Public access is limited to this area.



BELLA RIDGE GOLF COURSE

Johnstown, Colorado

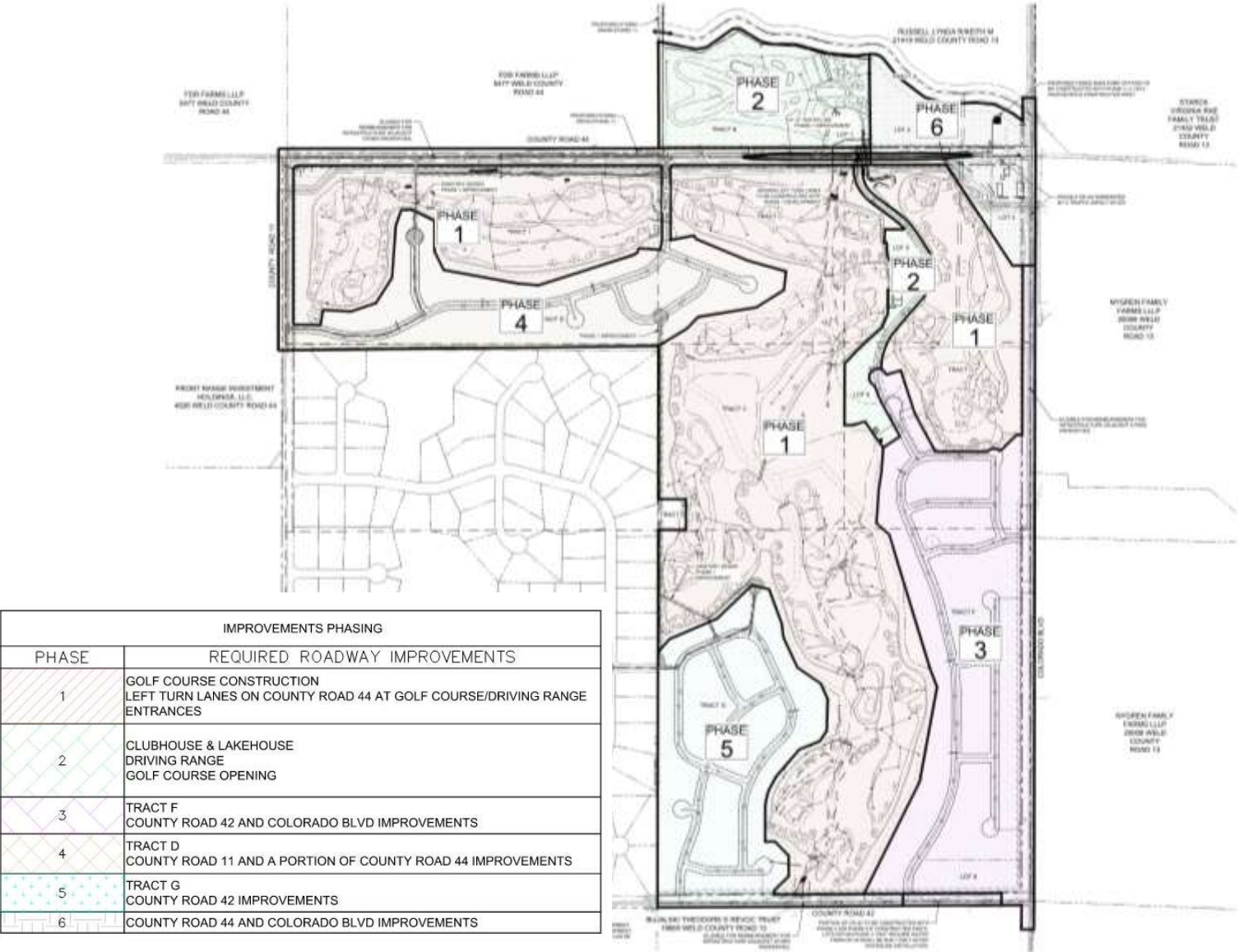




Item #10.



180



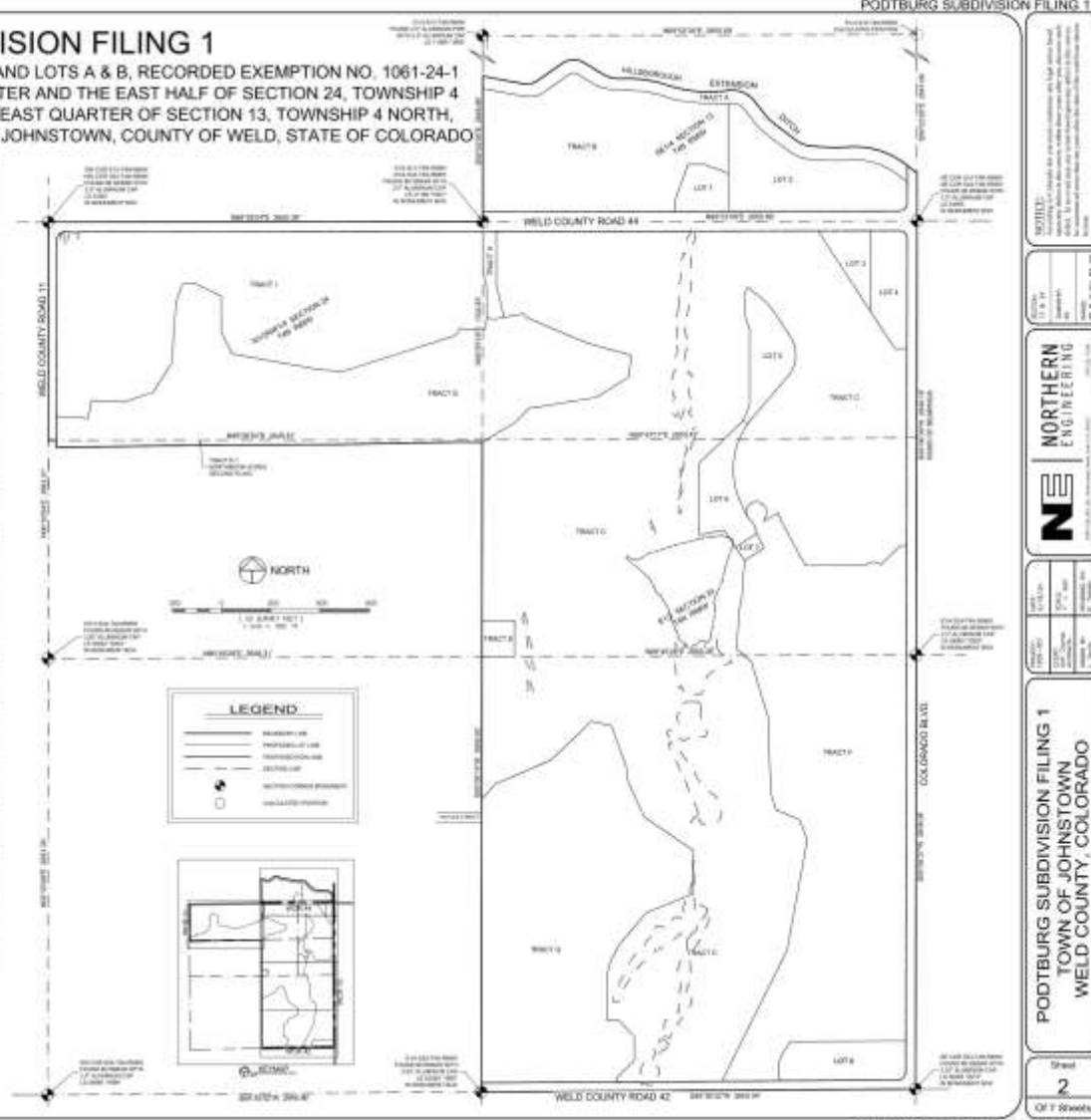
IMPROVEMENTS PHASING	
PHASE	REQUIRED ROADWAY IMPROVEMENTS
1	GOLF COURSE CONSTRUCTION LEFT TURN LANES ON COUNTY ROAD 44 AT GOLF COURSE/DRIVING RANGE ENTRANCES
2	CLUBHOUSE & LAKEHOUSE DRIVING RANGE GOLF COURSE OPENING
3	TRACT F COUNTY ROAD 42 AND COLORADO BLVD IMPROVEMENTS
4	TRACT D COUNTY ROAD 11 AND A PORTION OF COUNTY ROAD 44 IMPROVEMENTS
5	TRACT G COUNTY ROAD 42 IMPROVEMENTS
6	COUNTY ROAD 44 AND COLORADO BLVD IMPROVEMENTS

PODTBURG SUBDIVISION FILING

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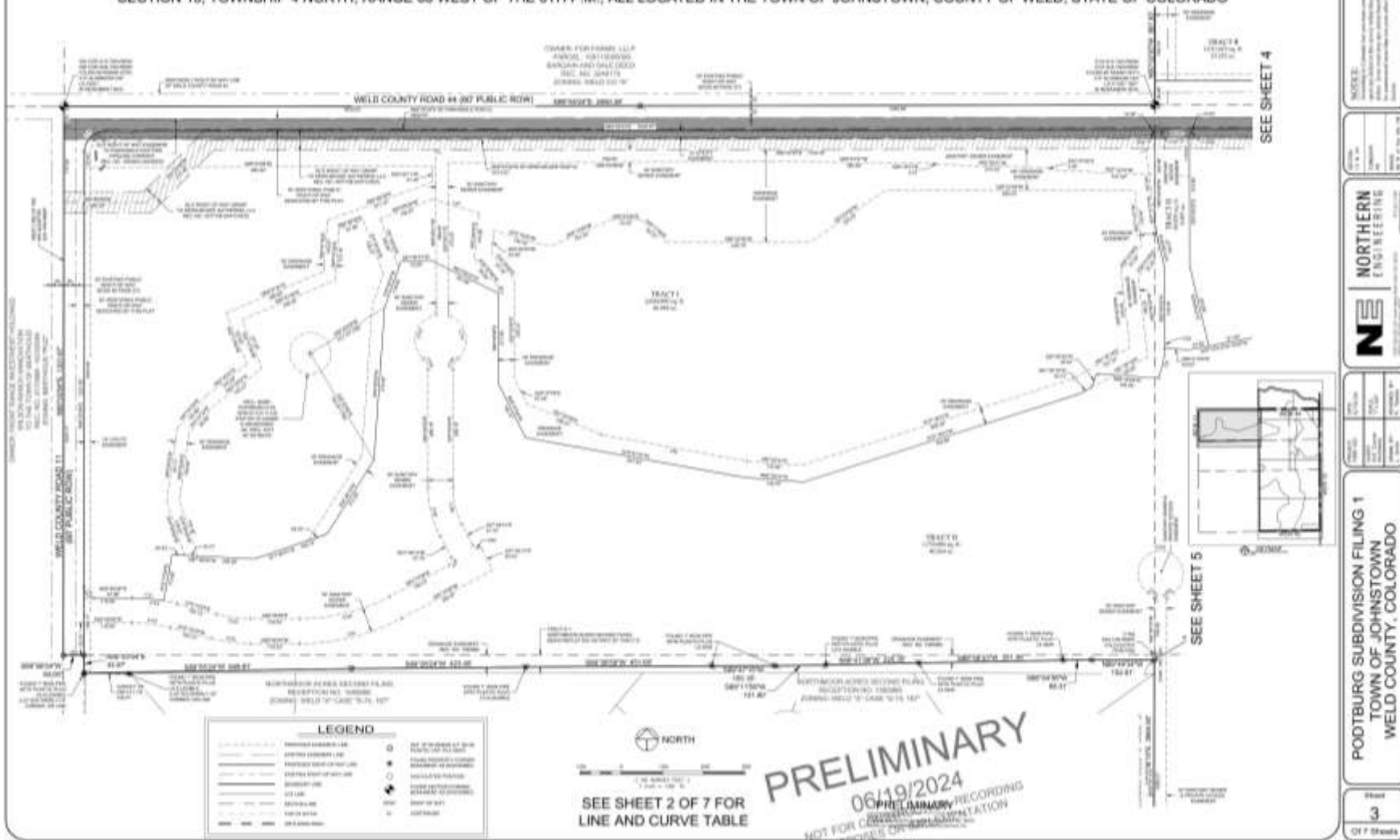
PRELIMINARY

PRELIMINARY
06/19/2024
NOT FOR CONSTRUCTION, RECORDING
PURPOSES OR IMPLEMENTATION

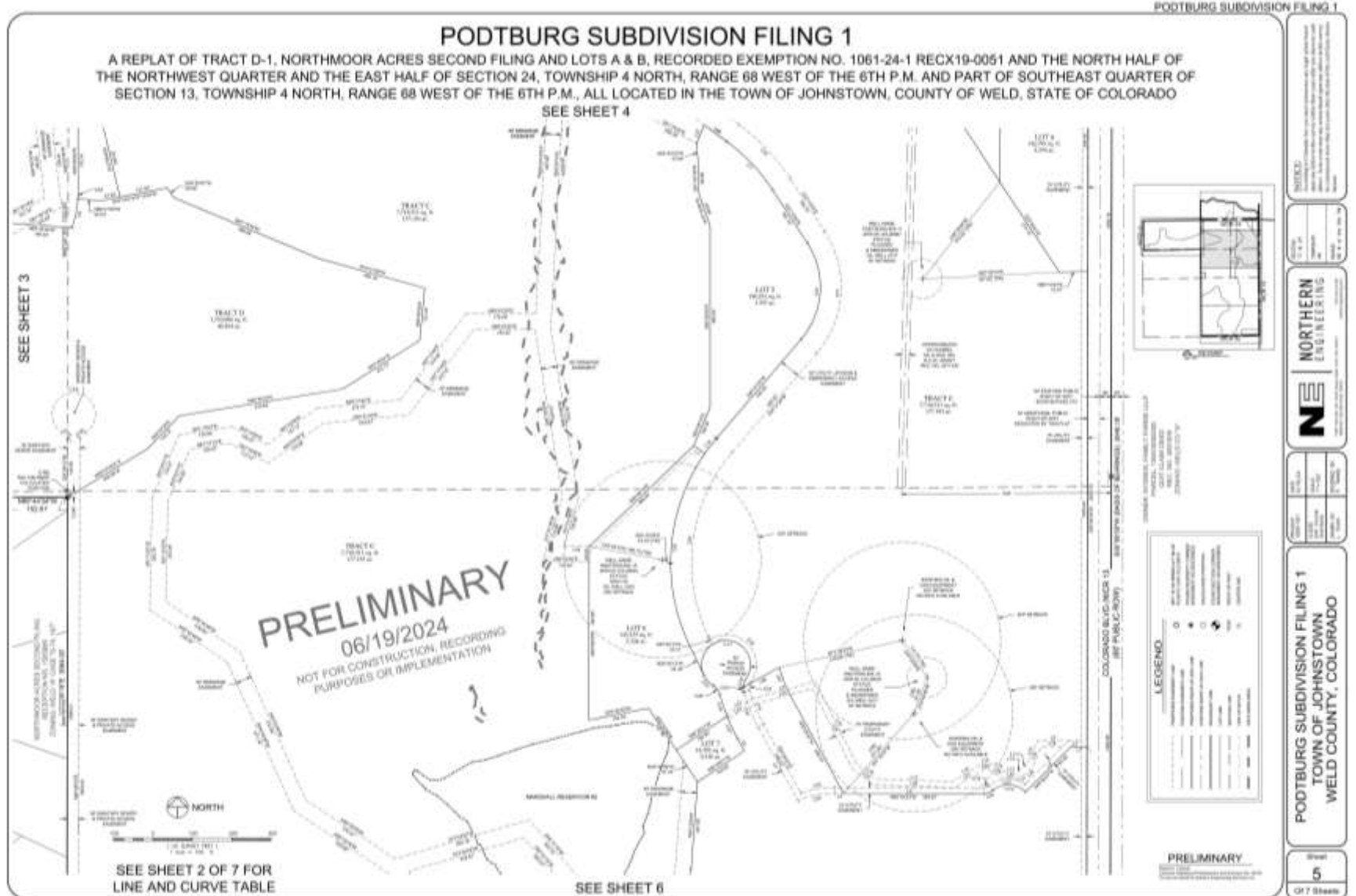


PODBURG SUBDIVISION FILING #

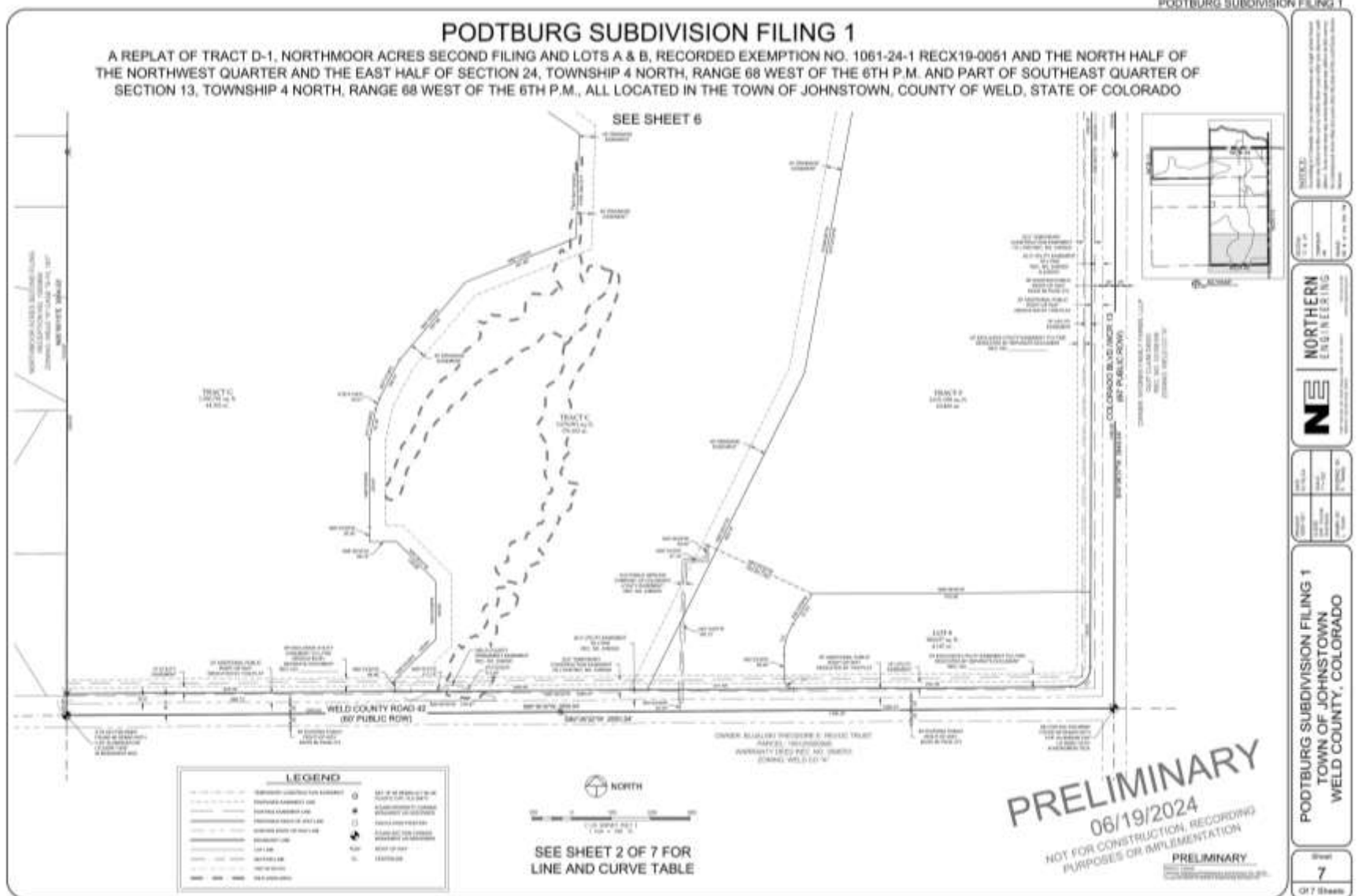
A REPLAT OF TRACT D-1, NORTHMOOR ACRES SECOND FILING AND LOTS A & B, RECORDED EXEMPTION NO. 1061-24-1 REC19-0051 AND THE NORTH HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., AND PART OF SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 4 NORTH, RANGE 68 WEST OF THE 6TH P.M., ALL LOCATED IN THE TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO

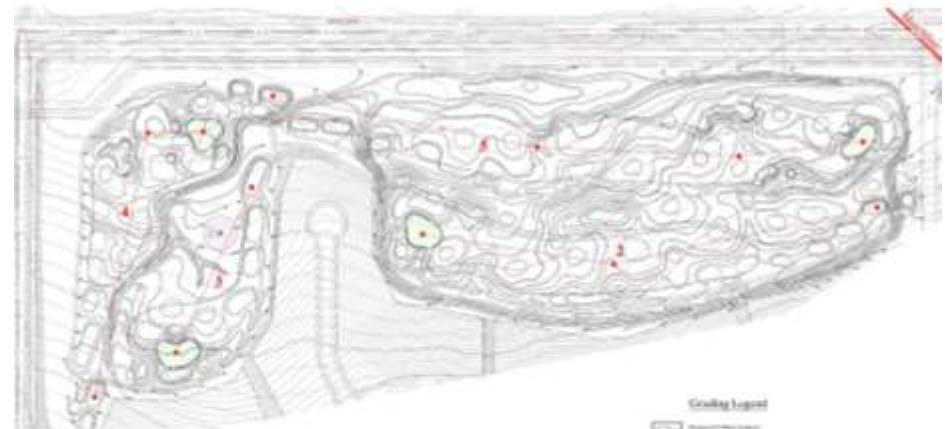












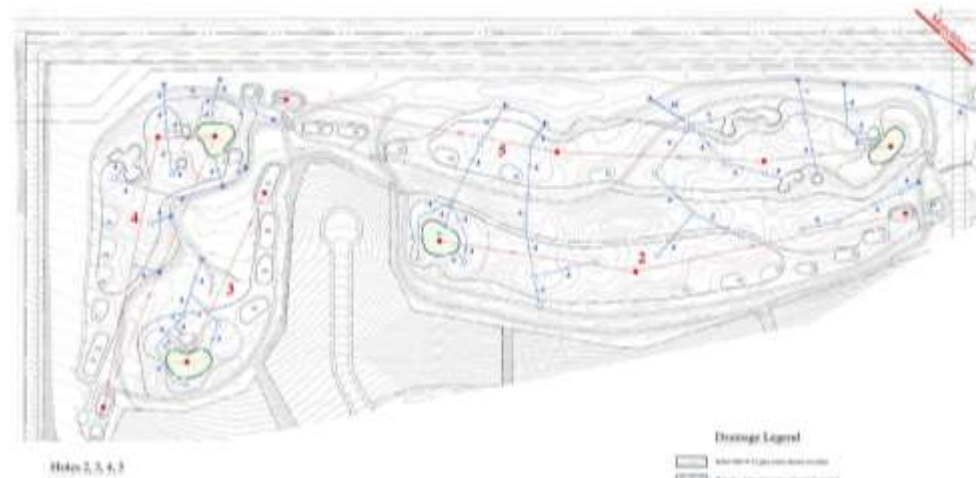
Figures 2, 3, 4, 5



Grading Plan Area "A"







Drainage Plan Area "A"

Sheet 2 of 10







450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

Item #11.

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: October 7, 2024

SUBJECT: **Public Hearing** – Resolution 2024-47: Approving the Service Plan for Mallard Ridge Metropolitan Districts Nos. 1-4

ACTION PROPOSED: Consider Resolution No. 2024-47

ATTACHMENTS:

1. Proposed Service Plan
2. Cover Letter from Counsel for Proponents of the Districts
3. Resolution Approving the Service Plan for Mallard Ridge Metropolitan Districts Nos. 1-4
4. Presentation from the Metropolitan District Proposed

PRESENTED BY: Town Attorney, Avi Rocklin, Special Counsel, Carolyn Steffl of Dietze and Davis, P.C.

AGENDA ITEM DESCRIPTION: An application for approval of a Service Plan (“Service Plan”) was submitted for Mallard Ridge Metropolitan Districts Nos. 1-4 (“Districts”) by 6037 Johnstown, LLC, a Colorado limited liability company, the owner of the property (“Owner”), pursuant to the requirements of the Special District Control Act, Title 32, Article 1, Part 2, C.R.S. The Service Plan was submitted in connection with property commonly known as “Purvis Farm,” generally located north of State Highway 60 and east of Colorado Boulevard (“Property”). By Ordinance No. 2021-200, the Town Council approved a P.U.D. Outline Development Plan for the Property.

To satisfy the statutory requirements, the Service Plan includes (1) a description of the proposed services, (2) a financial plan as to how the services are to be financed, (3) a preliminary engineering or architectural survey showing how the proposed services are to be provided, (4) a map of the proposed Districts boundaries, (5) an estimate of the population and valuation for assessment of the proposed Districts, (6) a description of the facilities to be constructed and the standards for construction, (7) a general description of the estimated cost of acquiring land, engineering services, legal services, administrative services, initial proposed indebtedness and estimated proposed maximum interest rates and discounts, and other major expenses related to the organization and initial operation of the Districts, and (8) a proposed intergovernmental agreement.

The Districts’ service area consists of approximately 106 acres. District No. 1 is the coordinating district and may coordinate the financing, construction, and maintenance of the Public Improvements. District Nos. 2-4 are proposed to be the financing districts and contain the residential

and commercial development within their respective boundaries. District Nos. 2-4 are anticipated to consist of one commercial, one single-family residential district and one multi-family residential district. The anticipated population of the Districts at full development is approximately 1,087 people.

The Service Plan is generally consistent with the Model Service Plan adopted by the Town Council on February 22, 2017 and last updated in February 2021. The maximum debt mill levy for the residential districts is forty (40) mills and the maximum debt mill levy for the commercial districts is fifty (50) mills. The maximum operations and maintenance mill levy is ten (10) mills. Notwithstanding the maximum limitations, if a majority of the board of directors of a district is composed of end users (any owner, tenant or occupant of any vertically developed property other than the builder), the board of directors may eliminate the maximum operations and maintenance mill levy.

The maximum mill levies are subject to an assessed valuation adjustment, meaning, primarily, that if the residential assessment rate is changed (the ratio of assessed valuation to actual valuation), the mill levy may be increased above the cap so that the rate change is revenue neutral to the Districts.

The maximum term for imposition of a debt mill levy is twenty (20) years for developer debt from the initial imposition of an ad valorem property tax by a particular district, unless the Town approves a longer term by intergovernmental agreement, and forty (40) years for all debt, except that, if a majority of the board of directors of a district is composed of end users, the board may approve a longer term for a refinancing.

The capital plan, attached as Exhibit E to the Service Plan, estimates public improvement project costs of approximately \$36,786,000.00. The capital plan was reviewed by Doug Gossett, the Town's Engineering Director, who found that the total preliminary estimate of costs is reasonable, given the stage of the development approval. The capital costs are expected to be revised and refined throughout the development review process.

The financial plan, attached as Exhibit F to the Service Plan, provides that the Districts will have the ability to issue debt in the approximate par amount of \$12,000,000. The maximum debt authorization under the Service Plan is consistent therewith and is \$12,000,000.

Within ten (10) business days subsequent to the issuance of Debt, the issuing District is required to provide the following to the Town: (i) the marketing documents that have been published; (ii) a bond counsel opinion letter addressed to the District regarding the issuance of the Debt; (iii) the resolution of the Board of the District approving the Debt; and (iv) a certification of the Board of the District that the Debt is in compliance with the Service Plan (if such certification is not already contained in the resolution approving the Debt). Consistent with the Model Service Plan, the Districts are entitled to impose a one-time development fee as issuance of building permit to fund the Districts' expenses.

Pursuant to state law, no Districts can be formed and entitled to operate within the Town before the Council has approved the Service Plan. The Service Plan can only be approved after a public hearing. Upon approval, the Service Plan, along with a petition for organization of the Districts, must be submitted to the Weld County District Court, who will then hold a hearing on the petition and order an election regarding the organization of the Districts. Notice of this public hearing before the Town Council was published in *The Johnstown Breeze*, *Loveland Reporter-Herald* and the *Greeley Tribune*: and provided to interested persons by the proponents of the Districts.

STRATEGIC PLAN ALIGNMENT:

- Organizational Excellence & Public Trust
 - *Strengthen public trust and confidence*
- Healthy & Resilient Economy
 - *Promote development in the Town*

LEGAL ADVICE:

The Town Attorney and the Town's Special Counsel have reviewed the proposed Service Plan.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION: Approve Resolution No. 2024-47, Approving the Service Plan for Mallard Ridge Metropolitan Districts Nos. 1-4.

SUGGESTED MOTIONS:

For Approval: I move to approve Resolution No. 2024-47, a Resolution Approving the Service Plan for Mallard Ridge Metropolitan Districts Nos. 1-4.

For Approval with Conditions: I move to approve Resolution No. 2024-47, a Resolution Approving the Service Plan for Mallard Ridge Metropolitan Districts Nos. 1-4, with the following modifications to the proposed Service Plan, _____, and direct the Town Attorney to revise the Service Plan accordingly.

For Denial: I move to deny approval of Resolution No. 2024-47, a Resolution Approving the Service Plan for Mallard Ridge Metropolitan Districts Nos. 1-4.

Reviewed and Approved for Presentation,



Town Manager



Robert G. Rogers
Shareholder

303-858-1800
rrogers@wbapc.com

July 16, 2024

VIA E-MAIL

Town of Johnstown
c/o Avi S. Rocklin, Town Attorney
Law Office of Avi S. Rocklin, LLC
1437 N. Denver Avenue, #330
Loveland, CO 80538
avi@rocklinlaw.com

Re: Service Plan Submittal Cover Letter for Mallard Ridge Metropolitan
District Nos. 1-4

Dear Ms. Rocklin:

Enclosed, please see the following attachments regarding the proposed service plan (the “Service Plan”) for Mallard Ridge Metropolitan District Nos. 1-4 (the “Districts”): (1) Service Plan for the Districts (clean, PDF format, with exhibits); (2) Service Plan for the Districts (clean, Word format, without exhibits); (3) Service Plan for the Districts (redlined against the Town of Johnstown Model Service Plan, updated February 2021). Although the Town’s service plan policy makes reference to the provision of two paper copies of the service plan with exhibits, it is our understanding that paper copies are no longer required. Please let us know if our understanding is incorrect, in which event we will promptly provide paper copies. The Town’s required \$10,000 review deposit is being processed and will arrive shortly.

The Districts are proposed to support the planned approximately 106-acre development, which will be comprised of a Single-Family Residential District, a Multi-Family Residential District, a Commercial District, and an Overlay District and Inclusion Area overlaying the entire project’s Initial District Boundaries. District No. 1 is currently anticipated to be the Coordinating District and may coordinate the financing, construction, and maintenance of the Public Improvements in the early stages of development. District Nos. 2 and 3 are proposed to be financing Districts and contain residential and/or commercial development within their respective boundaries in accordance with Approved Development Plans. District No. 4 is anticipated to be an overlay district and will have the ability to provide operations and maintenances services when future residents determine the time is appropriate to transition such services from the coordinating district to the overlay district. The project will include a park and several detention ponds. The

development within the Initial District Boundaries is anticipated to include approximately 384 residential units and 41,250 square feet of commercial space. Organization of the proposed Districts is necessary to support the project's mix of property uses and the projected buildout timeline. The additional Districts are needed to align with the different property types within the development's phases.

As is set forth in Section V.D., any intergovernmental agreement among the Districts must provide for a transition of the rights and responsibilities of the Board of Directors of the Coordinating District to End Users of the Districts or set forth alternative means by which End Users may otherwise have control over the ongoing administration, operations, maintenance, and financing responsibilities of the Districts and the Public Improvements that are owned and maintained by one or more of the Districts. Additionally, the Service Plan requires that the Districts submit these intergovernmental agreements to the Town for review prior to execution. These requirements ensure that End Users' interests are protected, and that End Users have multiple options and opportunities to exert control over their community.

The Service Plan proposes 40 mills as the Maximum Residential Debt Mill Levy, 50 mills as the Maximum Commercial Debt Mill Levy, and 10 mills as the Maximum Operations and Maintenance Mill Levy. Each of these are in line with the Town's Model Service Plan and other Service Plans recently approved by the Town.

As costs for development have increased exponentially in recent years, metro districts remain an essential tool for funding the construction and maintenance of public infrastructure and facilitating the construction, marketing, and sale of homes to buyers at reasonable market prices. Without the Districts and their corollary financing mechanisms, the cost of the homes planned for the community would be significantly more expensive, further exacerbating the housing affordability issues prevalent across Front Range communities and throughout Colorado.

The proposed Maximum Debt Authorization is \$12,000,000. This amount incorporates the Districts' plan to finance the construction of public infrastructure to serve the community, so as to allow the Districts to finance as many of the public infrastructure costs as possible within the debt service mill levy cap and other financial limitations in the Service Plan. The proposed Maximum Debt Authorization is supported by the Financial Plan, which shows the Districts' ability to finance and repay this level of Debt.

We look forward to discussing this matter further with the Town. In the meantime, should you have any questions regarding this submittal, please do not hesitate to contact us.

Sincerely,

WHITE BEAR ANKELE TANAKA & WALDRON



Robert G. Rogers
Shareholder

**TOWN OF JOHNSTOWN, COLORADO
RESOLUTION NO. 2024-47**

**RESOLUTION APPROVING THE SERVICE PLAN FOR
MALLARD RIDGE METROPOLITAN DISTRICT NOS. 1-4**

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, pursuant to Section 32-1-204.5, C.R.S., a Service Plan for Mallard Ridge Metropolitan District Nos. 1-4, a copy of which is attached hereto and incorporated herein by reference as Exhibit A (collectively, “Service Plan”), was submitted to the Town Council for approval; and

WHEREAS, 6037 Johnstown, LLC, a Colorado limited liability company (“Owner”), the owner of the property within the proposed boundaries of the Mallard Ridge Metropolitan District Nos. 1-4 (collectively, “Districts”), has requested approval of the Service Plan; and

WHEREAS, pursuant to the provisions of Title 32, Article 1, Part 2, C.R.S., on October 7, 2024, the Town Council, following due notice, held a public hearing on the proposed Service Plan; and

WHEREAS, the Town Council considered the Service Plan and all other testimony and evidence presented at the hearing; and

WHEREAS, based upon the testimony and evidence presented at the hearing, the Town Council finds that the Service Plan should be approved, subject to the conditions set forth below, in accordance with Section 32-1-204.5(1)(c), C.R.S.

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

1. **Satisfaction of Statutory Requirements as to Filing and Notice.** The Town Council, as the governing body of the Town of Johnstown, Colorado, does hereby determine, based on representations by and on behalf of the proponents of the Mallard Ridge Metropolitan District Nos. 1-4, including the Owner, that all of the requirements of Title 32, Article 1, Part 2, C.R.S., relating to the filing of the Service Plan for the Districts have been fulfilled and that notice of the hearing was given.

2. **Jurisdiction.** Based on representations by and on behalf of the proponents of the Districts, the Town Council has jurisdiction over the subject matter of the proposed Service Plan pursuant to Title 32, Article 1, Part 2, C.R.S., as amended.

3. **Findings.** Pursuant to Section 32-1-204.5, C.R.S., Section 32-1-202(2), C.R.S., and Section 32-1-203(2), C.R.S., the Town Council does hereby find and determine, based on the Service Plan, the representations by and on behalf of the proponents of the Districts, including the Owners, and other evidence presented at the public hearing, that:

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

4. **Service Plan Approved; Conditions and Limitations.** The Town Council hereby approves the Service Plan for Mallard Ridge Metropolitan District Nos. 1-4, attached as Exhibit A, as may be revised, if at all, as set forth per section 4(e) below. This approval is given specifically subject to the following conditions and limitations pursuant to Section 32-1-204.5(1)(c), C.R.S.:

- (a) The Town's approval of the Service Plan shall not relieve the Owners, a developer or any other owner of property in the Districts of: (i) any requirement under the annexation agreement pertaining to the property within the Districts' boundaries or any other binding agreement(s); and (ii) the requirement to provide financial guarantees for construction of, and dedicate to the Town, all required public improvements.
- (b) Once the Districts have been duly organized, any material modification of the Service Plan shall require an amendment to the Service Plan, which must be approved by the Town Council.
- (c) At its first meeting after the effective date of this Resolution and in no event later than sixty (60) days after the formation election of the Districts, the Board of Directors of the Districts shall execute the Intergovernmental Agreement with the Town ("IGA") and the Districts' Indemnity Letter in the forms set forth as exhibits to the Service Plan presented to the Town Council at its October 7, 2024, public hearing, or in forms otherwise acceptable to the Town Attorney, and shall deliver the fully executed originals of the IGA and Indemnity Letter to the Town within ten (10) days of the Districts' organizational meeting.
- (d) The conditions set forth in this Resolution are not intended and shall not be construed to enlarge, diminish or otherwise affect any of the requirements, limitations or other provisions of the Service Plan or the IGA.
- (e) The Service Plan shall be revised if required pursuant to additional conditions of approval set forth by the Town Council at the October 7, 2024, public hearing. If so directed, the Town Attorney shall modify the Service Plan and provide the finalized

version of the Service Plan to the Town Clerk for filing with the records of the Town and to the owners of the property within the proposed boundaries of the Districts for, among other purposes, filing with the Weld County District Court.

- (f) Prior to the issuance of Debt, the name of the Districts shall be changed to conform and be consistent with the name of the development of the Project, as such terms are defined in the Service Plan.

5. **Execution of Town IGA.** The IGA referred to in Section 4(c) above is hereby approved in essentially the same form as the copy of such IGA set forth as Exhibit D to the Service Plan, which was presented to the Town Council at the September 16, 2024, public hearing. The Mayor and Town Clerk are hereby authorized to execute the IGA on behalf of the Town provided the same has first been executed by the Districts.

6. **Filing of Resolution.** A certified copy of this Resolution, with the attached Service Plan, as may be amended, shall be filed in the records of the Town and submitted to the Owner for the purpose of filing in the Weld County District Court.

PASSED, SIGNED, APPROVED, AND ADOPTED this ____ day of _____, 2024.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Hannah Hill, Town Clerk

By: _____
Michael P. Duncan, Mayor

SERVICE PLAN
FOR
MALLARD RIDGE METROPOLITAN DISTRICT NOS. 1-4
TOWN OF JOHNSTOWN, COLORADO

Prepared

by



WHITE BEAR ANKELE TANAKA & WALDRON
2154 East Commons Avenue, Suite 2000
Centennial, Colorado 80122

Submittal Date: July 16, 2024

Approval Date: [Month] [Day], 2024

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LIST OF EXHIBITS

EXHIBIT A-1	Legal Description – Initial District Boundaries
EXHIBIT A-2	Legal Description – Inclusion Area Boundaries
EXHIBIT B	Johnstown Vicinity Map
EXHIBIT C-1	Initial District Boundary Map
EXHIBIT C-2	Inclusion Area Boundary Map
EXHIBIT C-3	Proofs of Ownership and Consents of Owners
EXHIBIT D	Intergovernmental Agreement between the Districts and Johnstown
EXHIBIT E	Capital Plan
EXHIBIT F	Financial Plan
EXHIBIT G	Form of District Disclosure Notice
EXHIBIT H	Indemnification Letters

I. INTRODUCTION

A. Intent and Purpose.

The Town intends that this Service Plan grant authority to the Districts to provide for the planning, design, acquisition, construction, installation, and financing of Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The Town and the Districts acknowledge that the Districts are independent units of local government, separate and distinct from the Town, and, except as may otherwise be provided for by State or local law, this Service Plan or an intergovernmental agreement with the Town, the Districts' activities are subject to review by the Town only insofar as the activities may deviate in a material manner from the requirements of the Service Plan.

B. Need for the Districts.

There are currently no other governmental entities, including the Town, located in the immediate vicinity of the Districts that consider it desirable, feasible, or practical to undertake the planning, design, acquisition, construction, installation, and financing of the Public Improvements or the ownership, operation, and maintenance of the Public Improvements that are not accepted for ownership, operation, and maintenance by the Town or another entity. Formation of the Districts is therefore necessary in order for the Public Improvements to be provided in the most economic manner possible.

C. Town's Objective.

The Town's objective in approving the Service Plan is to authorize the Districts to provide for the planning, design, acquisition, construction, installation, and financing of the Public Improvements from the proceeds of Debt that may be issued by the Districts and to provide for the ownership, operation, and maintenance of any Public Improvement not otherwise accepted for ownership, operation, or maintenance by the Town or another entity. Debt is expected to be repaid by an ad valorem property tax no higher than the Maximum Debt Mill Levy and other legally available revenues of the Districts. Debt issued within these parameters and, as further described in the Financial Plan, is intended to insulate property owners from excessive tax and financial burdens and result in a timely and reasonable repayment. Public Improvements costs that cannot be funded within these parameters are not costs to be paid by the Districts.

The Town intends to authorize the Districts to have the ability to plan, design, acquire, construct, install, and finance the initial Public Improvements necessary to develop the Project and seeks the timely payment of Debt related to those initial Public Improvements so that the financial burden on End Users is minimized. The Districts shall be required to obtain authorization of the Town, in the form of an intergovernmental agreement, prior to issuing Debt for redevelopment of an existing Public Improvement.

The Town prefers that all property classified as Residential Property shall be located solely within the boundaries of a Residential District and that all property classified as Commercial Property shall be located solely within the boundaries of a Commercial District. The distinction facilitates two goals: (1) to have similarly situated properties governed by a Board with common interests, and (2) to apply a lower maximum tax burden on residential owners. The

foregoing shall not prohibit a Residential District, Commercial District or Mixed-Use District from sharing the costs of Public Improvements in compliance with the provisions of this Service Plan and applicable law, as long as each District is responsible for costs approximately proportionate to the benefit to that District.

Unless the Districts, or any of them, have operational responsibilities for any of the Public Improvements or Covenant Enforcement and Design Review Services, the Town intends that the Districts dissolve upon payment or defeasance of all Debt incurred or upon a court determination that adequate provision has been made for the payment of all Debt and for continuation of any operations.

II. DEFINITIONS

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

Approved Development Plan: means a subdivision improvement development agreement, preliminary or final plat, or other process established by the Town for identifying, among other matters, the Public Improvements necessary for facilitating development of property within a part or all of the Service Area as approved by the Town pursuant to the Town Code, as amended from time to time.

Assessment Rate Adjustment: means, if, on or after January 1, 2024, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut, or abatement, the Maximum Debt Mill Levy and Maximum Operations and Maintenance Mill Levy may be increased or decreased to reflect such changes, such increases and decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the applicable mill levy, as adjusted for changes occurring after January 1, 2024, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation to assessed valuation shall be deemed to be a change in the method of calculating assessed valuation.

Board: means the board of directors of each District.

Bond, Bonds, or Debt: means bonds, notes, contracts, reimbursement agreements, or other multiple fiscal year financial obligations issued by the Districts or other obligations for the payment of which a District has promised to impose an ad valorem property tax mill levy and/or impose and collect Development Fees.

Bond Counsel Opinion: means the opinion, to be provided by an attorney licensed in Colorado and published in the then current publication of the Bond Buyer Directory of Municipal Bond Attorneys, providing that the Debt that is the subject of the opinion was issued in accordance with the provisions of the Service Plan.

Capital Plan: means the Capital Plan described in Section V.C. below which includes: (a) a list of the Public Improvements that may be developed by the Districts; (b) an engineer's estimate of the cost of the Public Improvements; and (c) a pro forma capital expenditure plan correlating expenditures with development.

Commercial District: means any District with solely Commercial Property within its boundaries.

Commercial Property: means all property other than residential real property as that term is defined in Article X, Section 3(1)(b) of the Colorado Constitution.

Coordinating District: means Mallard Ridge Metropolitan District No. 1.

Cost Verification Report: means a report provided by an engineer or accountant as required pursuant to Section V.A.30. below.

Covenant Enforcement and Design Review Services: means those covenant enforcement and design review services authorized in the Special District Act.

Debt: See Bond, Bonds or Debt.

Developer: means the owner or owners of the property within the Service Area, any affiliates of such owner or owners and their successors and assigns other than End Users. As of the date of this Service Plan, the Developer is 6037 Johnstown, LLC. As of the date of this Service Plan, the owner of the property within the Initial District Boundaries is 6037 Johnstown, LLC.

Developer Debt: means bonds, notes, contracts, reimbursement agreements, or other multiple fiscal year financial obligations issued by the Districts to the Developer within the Districts for reimbursement of sums advanced or paid for funding of Public Improvements and/or operation and maintenances expenses. Developer Debt shall be subordinate to other Debt of the Districts.

Developer Debt Mill Levy Imposition Term: means the Developer Debt Mill Levy Imposition Term set forth in Section VI.D.1. below.

Development Fee: means a one-time development or system development fee that may be imposed by the Districts on a per unit basis at or prior to the issuance of the initial building permit for the unit to assist with the planning and development of the Public Improvements or the repayment of Debt.

District: means any one of the Mallard Ridge Metropolitan Districts, individually.

Districts: means Mallard Ridge Metropolitan District No. 1, Mallard Ridge Metropolitan District No. 2, Mallard Ridge Metropolitan District No. 3, and Mallard Ridge Metropolitan District No. 4, collectively.

End User: means any owner, tenant, or occupant of any taxable Residential Property or Commercial Property within the Districts after such property has been vertically developed, other than a real estate or construction company that developed the property. By way of illustration, an individual homeowner, renter, commercial property owner, or commercial tenant is an End User. The Developer and any business entity that constructs homes or commercial structures is not an End User.

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

External Financial Advisor Certification: means the certification required to be provided pursuant to Section V.A.13. below.

Financial Plan: means the Financial Plan described in Section VI below, which describes (i) how the Public Improvements are to be financed; (ii) how Debt may be incurred; and (iii) the estimated operating and debt service revenue derived from property taxes.

Inclusion Area Boundaries: means the boundaries of the area described in the Inclusion Area Boundary Map.

Inclusion Area Boundary Map: means the map attached hereto as **Exhibit C-2**, describing the property proposed for inclusion within the boundaries of the Districts.

Initial District Boundaries: means the boundaries of the area described in the Initial District Boundary Map for each District.

Initial District Boundary Map: means the map attached hereto as **Exhibit C-1**, describing the Districts' initial boundaries.

Maximum Debt Authorization: means the total Debt the Districts are permitted to incur as set forth in Section V.A.17. below.

Maximum Commercial Debt Mill Levy: means the maximum mill levy a Commercial District is permitted to impose upon taxable property within its boundaries for payment of Debt as set forth in Section VI.C. below.

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

Maximum Operations and Maintenance Mill Levy: means the maximum mill levy the Districts are permitted to impose for payment of Operation and Maintenance Expenses, as set forth in Section VI.C below.

Maximum Residential Debt Mill Levy: means the maximum mill levy a Residential District and a Mixed-Use District are permitted to impose upon taxable property within their respective boundaries for payment of Debt as set forth in Section VI.C. below.

Maximum Debt Mill Levy Imposition Term: means the maximum term for imposition of a mill levy on Residential Property for repayment of Debt, as set forth in Section VI.E. below.

Mixed-Use District: means any District with both Commercial Property and Residential Property within its boundaries.

Operations and Maintenance Mill Levy: means the mill levy the Districts are permitted to impose for payment of administrative, operations and maintenance expenses as set forth in Section VI.C. below.

Privately Placed Debt: means Debt that is issued by the placement of the Debt directly with the Debt purchaser and without the use of an underwriter as a purchaser and reseller of the Debt, and includes, but is not limited to, Developer Debt and bank loans.

Project: means the development or property as depicted in **Exhibit C-2**.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, and financed as listed on the Capital Plan, attached as **Exhibit E**, and generally described in the Special District Act, or as set forth in an Approved Development Plan or intergovernmental agreement with the Town, to serve the anticipated inhabitants and taxpayers of the Service Area, except as specifically limited in Section V below, and as approved by the Board from time to time.

Recurring Fee(s): means any recurring fee, rate, toll, penalty, or charge imposed by the Districts for administrative or operations and maintenance costs related to services, programs, or facilities provided by the Districts as limited by the provisions of Section V.A.18. below, but in no event to be used for payment of Debt.

Refunding Bonds or Refunding Debt: means Debt issued for purposes of refunding any Bond or Debt.

Residential District: means any District with solely Residential Property within its boundaries.

Residential Property: means “residential real property” as that term is defined in Article X, Section 3(1)(b) of the Colorado Constitution.

Service Area: means the property within the Initial District Boundary Map and Inclusion Area Boundary Map.

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

Service Plan Amendment: means an amendment to the Service Plan approved by the Town Council in accordance with the Town's ordinance and the applicable state law.

Special District Act: means Sections 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property within the Service Area subject to ad valorem property taxes imposed by the District.

Town: means the Town of Johnstown, Colorado.

Town Code: means the Johnstown Municipal Code.

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

Transfer Fee: means a fee assessed upon each sale of real property within the District.

III. BOUNDARIES

The area of the Initial District Boundaries includes approximately 106 acres and. The total area proposed to be included in the Districts (including the Initial District Boundaries and the Inclusion Area Boundaries) is approximately one hundred six (106) acres. A legal description of the Initial District Boundaries is attached hereto as **Exhibit A-1** and the Inclusion Area Boundaries is attached hereto as **Exhibit A-2**. A vicinity map is attached hereto as **Exhibit B**. A map of the Initial District Boundaries is attached hereto as **Exhibit C-1**, and a map of the Inclusion Area Boundaries is attached hereto as **Exhibit C-2**. Proof of Ownership and consent of the owner to organization of the Districts for all properties within the Initial District Boundaries and Inclusion Area Boundaries are attached hereto as **Exhibit C-3**. The Districts' boundaries may change from time to time as the Districts undergo inclusions and exclusions pursuant to the Special District Act, subject to the limitations set forth in Section V below and as authorized by the Town.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately one hundred six (106) acres of currently undeveloped land. The current assessed valuation of the Service Area is \$0 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the Districts at build-out is estimated to be approximately 1087 people.

The Town's approval of this Service Plan does not imply approval of the development of a specific area within the Districts, nor does it imply approval of the number of residential units or the commercial area that may be identified in this Service Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS, AND SERVICES

A. Powers of the Districts and Service Plan Amendment.

The Districts shall have the power and authority to provide the Public Improvements and operation and maintenance of the Public Improvements within and without the boundaries of the Districts as such power and authority is described in the Special District Act and in other applicable statutes, common law, and the Constitution, subject to the limitations set forth herein.

1. Operations and Maintenance Limitation. The purpose of the Districts is to provide for the planning, design, acquisition, construction, installation, and financing of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the Districts. The Districts shall only operate and maintain those Public Improvements that are not accepted for ownership, operations, and maintenance by the Town or other appropriate entity in a manner consistent with the Approved Development Plan and other rules and regulations of the Town and the Town Code.

2. Trails and Amenities. The Districts may own, operate, and maintain trails and related amenities within the Districts. All parks and trails shall be open to the general public, including Town residents who do not reside in the Districts, free of charge. Any fee imposed by the Districts for access to recreation improvements owned by the Districts, other than parks and trails, shall not result in Town residents who reside outside the Districts paying a user fee that is greater than, or otherwise disproportionate to, amounts paid by residents of the Districts and shall not result in the Districts' residents subsidizing the use by non-residents of the Districts. The Districts shall be entitled to impose a reasonable administrative fee to cover additional expenses associated with use of District recreational improvements, other than parks and trails, by Town residents who do not reside in the Districts to ensure that such use is not subsidized by the Districts' residents.

3. Fire Protection, Ambulance, and Emergency Services Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop, or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision. The Districts shall not be authorized to provide for ambulance or emergency medical services unless the provision of such service is approved by the Town in an intergovernmental agreement.

4. Television Relay and Translation Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain television relay and translation facilities and services, other than for the installation of

conduit as a part of a street construction project, unless such facilities and services are provided pursuant to an intergovernmental agreement with the Town.

5. Telecommunication Facilities. The Districts agree that no telecommunication facilities owned, operated, or otherwise allowed by the Districts shall affect the ability of the Town to expand its public safety telecommunication facilities or impair the Town's existing telecommunication facilities.

6. Solid Waste Collection Limitation. The Districts shall not provide for collection and transportation of solid waste, other than waste generated by the activities of the Districts, unless such services are provided pursuant to an intergovernmental agreement with the Town.

7. Transportation Limitation. The Districts shall not provide transportation services unless such services are provided pursuant to an intergovernmental agreement with the Town; however, nothing in this subsection shall prohibit the Districts from providing streets and traffic and safety control services.

8. New Powers. If, after the Service Plan is approved, the Colorado General Assembly grants new or broader powers for metropolitan districts, to the extent permitted by law, any or all such powers shall be deemed to be a part hereof and available to be exercised by the Districts only following written approval by the Town, subject to the Town's sole discretion.

9. Construction Standards Limitation. The Districts shall ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction, unless otherwise approved in writing by the Town or such other governmental entities. The Districts shall obtain the Town's approval of civil engineering plans and applicable permits for construction and installation of Public Improvements prior to performing such work.

10. Zoning and Land Use Requirements; Sales and Use Tax. The Districts shall be subject to all of the Town's zoning, subdivision, building code, and other land use requirements. The Districts shall not exercise any exemption from Town sales or use tax, whether directly or indirectly.

11. Growth Limitations. The Districts acknowledge that the Town shall not be limited in implementing Town Council or voter approved growth limitations, even though such actions may reduce or delay development within the Districts and the realization of the Districts' revenue.

12. Conveyance. The Districts agree to convey to the Town, at no expense to the Town and upon written notification from the Town, any real property owned by the Districts that is necessary, in the Town's sole discretion, for any Town capital improvement projects for streets, transportation, utilities, trails, or drainage. The Districts shall, at no expense to the Town and upon written notification from the Town, transfer to the Town all rights-of-way, fee interests, and easements owned by the Districts that the Town determines are necessary for access to and operation and maintenance of the Public Improvements to be owned, operated, and maintained by the Town, consistent with an Approved Development Plan.

13. Privately Placed Debt Limitation. Prior to the issuance of any Privately Placed Debt, including but not limited to any Developer Debt, the Districts shall obtain the certification of an External Financial Advisor approved by the Town, in form substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the Districts' Service Plan.

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

Prior to the issuance of any Privately Placed Debt to a Director of the Districts or to an entity with respect to which a Director of the Districts must make disclosure under Section 24-18-109, C.R.S., the Districts issuing such Privately Placed Debt shall also obtain the certification of an External Financial Advisor in form substantially as follows:

[We are/I am] an External Financial Advisor within the meaning of the Districts' Service Plan.

[We/I] certify that the interest rate of such debt does not exceed the lesser of (1) the Municipal Market Data "AAA" General Obligation, Thirty-Year Constant Maturity, or successor index if replaced, plus four hundred basis points, as of the seventh business day prior to the date of issuance of such Debt; or (2) the current market interest rate for the debt based on criteria determined by [me/us] including the structure of the debt, the maturities, redemption provisions, the revenue pledged for repayment, and other terms of the debt, considering the financial circumstances of the Districts.

Within ten (10) days subsequent to the issuance of Privately Placed Debt, the Districts shall provide the Town with copies of the relevant Debt documents, the External Financial Advisor Certification and the Bond Counsel Opinion addressed to the Districts regarding the issuance of the Debt.

14. Inclusion Limitation. The Districts may include all property or a portion of the property with the Inclusion Area Boundaries only after approval by the Town of an Approved Development Plan applicable to the property to be included and shall provide written notice to the Town of all such inclusions concurrently therewith. The Districts shall not include within their boundaries any property outside the Inclusion Area Boundaries without the prior written consent of the Town. The Districts shall only include within its boundaries property that has been annexed to the Town and no portion of any of the Districts shall ever consist of property not within the Town's corporate boundaries.

15. Overlap Limitation. The boundaries of the Districts shall not overlap unless the aggregate Debt mill levies within the overlapping Districts will not at any time exceed the lesser of the Maximum Debt Mill Levy that applies to either of the overlapping Districts.

16. Debt Limitation. Unless otherwise approved in an intergovernmental agreement with the Town, on or before the effective date of approval by the Town of an Approved Development Plan, the Districts shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; or (c) impose and collect any Development Fees.

17. Maximum Debt Authorization. The Districts shall not issue Debt in excess of \$12,000,000. Refunded Debt, wherein the initial debt issuance counted toward the Maximum Debt Authorization, and Debt in the form of an intergovernmental agreement between one or more of the Districts, shall not count against the Maximum Debt Authorization set forth herein.

18. Recurring Fee Limitation. The Districts may impose and collect Recurring Fees for administrative, operations, or maintenance expenses related to services, programs, or facilities provided by the Districts. Any Recurring Fees for administrative, operations, and maintenance expenses not specifically set forth in the Financial Plan, including a subsequent increase in such Recurring Fees, shall be subject to review and approval by the Town, either administratively or by formal action of Town Council, at the discretion of the Town Manager. Notwithstanding the foregoing, the Districts may increase Recurring Fees by up to 3% per year to keep pace with rising labor and material costs without the need for additional Town approval. If the Town does not respond to a request for the imposition of the Recurring Fee or an increase in such Recurring Fee within forty-five (45) days of receipt of a written request from the Districts, the Town shall be deemed to have approved the ability of the Districts to impose or increase the Recurring Fee as described in the request. Any Recurring Fees imposed or increased for operation and maintenance expenses without approval as set forth herein shall constitute a material departure from the Service Plan. The revenue from a Recurring Fee shall not be used to pay for Debt.

19. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply, except pursuant to an intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the Districts without any limitation.

20. Consolidation Limitation. The Districts shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the Town, unless such consolidation is with one of the other Districts.

21. Public Improvement Fee Limitation. The Districts shall not collect, receive, spend, or pledge to any Debt or use to pay for operations and maintenance services, any fee, assessment, tax, or charge which is collected by a retailer in the Districts on the sale of goods or services by such retailer, including without limitation a lodging or use fee, except pursuant to an intergovernmental agreement with the Town.

22. Transfer Fee Limitation. The Districts shall not be authorized to impose a transfer fee on sale of real property within the Districts, except pursuant to an intergovernmental agreement with the Town; however, this limitation shall not prevent imposition of a one-time per property Development Fee upon issuance of the initial building permit for the property. No Development Fees shall be assessed for subsequent building permits obtained by End Users, such as for remodeling or addition to an existing structure. This limitation shall not prevent the Districts from imposing a reasonable administrative processing fee to cover the cost of transferring account information in conjunction with a change in ownership for residential units within the Districts.

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

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent an amendment to the Service Plan; and

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

The filing of any bankruptcy petition by the Districts shall constitute, simultaneously with such filing, a material departure of the express terms of this Service Plan, and thus an express violation of the approval of this Service Plan. The Districts shall immediately notify the Town and propose an amendment to the Service Plan to address the future of the Districts.

24. Water Rights/Resources Limitation. The Districts shall not acquire, own, manage, adjudicate, or develop water rights or resources except pursuant to an intergovernmental agreement with the Town. Provided however that nothing herein shall prohibit the Districts from reimbursing the Developer for the costs of raw water dedicated to the Town on the conditions that: (a) all raw water that the Districts purchase from the Developer or for which the Districts reimburse the Developer shall be used to meet water dedication requirements for development within the Service Area; (b) the Districts shall require the Developer to dedicate a sufficient amount of raw water to the Town for each phase of the development of the Project as required by the Town’s Municipal Code; and (c) the Districts’ reimbursement to the Developer shall not exceed the amount of the Developer’s actual cost for the purchase of the raw water, subject to cost verification report per Section V.A.30. Prior to use of the water for the potable or non-potable needs of the development, the raw water may be leased, subject to any legal limitations. The Districts are authorized to impose a one-time Water Resources Fee, which would be due and payable to the Districts at or prior to the initial issuance of a building permit for the unit. The Water Resources Fee may only be used to repay Debt issued for the purpose financing the costs of raw water dedicated to the Town.

25. Eminent Domain Limitation. Absent the prior written approval of the Town, the Districts shall not exercise their statutory power of eminent domain or dominant eminent domain for the purpose of condemning property outside of the Service Area. Additional approval from the Town shall not be required prior to the Districts' exercise of their statutory power of eminent domain or dominant eminent domain with respect to property within the Service Area, except that, absent approval of the Town, the Districts may not exercise their statutory power of eminent domain or dominant eminent domain with respect to property in the Inclusion Area Boundaries until such property is included in the Districts' boundaries. In no event shall the Districts exercise their statutory power of dominant eminent domain to condemn property owned by the Town.

26. Covenant Enforcement and Design Review Services. The District shall have the power, but not the obligation, to provide Covenant Enforcement and Design Review Services within the District in accordance with the Colorado Revised Statutes as they are amended from time to time. The Town shall not bear any responsibility for Covenant Enforcement and Design Review Services within the boundaries of the District. The Town's architectural control, design review, and other zoning, land use, development, design, and other controls are separate requirements that must be met in addition to any similar controls or services undertaken by the District.

The Districts shall be authorized to contract among themselves to assign responsibility for Covenant Enforcement and Design Review Services to one of the Districts, but any such contract shall be terminable by any District upon reasonable notice to the named enforcing District.

27. Special Improvement District. The Districts shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., unless otherwise provided pursuant to an intergovernmental agreement with the Town.

28. Reimbursement Agreement with Adjacent Landowners. If the Districts utilize reimbursement agreements to obtain reimbursements from adjacent landowners for costs of improvements that benefit the third-party landowners, such agreements shall be in accordance with the Town Code and subject to prior written approval of the Town Council. Any and all resulting reimbursements received for such improvements shall be used to re-pay the cost of the Public Improvement that is the subject of the reimbursement agreement or shall be deposited in the Districts' debt service fund and used for the purpose of retiring Debt. The Districts shall maintain an accurate accounting of the funds received and disbursed pursuant to reimbursement agreements.

29. Land Purchase Limitation. Proceeds from the sale of Debt and other revenue of the Districts may not be used to pay the Developer for the acquisition from the Developer of any real property, easements, or other interests required to be dedicated for public use by annexation agreements, Approved Development Plans, the Town Code, or other development requirements, unless otherwise provided pursuant to an intergovernmental agreement with the Town. Examples of ineligible reimbursements include, but are not limited to: the acquisition of rights of way, easements, water rights, land for public drainage, parkland, or open space, unless separate consent is given by resolution of the Town Council or approved pursuant to an intergovernmental agreement with the Town.

30. Developer Reimbursement of Public Improvement Related Costs. Prior to the reimbursement to the Developer for costs incurred in the organization of the Districts, or for funds expended on the Districts' behalf related to the Public Improvements or for the acquisition of any part of the Public Improvements, the Districts shall receive the following Cost Verification Reports: a) the report of an engineer retained by the Districts, independent of the Developer and licensed in Colorado, verifying that, in such engineer's professional opinion, reimbursement for the costs of the Public Improvements that are the subject of the reimbursement or acquisition or the costs of organization of the Districts, including the construction costs and the soft costs, but excluding accounting and legal fees, are reasonable and related to the provision of the Public Improvements or to the Districts' organization; and b) the report of an accountant retained by the Districts, independent of the Developer and licensed in Colorado, verifying that, in such accountant's professional opinion, reimbursement for the accounting and legal fees that are the subject of the reimbursement or acquisition, or the costs of organization of the District, are reasonable and related to the Public Improvements or the Districts' organization. Upon request, the Districts shall provide the Cost Verification Reports to the Town.

31. Developer Reimbursement of Administration, Operations and Maintenance Related Costs. Prior to the reimbursement to the Developer for costs incurred or for funds expended on behalf of the Districts related to the administration of the Districts or the operation and maintenance of the Public Improvements, the Districts shall receive the report of an accountant retained by the Districts, independent of the Developer and licensed in Colorado, verifying that, in such accountant's professional opinion, reimbursement of the funds advanced for such administration, operations, or maintenance costs are receivable and related to the administration, operations, or maintenance of the Districts or the Public Improvements. Upon request, the Districts shall provide the report to the Town.

32. Board Meetings and Website Limitations. Once an End User owns property in the Districts, the Districts' Board meeting(s) shall be conducted within the boundaries of the Town of Johnstown or conducted virtually via internet or telephone platform available for free access by the public. The Districts shall establish and maintain a public website and shall include the name of the Project or a name that allows property owners and residents of the Districts to readily locate the Districts online and shall also include an updated street map for those properties within the Districts that have constructed streets that are open for public use. In addition, each District shall timely post a copy of all of the following documents on its public website: a) each call for nominations, required pursuant to Section 1-13.5-501, C.R.S., b) the transparency notices provided pursuant to 32-1-809, C.R.S., c) each recorded declaration of covenants if the District provides Covenant Enforcement and Design Review Services, d) a copy of this Service Plan and all amendments thereto, e) all approved budgets, audits, meeting minutes, Board orders, and resolutions, f) any Rules and Regulations adopted by the Board, g) all meeting agendas, h) any other requirements pursuant to Section 32-1-104.5(3)(a), C.R.S.

33. Financial Review. The Town shall be permitted to conduct periodic reviews of the financial powers of the Districts in the Service Plan in the manner and form provided in Section 32-1-1101.5, C.R.S. As provided in the statute, the Town may conduct the first financial review in fifth calendar year after the calendar year in which a special district's ballot issue to incur general obligation indebtedness was approved by its electors. After such fifth calendar year and notwithstanding the provisions of the statute, the Town may conduct the

financial review at any time, by providing sixty (60) days written notice to the Districts, except that the Town may not conduct a financial review within sixty (60) months of the completion of its most recent financial review. The Town's procedures for conducting a financial review under this Paragraph, and the remedies available to the Town as a result of such financial review, shall be identical to those provided for in Section 32-1-1101.5(2), C.R.S. The Districts shall be responsible for payment of the Town's actual consultant and legal and administrative costs associated with such review, and the Town may require a deposit of the estimated costs thereof.

B. Service Plan Amendment Requirement.

This Service Plan has been designed with sufficient flexibility to enable the Districts to provide required services and facilities under evolving circumstances without the need for numerous amendments. Actions of the Districts which violate the limitations set forth in this Service Plan shall be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts, including the remedy of enjoining the issuance of additional authorized but unissued debt, until such material modification is remedied.

C. Capital Plan.

The Districts shall have authority to provide for the planning, design, acquisition, construction, installation, and financing of the Public Improvements within and without the boundaries of the Districts. A Capital Plan, attached hereto as **Exhibit E**, includes: (1) a list of the Public Improvements to be developed by the Districts, supported by an engineering or architectural survey; (2) a good faith estimate of the cost of the Public Improvements; and (3) a pro forma capital expenditure plan correlating expenditures with development. The Public Improvements described in the Capital Plan may be modified in an Approved Development Plan or an intergovernmental agreement with the Town, and may differ from the Capital Plan without constituting a material modification of this Service Plan. To the extent that the Capital Plan sets forth the timing of the construction of the Public Improvements, such timing may also deviate from the Capital Plan without constituting a material modification of this Service Plan. As shown in the Capital Plan, the estimated cost of the Public Improvements is approximately \$36,786,400. Costs of required Public Improvements that cannot be financed by the Districts within the parameters of this Service Plan and the financial capability of the Districts are expected to be financed by the Developer of the Project.

D. Multiple District Structure.

The Town anticipates that the Districts, collectively, will undertake the planning, design, acquisition, construction, installation, and financing of the Public Improvements contemplated herein. District No. 1 is proposed to be the Coordinating District and may coordinate the financing, construction, and maintenance of the Public Improvements. District Nos. 2-4 are proposed to be the financing Districts and contain the residential and/or commercial development within their respective boundaries in accordance with Approved Development Plans. Specifically, the Districts shall enter into one or more intergovernmental agreements governing the relationship between and among the Districts with respect to the planning, design, acquisition, construction, installation, and financing of the Public Improvements contemplated herein and with respect to

the administration, operations, and maintenance of the Districts. Such intergovernmental agreements between and among the Districts, and all amendments thereto, shall be designed to help assure the orderly development of the Public Improvements and essential services in accordance with the requirements of this Service Plan. To the extent permitted by law, the intergovernmental agreements between and among the Districts shall set forth a process for transition of the Board of Directors of the Coordinating District to End Users of the Districts or set forth alternative means by which End Users may otherwise have control over the ongoing administration, operations, maintenance, and financing responsibilities of the Districts and the Public Improvements that are owned and maintained by one or more of the Districts, but no sooner than after issuance of the Debt needed to finance the Public Improvements and completion of substantially all of the development within all of the Districts. Implementation of such intergovernmental agreement is essential to the orderly implementation of this Service Plan. Accordingly, any determination of any Board to set aside said intergovernmental agreement, or any provision thereof or amendment thereto, without the consent of all of the Districts shall be a material modification of the Service Plan.

All intergovernmental agreements and amendments thereto proposed between or among the Districts regarding the subject matter of this Service Plan shall be submitted to the Town at least thirty (30) days prior to their execution by the Districts, for Town review and approval by the Town Manager. Such Town review and approval shall be with reference to whether the intergovernmental agreement(s) are in compliance with this Service Plan, the Intergovernmental Agreement, and the terms of any Approved Development Plan or other instrument related to the Public Improvements. If the Town within such thirty (30) days submits valid objections (based on the factors listed above) to the proposed agreement or amendment, then the Districts shall work with the Town to resolve such objections and obtain Town Manager approval or Town Council, by resolution, of the form of such agreement or amendment prior to the Districts' execution thereof. The Town by a writing signed by the Town Manager may elect to waive such thirty (30) day period.

VI. FINANCIAL PLAN

A. General.

The Districts shall be authorized to provide for the planning, design, acquisition, construction, installation, and financing of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the Districts. The Financial Plan for the Districts shall be to issue such Debt as the Districts are reasonably able to pay from revenues derived from the Maximum Debt Mill Levy and other legally available revenues. The total Debt that the Districts shall be permitted to issue shall not exceed the Maximum Debt Authorization of \$12,000,000, and shall be permitted to be issued on a schedule and in such year or years as the Districts determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All Debt issued by the Districts may be payable from any and all legally available revenues of the Districts, as set forth in this Service Plan, including ad valorem property taxes or Development Fees.

The Financial Plan, prepared by Piper Sandler & Co., and attached hereto as **Exhibit F**, sets forth (i) how the Public Improvements are to be financed; (ii) how Debt may be incurred; and

(iii) the estimated operating revenue and debt service revenue derived from property taxes for the Districts. The Maximum Debt Authorization is supported by the Financial Plan.

For commercial projects wherein the Town is sharing revenue with, or providing economic incentives to, the Developer, unless otherwise waived by the Town Manager in writing, the Districts shall submit to the Town the then-current financial forecasts and feasibility reports for such proposed issuance at least thirty (30) days prior to the issuance of any Debt, together with a certification of the Board(s) issuing such Debt that the proposed Debt complies with the Service Plan. In its discretion, the Town may require additional financial forecasts and feasibility reports to evaluate the Financial Plan. The Town may elect to waive such thirty (30) day period by a writing signed by the Town Manager.

B. Maximum Voted Interest Rate, Maximum Underwriting Discount, Maximum Interest Rate on Developer Debt.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not to exceed twelve percent (12%). The proposed maximum underwriting discount shall be 5 percent (5%). Debt, when issued, shall comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities. Failure to observe the requirements established in this paragraph shall constitute a material modification under the Service Plan.

The interest rate on Developer Debt shall not exceed the lesser of the current Bond Buyer 20-Bond GO index plus four percent (4%) or twelve percent (12%). Developer Debt shall be subordinate to other Debt of the Districts and shall be subject to the Developer Debt Mill Levy Imposition Term provided in Section VI.D below.

C. Mill Levies.

1. Maximum Commercial Debt Mill Levy. The Maximum Commercial Debt Mill Levy shall be fifty (50) mills subject to an Assessment Rate Adjustment, if applicable. For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of the Commercial District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Commercial Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

2. Maximum Residential Debt Mill Levy. The Maximum Residential Debt Mill Levy shall be 40 (40) mills subject to an Assessment Rate Adjustment, if applicable. For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of a Residential District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Residential Debt Mill Levy if a majority of the Board of a Residential District are End Users, and such Residential District Board authorizes such a Maximum Residential Mill Levy "roll-off" through the issuance of Debt or refunding thereof, and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. Maximum Mixed-Use Debt Mill Levy. The Maximum Residential Debt Mill Levy shall apply to any Mixed-Use District; provided however, that if approved in an intergovernmental agreement approved by Town Council separate from the Intergovernmental Agreement provided for in Section IX and Exhibit D of this Service Plan, then the Maximum Commercial Debt Mill Levy may be applied within a Mixed-Use District. For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of the Mixed-Use District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Residential Debt Mill Levy if a majority of the Board of the Mixed-Use District are End Users, and such Mixed-Use District Board authorizes such a Maximum Residential Mill Levy "roll-off" through the issuance of Debt or refunding thereof, and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

4. Maximum Operations and Maintenance Mill Levy. The maximum Operations and Maintenance Mill Levy shall be a mill levy the Districts are permitted to impose for payment of the Districts' administrative, operations, and maintenance costs, which shall include, but not be limited to, the funding of operating reserves and sufficient ending fund balances to assure sufficient cash flow to fund expenses as they come due. The maximum Operations and Maintenance Mill Levy of a District shall be ten (10) mills subject to an Assessment Rate Adjustment, if applicable, and shall at all times not exceed the maximum mill levy necessary to pay those expenses. If a majority of the Board of Directors of a District are End Users, such Board may eliminate the maximum Operations and Maintenance Mill Levy upon written notice and approval of the Town, which shall not be unreasonably withheld.

5. Subdistricts. To the extent that a District is composed of or subsequently organized into one or more subdistricts as permitted under Section 32-1-1101, C.R.S., the term "District" as used herein shall be deemed to refer to each District and to each such subdistrict separately, so that each of the subdistricts shall be treated as a separate, independent district for purposes of the application of this definition. The District shall notify the Town prior to establishing any such subdistricts and shall provide the Town with details regarding the purpose, location, and relationship of the subdistricts.

D. Mill Levy Imposition Term.

1. Developer Debt Mill Levy Imposition Term. Developer Debt shall expire and be forgiven twenty (20) years after the date of the initial imposition by the Districts of an ad valorem property tax to pay any Debt, unless otherwise provided pursuant to an intergovernmental agreement with the Town. Refunding Bonds shall not be subject to this Developer Debt Mill Levy Imposition Term so long as such Refunding Bonds are not owned by the Developer or by a party related, directly or indirectly, to the Developer. Developer Debt shall not have any call protection.

2. Maximum Debt Mill Levy Imposition Term: In addition to the Developer Debt Mill Levy Imposition Term, neither a Residential District nor a Mixed Use District shall impose a levy for repayment of any Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses more than forty (40) years from the year of the initial imposition of such mill levy unless a majority of the Board of the District

imposing the mill levy are End Users and have voted in favor of a refunding of a part or all of the Debt for a term exceeding the Maximum Debt Mill Levy Imposition Term and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S., et seq.

E. Debt Instrument Disclosure Requirement.

In the text of each Bond and any other instrument representing and constituting Debt, the Districts shall set forth a statement in substantially the following form:

By acceptance of this instrument, the owner of this Bond agrees and consents to all of the limitations in respect of the payment of the principal of and interest on this Bond contained herein, in the Resolution of the District authorizing the issuance of this Bond and in the Service Plan for creation of the District.

Similar language describing the limitations in respect of the payment of the principal of and interest on Debt set forth in this Service Plan shall be included in any document used for the offering of the Debt for sale to persons, including, but not limited to, the Developer of property within the boundaries of the Districts.

F. Notice of Debt to Town.

Within ten (10) business days subsequent to the issuance of Debt, the issuing District shall provide the following to the Town: (i) the marketing documents that have been published; (ii) the Bond Counsel Opinion addressed to the District regarding the issuance of the Debt; (iii) the resolution of the Board approving the Debt; and (iv) a certification of the Board of the District that the Debt is in compliance with the Service Plan (if such certification is not already contained in the resolution approving the Debt).

G. Security for Debt.

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

H. District Organizational and Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated cost of the Districts' organization and initial operations, are anticipated to be \$200,000, which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be \$150,000.00 for

all of the Districts combined, which is anticipated to be derived from operations and maintenance mill levy and other revenues.

VII. ANNUAL REPORT

A. General.

The Districts shall be responsible for submitting an annual report to the Town no later than August 1st of each year following the year in which the Order and Decree creating the Districts has been issued (the “report year”). The Town reserves the right, pursuant to Section 32-1-207(3)(c), C.R.S., to request annual reports from the Districts beyond five years after the District’s organization.

B. Reporting of Significant Events.

The annual report required by this Section VII shall include information as to any of the following events that occurred during the report year:

1. Narrative of the Districts’ progress in implementing the Service Plan and a summary of the development in the Project.
2. Boundary changes made or proposed.
3. Intergovernmental agreements executed.
4. A summary of any litigation involving the Districts.
5. Proposed plans for the year immediately following the report year.
6. Construction contracts executed and the name of the contractors as well as the principal of each contractor.
7. Status of the Districts’ Public Improvement construction schedule and the Public Improvement schedule for the following five years.
8. Notice of any uncured defaults.
9. A list of all Public Improvements constructed by the Districts that have been dedicated to and accepted by the Town.
10. If requested by the Town, copies of minutes of all meetings of the Districts’ Boards.
11. The name, business address, and telephone number of each member of the Boards, their respective chief administrative officers, and general counsel, and the date, place, and time of the regular meetings of the Boards.

12. Certification from the Boards that the District are in compliance with all provisions of the Service Plan.

13. Copies of any Agreements with the Developer entered into in the report year.

14. Copies of any Cost Verification Reports provided to the Districts in the report year.

15. Access information to obtain a copy of rules and regulations adopted by the Boards.

C. Summary of Financial Information.

The annual report shall include a summary of the following information for the report year:

1. Assessed value of Taxable Property within the Districts' boundaries.
2. Total acreage of property within the Districts' boundaries.
3. Most recently filed audited financial statements of the Districts, to the extent audited financial statements are required by state law or outstanding Debt, or most recently filed audit exemption.
4. Annual budget of the Districts.
5. Resolutions regarding issuance of Debt or other financial obligations, including relevant financing documents, credit agreements, and official statements, if not already provided to the Town. Outstanding Debt (stated separately for each class of Debt).
6. Schedule of Debt service for outstanding debt (stated separately for each class of Debt).
7. The Districts' Public Improvements expenditures, categorized by improvement type.
8. The Districts' inability to pay any financial obligations as they come due, if applicable.
9. The amount and terms of any new Debt issued.
10. Any Developer Debt.

VIII. DISSOLUTION

Upon a determination of the Town Council that the purposes for which the Districts were created have been accomplished, the Districts agree to file petitions in the District Court for dissolution, pursuant to the applicable State statutes. Dissolution shall not occur until the Districts have provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

IX. INTERGOVERNMENTAL AGREEMENTS

The Intergovernmental Agreement to be entered into between the Town and the Districts at the Districts' organizational meeting is attached as **Exhibit D**. The Districts shall submit the executed Intergovernmental Agreement to the Town within ten (10) days of the Districts' organizational meeting.

The Districts and the Developer shall also execute indemnification letters in the form attached hereto as **Exhibit H**. The Developer's indemnification letter shall be submitted to the Town as part of this Service Plan. The Districts shall approve and execute the indemnification letter at their first Board meeting after their organizational election, in the same form as the indemnification letter set forth as **Exhibit H**, and shall deliver an executed original to the Town within ten (10) days of the Districts' organizational meeting.

X. NON-COMPLIANCE WITH SERVICE PLAN

In the event it is determined that the Districts have undertaken any act or omission which violates the Service Plan or constitutes a material departure from the Service Plan, the Town may impose any of the sanctions set forth in the Town Code and pursue any sanctions or remedies available under law, including but not limited to affirmative injunctive relief to require the Districts to act in accordance with the provisions of this Service Plan. To the extent permitted by law, the Districts hereby waive the provisions of C.R.S. § 32-1-207(3)(b) with respect to the Town and agree not to rely on such provisions as a bar to the enforcement by the Town of any provisions of this Service Plan.

XI. MISCELLANEOUS

A. Headings. Paragraph headings and titles contained herein are intended for convenience and reference only and are not intended to define, limit, or describe the scope or intent of any provision of this Service Plan.

B. Town Consent. Unless otherwise provided herein or provided in an intergovernmental agreement with the Town, references in this Service Plan to Town consent or Town approval shall require the consent of Town Council.

C. Town Expenses. The Districts shall pay any and all expenses, including but not limited to professional service fees and attorneys' fees, incurred by the Town in enforcing any provision of the Service Plan.

D. Disclosure Notice. The Districts' disclosure document required pursuant to Section 32-1-104.8, C.R.S. shall be in substantial conformance with form of such notice set forth in **Exhibit G**. In addition to the statutory notice, the Districts will use reasonable efforts to assure that all End Users purchasing property within the District Boundaries receive a written notice regarding existing District mill levies, the Maximum Debt Mill Levy, and a general description of the Districts' authority to impose and collect fees.

XII. CONCLUSION

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

1. There is sufficient existing and projected need for organized service in the area to be serviced by the Districts;
2. The existing service in the area to be served by the Districts is inadequate for present and projected needs;
3. The Districts are capable of providing economical and sufficient service to the area within its proposed boundaries;
4. The area to be included in the Districts does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis;
5. Adequate service is not, and will not, be available to the area through the Town or county or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;
6. The facility and service standards of the Districts are compatible with the facility and service standards of the Town within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.;
7. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the Town Code;
8. The proposal is in compliance with any duly adopted Town, regional or state long-range water quality management plan for the area; and
9. The creation of the Districts is in the best interests of the area proposed to be served.

EXHIBIT A-1

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Legal Description – Initial District Boundaries

EXHIBIT**PROPERTY DESCRIPTION****MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.1**

Being a portion of Purvis Farm, as recorded August 8, 2023 at Reception No. 4913981 in the Weld County Clerk and Recorder's Office, located in the Southwest Quarter of Section 6, Township 4 North, Range 67 West of the Sixth Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 6, as monumented by a 3/4" rebar with a 2" aluminum cap, LS23500, which bears South 05° 50' 52" East, a distance of 2646.13 feet from the West Quarter Corner of said Section 6, as monumented by a 3/4" rebar with 2" aluminum cap, with all bearings herein relative thereto;

Thence North 46°49'21" East a distance of 1215.94 feet to the POINT OF BEGINNING;

Thence North 18°50'12" East a distance of 9.08 feet;

Thence South 74°54'38" East a distance of 17.80 feet;

Thence South 17°49'10" West a distance of 11.43 feet;

Thence North 67°24'57" West a distance of 18.00 feet to to the POINT OF BEGINNING.

The above-described parcel contains 183 square feet or 0.004 acres, more or less, and is subject to any rights-of-way or other easements of record now existing on said described parcel of land.

Basis of Bearings: The West line of the Southwest Quarter of Section 6, Township 4 North, Range 67 West, of the 6th Principal Meridian bears North 05°50'52" West 2646.13 feet from the Southwest Corner, being marked by a 2" aluminum cap on 3/4" rebar, LS23500, to the West Quarter Corner, being marked by a 2" aluminum cap on 3/4" rebar, based upon G.P.S. observations and the NAD83 (2011) Colorado State Plane North Zone projection, with all bearings herein relative thereto.

SURVEYOR'S CERTIFICATION STATEMENT

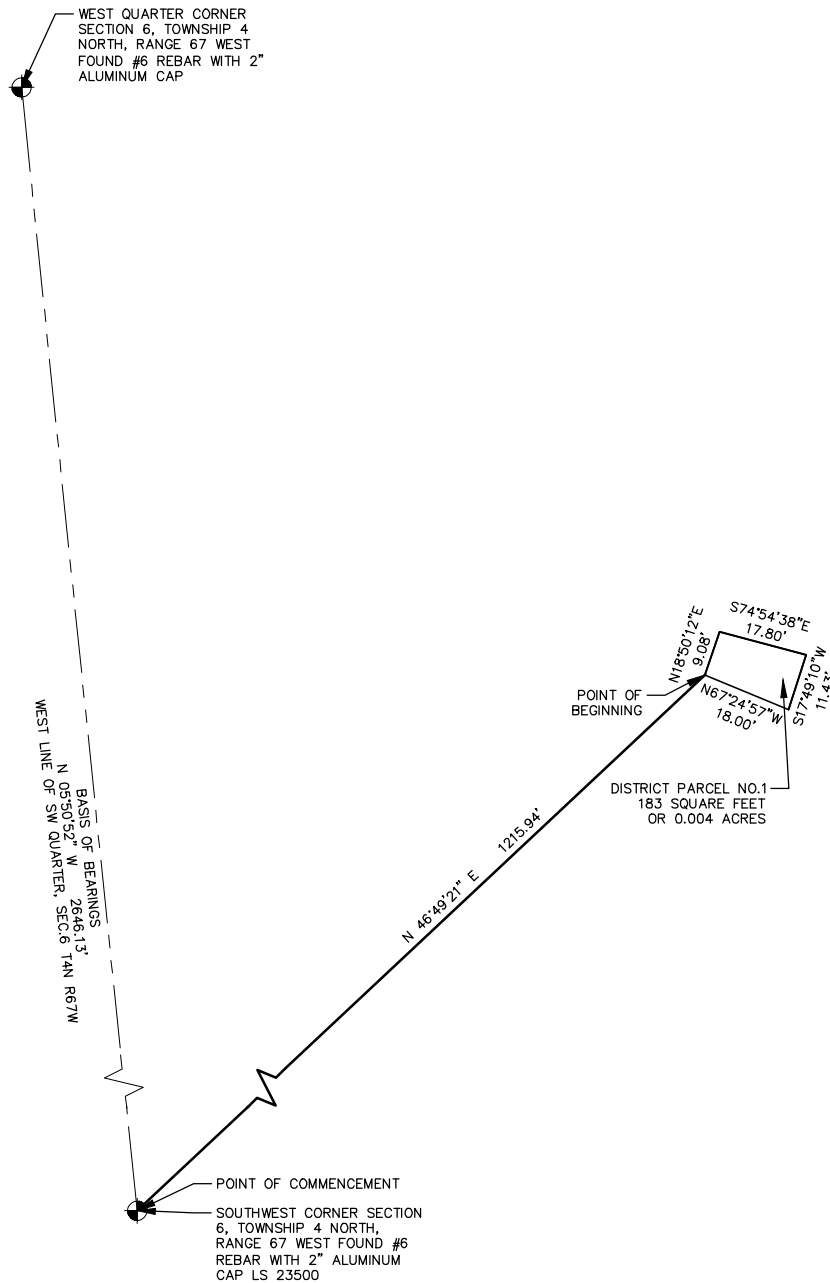
I, Peter E. Paulus, a Professional Licensed Land Surveyor in the State of Colorado, do hereby certify that this Property Description was prepared by me or under my direct personal supervision and that it is correct based upon my knowledge, information, and belief.



EXHIBIT

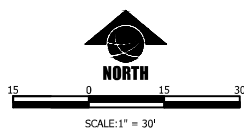
PROPERTY EXHIBIT

MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.1



NOTE: THIS EXHIBIT DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERSEDES THE EXHIBIT DRAWING.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)



PAGE 2 OF 2

EXHIBIT

PROPERTY DESCRIPTION

MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.2

Being a portion of Purvis Farm, as recorded August 8, 2023 at Reception No. 4913981 in the Weld County Clerk and Recorder's Office, located in the Southwest Quarter of Section 6, Township 4 North, Range 67 West of the Sixth Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 6, as monumented by a 3/4" rebar with a 2" aluminum cap, LS23500, which bears South 05° 50' 52" East, a distance of 2646.13 feet from the West Quarter Corner of said Section 6, as monumented by a 3/4" rebar with 2" aluminum cap, with all bearings herein relative thereto;

Thence North 46°58'21" East a distance of 1207.50 feet to the POINT OF BEGINNING;

Thence North 26°18'15" East a distance of 9.02 feet;

Thence South 67°24'57" East a distance of 18.00 feet;

Thence South 26°18'15" West a distance of 11.35 feet;

Thence North 59°58'32" West a distance of 18.00 feet to to the POINT OF BEGINNING.

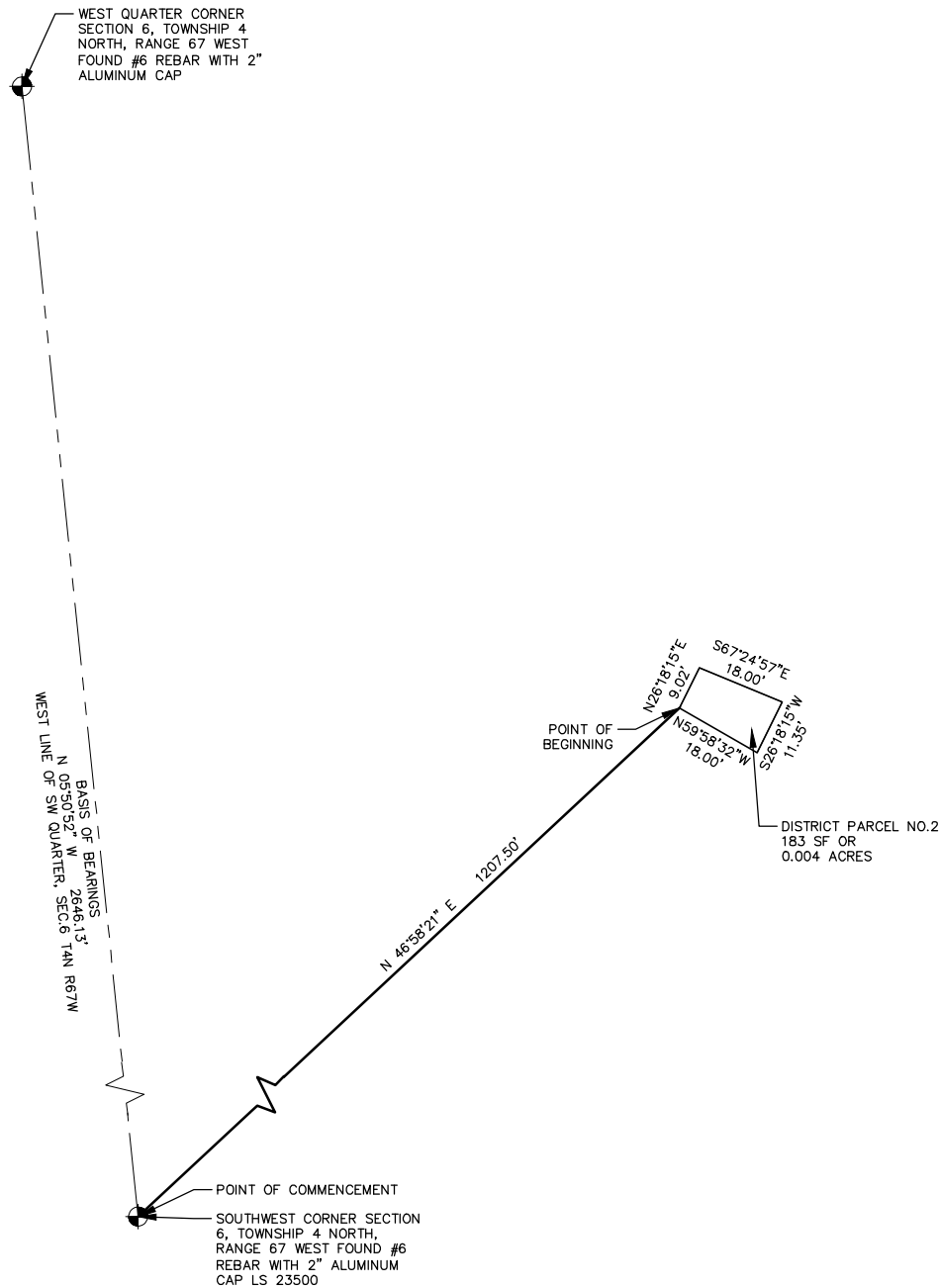
The above-described parcel contains 183 square feet or 0.004 acres, more or less, and is subject to any rights-of-way or other easements of record now existing on said described parcel of land.

Basis of Bearings: The West line of the Southwest Quarter of Section 6, Township 4 North, Range 67 West, of the 6th Principal Meridian bears North 05°50'52" West 2646.13 feet from the Southwest Corner, being marked by a 2" aluminum cap on 3/4" rebar, LS23500, to the West Quarter Corner, being marked by a 2" aluminum cap on 3/4" rebar, based upon G.P.S. observations and the NAD83 (2011) Colorado State Plane North Zone projection, with all bearings herein relative thereto.

SURVEYOR'S CERTIFICATION STATEMENT

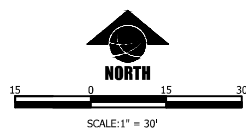
I, Peter E. Paulus, a Professional Licensed Land Surveyor in the State of Colorado, do hereby certify that this Property Description was prepared by me or under my direct personal supervision and that it is correct based upon my knowledge, information, and belief.



EXHIBIT**PROPERTY EXHIBIT****MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.2**

NOTE: THIS EXHIBIT DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERSEDES THE EXHIBIT DRAWING.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)



PAGE 2 OF 2

EXHIBIT**PROPERTY DESCRIPTION****MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.3**

Being a portion of Purvis Farm, as recorded August 8, 2023 at Reception No. 4913981 in the Weld County Clerk and Recorder's Office, located in the Southwest Quarter of Section 6, Township 4 North, Range 67 West of the Sixth Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest Corner of said Section 6, as monumented by a 3/4" rebar with a 2" aluminum cap, LS23500, which bears South 05° 50' 52" East, a distance of 2646.13 feet from the West Quarter Corner of said Section 6, as monumented by a 3/4" rebar with 2" aluminum cap, with all bearings herein relative thereto;

Thence North 47°04'16" East a distance of 1198.72 feet to the POINT OF BEGINNING;

Thence North 33°44'41" East a distance of 9.02 feet;

Thence South 59°58'32" East a distance of 18.00 feet;

Thence South 33°44'41" West a distance of 11.35 feet;

Thence North 52°32'06" West a distance of 18.00 feet to to the POINT OF BEGINNING.

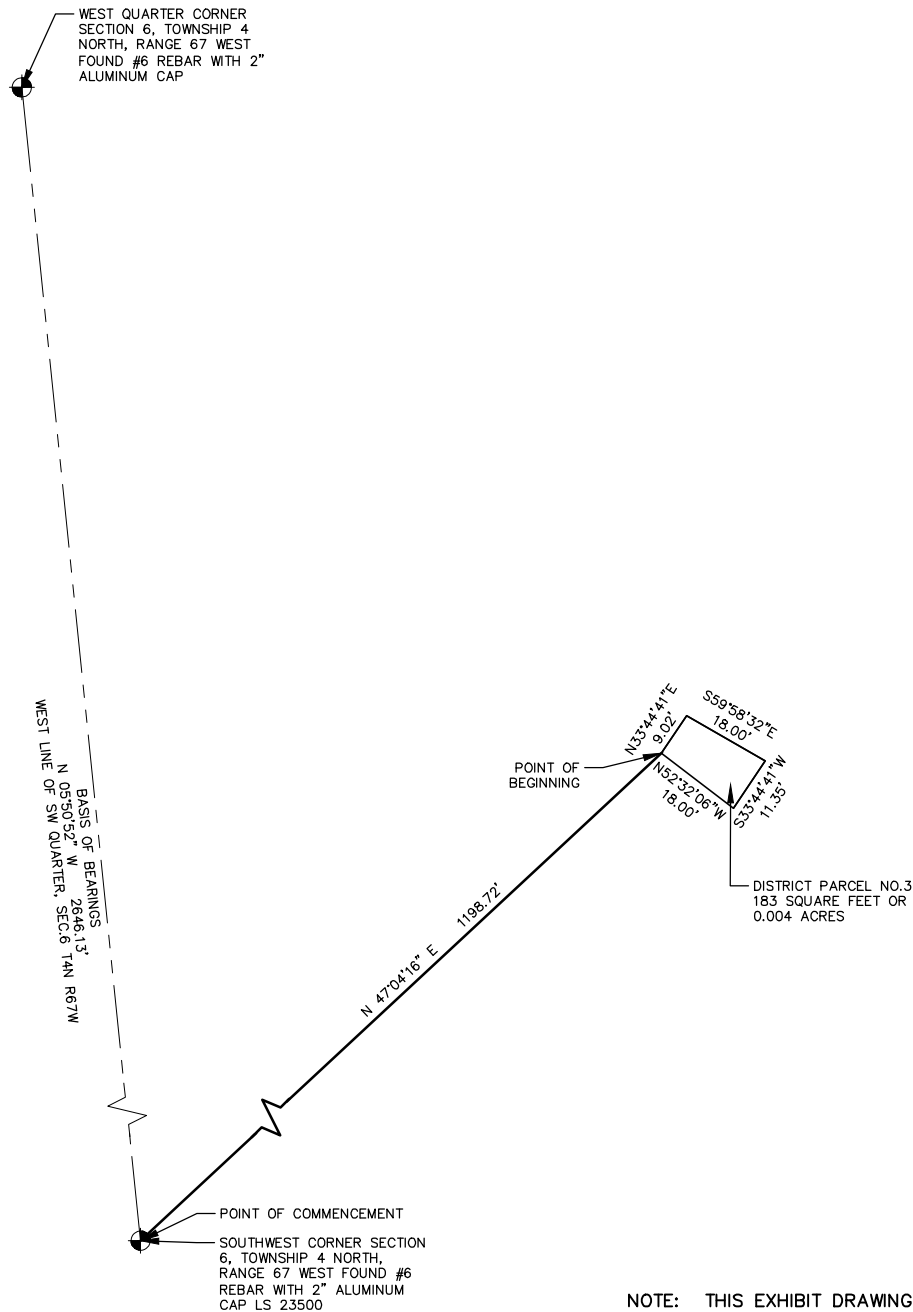
The above-described parcel contains 183 square feet or 0.004 acres, more or less, and is subject to any rights-of-way or other easements of record now existing on said described parcel of land.

Basis of Bearings: The West line of the Southwest Quarter of Section 6, Township 4 North, Range 67 West, of the 6th Principal Meridian bears North 05°50'52" West 2646.13 feet from the Southwest Corner, being marked by a 2" aluminum cap on 3/4" rebar, LS23500, to the West Quarter Corner, being marked by a 2" aluminum cap on 3/4" rebar, based upon G.P.S. observations and the NAD83 (2011) Colorado State Plane North Zone projection, with all bearings herein relative thereto.

SURVEYOR'S CERTIFICATION STATEMENT

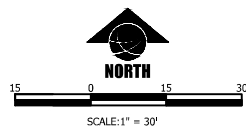
I, Peter E. Paulus, a Professional Licensed Land Surveyor in the State of Colorado, do hereby certify that this Property Description was prepared by me or under my direct personal supervision and that it is correct based upon my knowledge, information, and belief.



EXHIBIT**PROPERTY EXHIBIT****MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.3**

NOTE: THIS EXHIBIT DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERSEDES THE EXHIBIT DRAWING.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)



PAGE 2 OF 2

EXHIBIT**PROPERTY DESCRIPTION****MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.4**

Being a portion of Purvis Farm, as recorded August 8, 2023 at Reception No. 4913981 in the Weld County Clerk and Recorder's Office, located in the South Half of Section 6, Township 4 North, Range 67 West of the Sixth Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, being more particularly described as follows:

COMMENCING at the West Quarter Corner of said Section 6, as monumented by a 3/4" rebar with 2" aluminum cap, which bears North 05° 50' 52" West, a distance of 2646.13 feet from the Southwest Corner of said Section 6, as monumented by a 3/4" rebar with a 2" aluminum cap on, LS23500. with all bearings herein relative thereto;

Thence along the North line of the Southwest Quarter of said Section 6, South 87°03'25" East a distance of 60.71 feet to the easterly right-of-way of Colorado Boulevard as described at Reception No. 4913981 in the Weld County Clerk and Recorder's Office, the POINT OF BEGINNING;

Thence continuing along the North line of the Southwest Quarter of said Section 6, South 87°03'25" East a distance of 2501.76 feet to the Center Quarter Corner of said Section 6;

Thence along the North line of the Southeast Quarter of said Section 6, South 87°03'47" East a distance of 33.02 feet to the Northwest corner of Rolling Hills Ranch Phase 8, as described at Reception No. 2818782 in the Weld County Clerk and Recorder's Office;

Thence along the West line of said Rolling Hills Ranch Phase 8, South 03°02'43" East a distance of 1328.18 feet to the North line of Outlot B, Podtburg Village PUD described at Reception No. 253265 in the Weld County clerk and Recorder's Office;

Thence along said North line, N 86°44'52" W a distance of 47.06 feet to the Center-South Sixteenth Corner of said Section 6;

Thence continuing along said North line, N 86°45'13" W a distance of 1269.33 to the West line of Outlot D, of said Podtburg Village PUD;

Thence along said West line of Outlot D, South 04°30'31" East a distance of 1249.48 feet to the northerly right-of-way of Colorado State Highway 60 as described at Reception No. 4913981 in the Weld County Clerk and Recorder's Office;

Thence along said northerly right-of-way, N 86°25'52" W for a distance of 811.02 feet to the East line of that parcel described at Reception No. 4625477 in the Weld County Clerk and Recorder's Office;

Thence departing said northerly right-of-way, along the East, North, and West lines of said parcel described at Reception No. 4625477 in the Weld County Clerk and Recorder's Office, the following three (3) courses:

1. Thence N 05°50'52" W for a distance of 205.98 feet;
2. Thence N 86°25'52" W for a distance of 124.00 feet;
3. Thence S 05°50'52" E for a distance of 205.98 feet to said northerly right-of-way of Colorado State Highway 60;

Thence along said northerly right-of-way, N 86°25'52" W for a distance of 191.18 feet to the easterly right-of-way of Colorado Boulevard as described at Reception No. 4913981 in the Weld County Clerk and Recorder's Office;

Thence along said easterly right-of-way of Colorado Boulevard, N 05°50'52" W for a distance of 442.98 feet to the South line of that parcel described at Reception No. 2171633 in the Weld County Clerk and Recorder's Office;

Thence departing said easterly right-of-way along the South, East, and North lines of said parcel described at Reception No. 2171633 in the Weld County Clerk and Recorder's Office the following three (3) courses:

1. Thence S 86°25'52" E for a distance of 191.18 feet;
2. Thence N 05°50'52" W for a distance of 346.00 feet;
3. Thence N 86°25'52" W for a distance of 191.18 feet to said easterly right-of-way of Colorado Boulevard;

Thence along said easterly right-of-way, N 05°50'52" W for a distance of 1781.81 feet to the POINT OF BEGINNING.

EXCEPT that part of the Southwest Quarter of said Section 6 described as follows:

COMMENCING at the Southwest Corner of Section 6, Township 4 North, Range 67 West of the Sixth Principal Meridian, as monumented by a 3/4" rebar with a 2" aluminum cap on, LS23500, which bears South 05° 50' 52" East, a distance of 2646.13 feet from the West Quarter Corner of said Section 6, as monumented by a 3/4" rebar with 2" aluminum cap, with all bearings herein relative thereto;

Thence North 47°04'16" East a distance of 1198.72 feet to the POINT OF BEGINNING;

Thence N 33°44'41" E for a distance of 9.02 feet;

PAGE



EXHIBIT**PROPERTY DESCRIPTION****MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.4**

Thence N 26°18'15" E for a distance of 9.02 feet;

Thence N 18°50'12" E for a distance of 9.08 feet;

Thence S 74°54'38" E for a distance of 17.80 feet;

Thence S 17°49'10" W for a distance of 11.43 feet;

Thence S 26°18'15" W for a distance of 11.35 feet;

Thence S 33°44'41" W for a distance of 11.35 feet;

Thence N 52°32'06" W for a distance of 18.00 feet to the POINT OF BEGINNING.

The above described parcel contains 4,605,462 square feet or 105.726 acres, more or less, and is subject to any rights-of-way or other easements of record now existing on said described parcel of land.

Basis of Bearings: The West line of the Southwest Quarter of Section 6, Township 4 North, Range 67 West, of the 6th Principal Meridian bears North 05°50'52" West 2646.13 feet from the Southwest Corner, being marked by a 2" aluminum cap on 3/4" rebar, LS23500, to the West Quarter Corner, being marked by a 2" aluminum cap on 3/4" rebar, based upon G.P.S. observations and the NAD83 (2011) Colorado State Plane North Zone projection, with all bearings herein relative thereto.

SURVEYOR'S CERTIFICATION STATEMENT

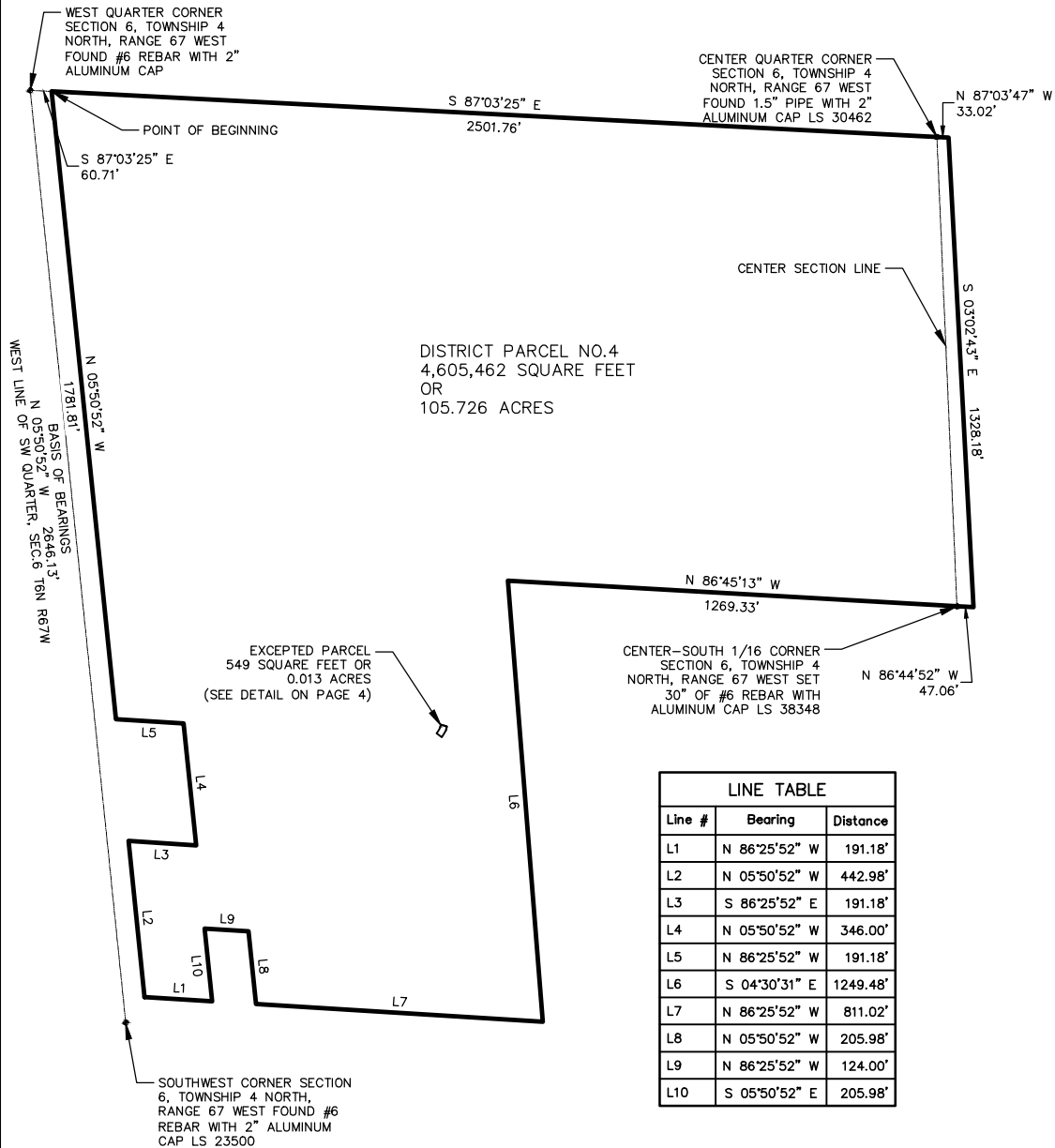
I, Peter E. Paulus, a Professional Licensed Land Surveyor in the State of Colorado, do hereby certify that this Property Description was prepared by me or under my direct personal supervision and that it is correct based upon my knowledge, information, and belief.



EXHIBIT

PROPERTY EXHIBIT

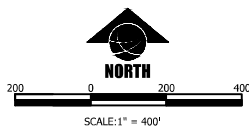
MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.4



LINE TABLE		
Line #	Bearing	Distance
L1	N 86°25'52" W	191.18'
L2	N 05°50'52" W	442.98'
L3	S 86°25'52" E	191.18'
L4	N 05°50'52" W	346.00'
L5	N 86°25'52" W	191.18'
L6	S 04°30'31" E	1249.48'
L7	N 86°25'52" W	811.02'
L8	N 05°50'52" W	205.98'
L9	N 86°25'52" W	124.00'
L10	S 05°50'52" E	205.98'

NOTE: THIS EXHIBIT DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERSEDES THE EXHIBIT DRAWING.

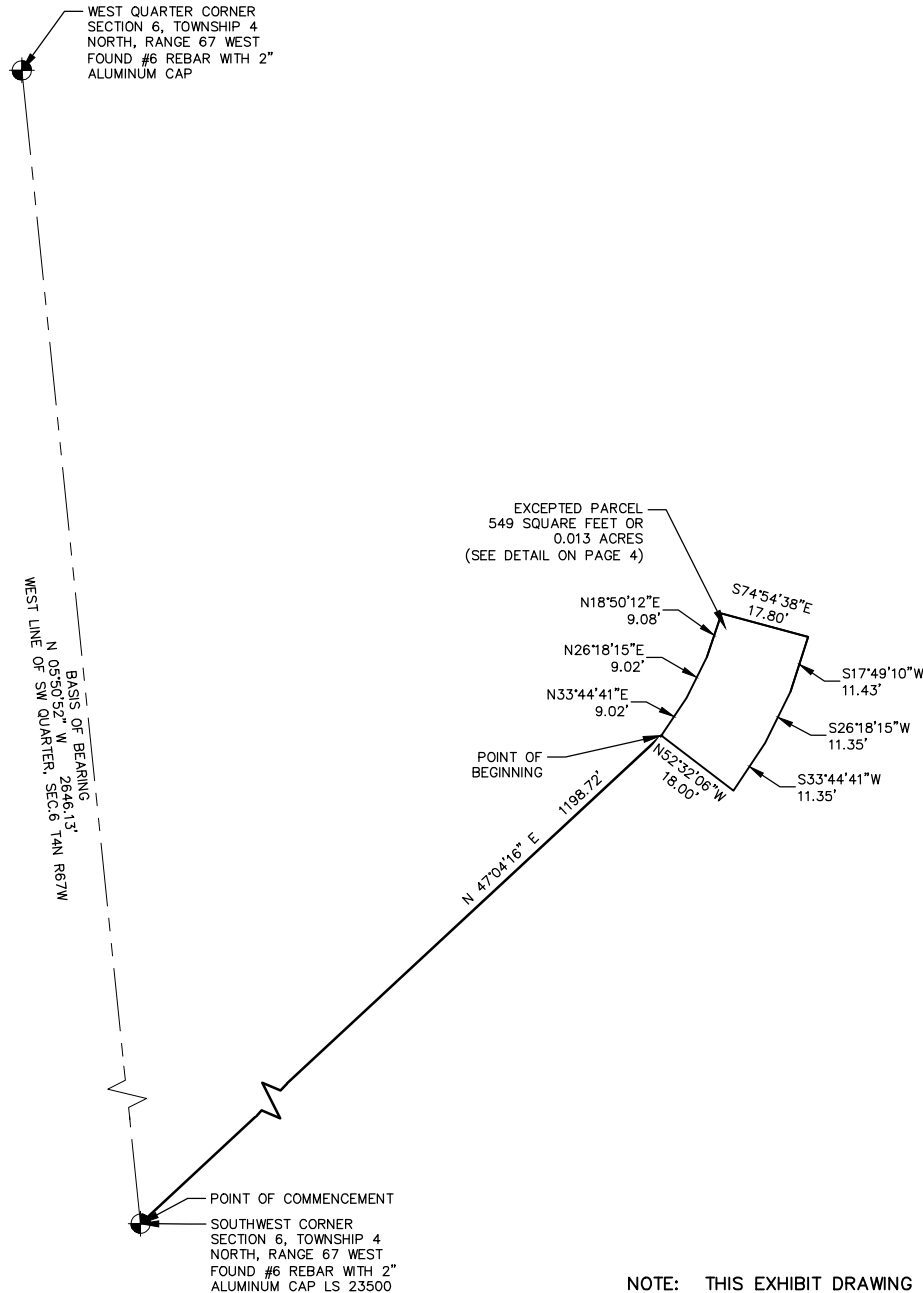
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)



EXHIBIT

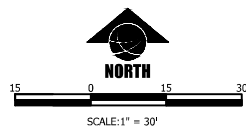
PROPERTY EXHIBIT

MALLARD RIDGE METROPOLITAN DISTRICT PARCEL NO.4



NOTE: THIS EXHIBIT DRAWING IS NOT INTENDED TO BE A MONUMENTED LAND SURVEY. ITS SOLE PURPOSE IS AS A GRAPHIC REPRESENTATION TO AID IN THE VISUALIZATION OF THE WRITTEN PROPERTY DESCRIPTION WHICH IT ACCOMPANIES. THE WRITTEN PROPERTY DESCRIPTION SUPERSEDES THE EXHIBIT DRAWING.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)



PAGE 2 OF 2

20160.02_ DISTRICT 4 EXHIBIT.DWG

20160.02

07/8/2024

JMC

EXHIBIT A-2

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Legal Description – Inclusion Area Boundaries

EXHIBIT**PROPERTY DESCRIPTION****MALLARD RIDGE DISTRICT INCLUSION PARCEL**

Being a portion of Purvis Farm, as recorded August 8, 2023 at Reception No. 4913981 in the Weld County Clerk and Recorder's Office, located in the South Half of Section 6, Township 4 North, Range 67 West of the Sixth Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, being more particularly described as follows:

BEGINNING at the West Quarter Corner of said Section 6, as monumented by a 3/4" rebar with 2" aluminum cap, which bears North 05° 50' 52" West, a distance of 2646.13 feet from the Southwest Corner of said Section 6, as monumented by a 3/4" rebar with a 2" aluminum cap on, LS23500. with all bearings herein relative thereto;

Thence along the North line of the Southwest Quarter of said Section 6, South 87°03'25" East a distance of 2562.47 feet to the Center Quarter Corner of said Section 6;

Thence along the North line of the Southeast Quarter of said Section 6, South 87°03'47" East a distance of 33.02 feet to the Northwest corner of Rolling Hills Ranch Phase 8, as described at Reception No. 2818782 in the Weld County Clerk and Recorder's Office;

Thence along the West line of said Rolling Hills Ranch Phase 8, South 03°02'43" East a distance of 1328.18 feet to the North line of Outlot B, Podtburg Village PUD described at Reception No. 253265 in the Weld County clerk and Recorder's Office;

Thence along said North line, N 86°44'52" W a distance of 47.06 feet to the Center-South Sixteenth Corner of said Section 6;

Thence continuing along said North line, N 86°45'13" W a distance of 1269.33 to the West line of Outlot D, of said Podtburg Village PUD;

Thence along said West line of Outlot D, South 04°30'31" East a distance of 1249.48 feet to to the northerly right-of-way of Colorado State Highway 60 as described at Reception No. 4913981 in the Weld County Clerk and Recorder's Office;

Thence along said northerly right-of-way, N 86°25'52" W for a distance of 811.02 feet to the East line of that parcel described at Reception No. 4625477 in the Weld County Clerk and Recorder's Office;

Thence departing said northerly right-of-way, along the East, North, and West lines of said parcel described at Reception No. 4625477 in the Weld County Clerk and Recorder's Office, the following three (3) courses:

1. Thence N 05°50'52" W for a distance of 205.98 feet;
2. Thence N 86°25'52" W for a distance of 124.00 feet;
3. Thence S 05°50'52" E for a distance of 205.98 feet to said northerly right-of-way of Colorado State Highway 60;

Thence along said northerly right-of-way, N 86°25'52" W for a distance of 191.18 feet to the easterly right-of-way of Colorado Boulevard as described at Reception No. 4913981 in the Weld County Clerk and Recorder's Office;

Thence along said easterly right-of-way of Colorado Boulevard, N 05°50'52" W for a distance of 442.98 feet to the South line of that parcel described at Reception No. 2171633 in the Weld County Clerk and Recorder's Office;

Thence departing said easterly right-of-way along the South, East, and North lines of said parcel described at Reception No. 2171633 in the Weld County Clerk and Recorder's Office the following three (3) courses:

1. Thence S 86°25'52" E for a distance of 191.18 feet;
2. Thence N 05°50'52" W for a distance of 346.00 feet;
3. Thence N 86°25'52" W for a distance of 191.18 feet to said easterly right-of-way of Colorado Boulevard;

Thence along said easterly right-of-way, N 05°50'52" W for a distance of 1781.81 feet to the POINT OF BEGINNING.

The above described parcel contains 4,606,011 square feet or 105.739 acres, more or less, and is subject to any rights-of-way or other easements of record now existing on said described parcel of land.



EXHIBIT**PROPERTY DESCRIPTION****MALLARD RIDGE DISTRICT INCLUSION PARCEL**

Basis of Bearings: The West line of the Southwest Quarter of Section 6, Township 4 North, Range 67 West, of the 6th Principal Meridian bears North 05°50'52" West 2646.13 feet from the Southwest Corner, being marked by a 2" aluminum cap on 3/4" rebar, LS23500, to the West Quarter Corner, being marked by a 2" aluminum cap on 3/4" rebar, based upon G.P.S. observations and the NAD83 (2011) Colorado State Plane North Zone projection, with all bearings herein relative thereto.

SURVEYOR'S CERTIFICATION STATEMENT

I, Peter E. Paulus, a Professional Licensed Land Surveyor in the State of Colorado, do hereby certify that this Property Description was prepared by me or under my direct personal supervision and that it is correct based upon my knowledge, information, and belief.



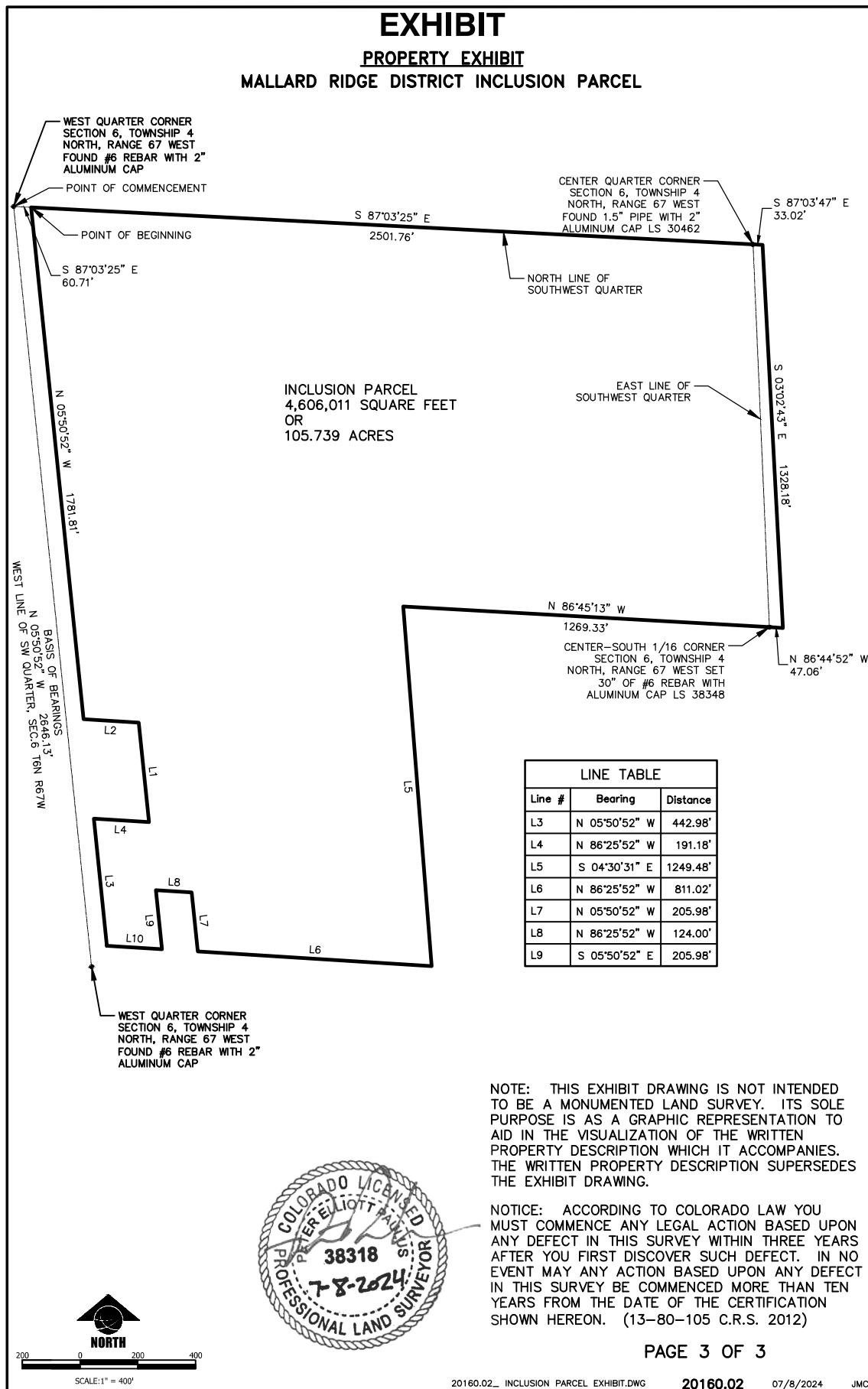


EXHIBIT B

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Johnstown Vicinity Map

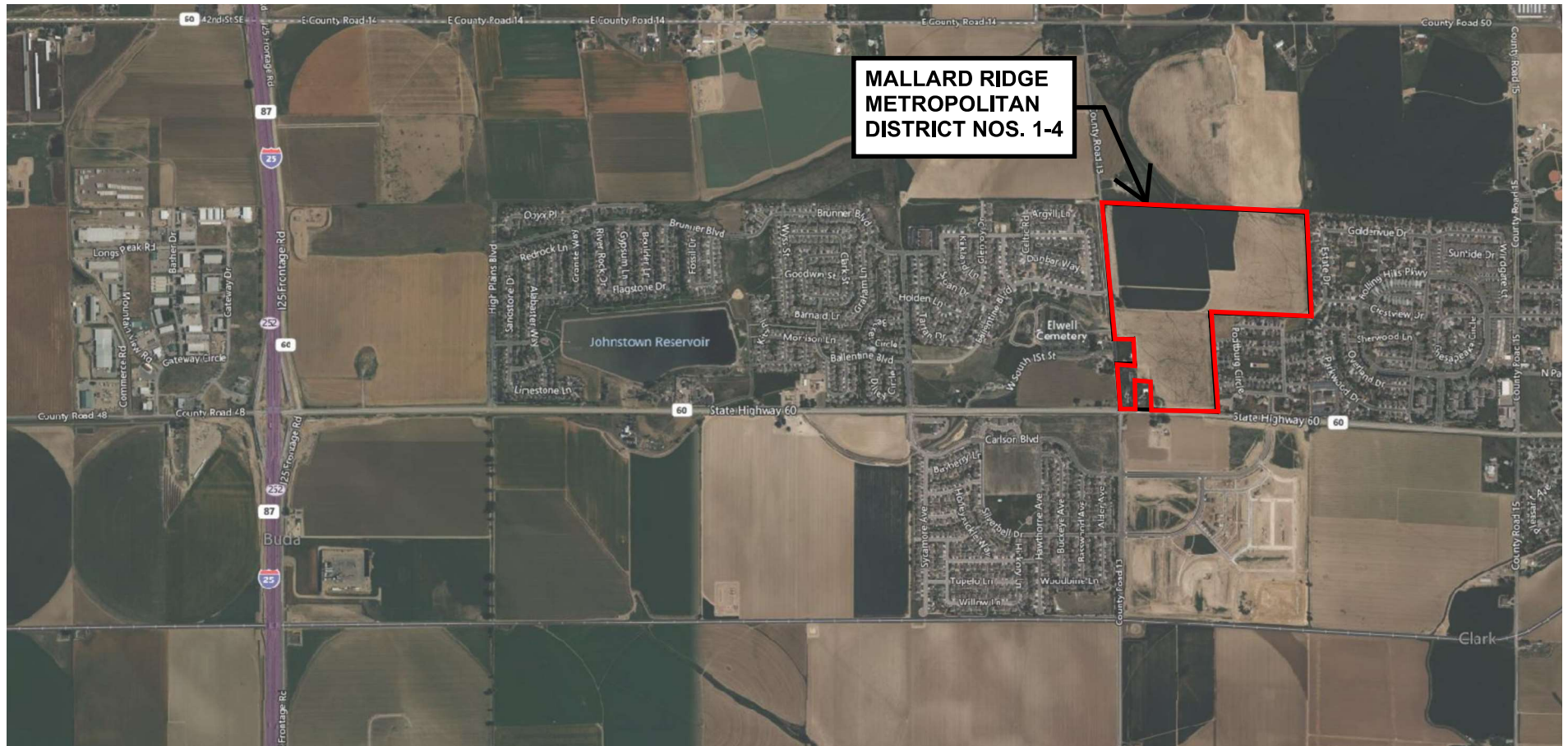
Mallard Ridge Metropolitan District Nos. 1-4 Vicinity Map

PREPARED FOR : 6037 JOHNSTOWN, LLC

JUNE, 2024

PREPARED BY : **SANDERSON STEWART**

FORT COLLINS, COLORADO

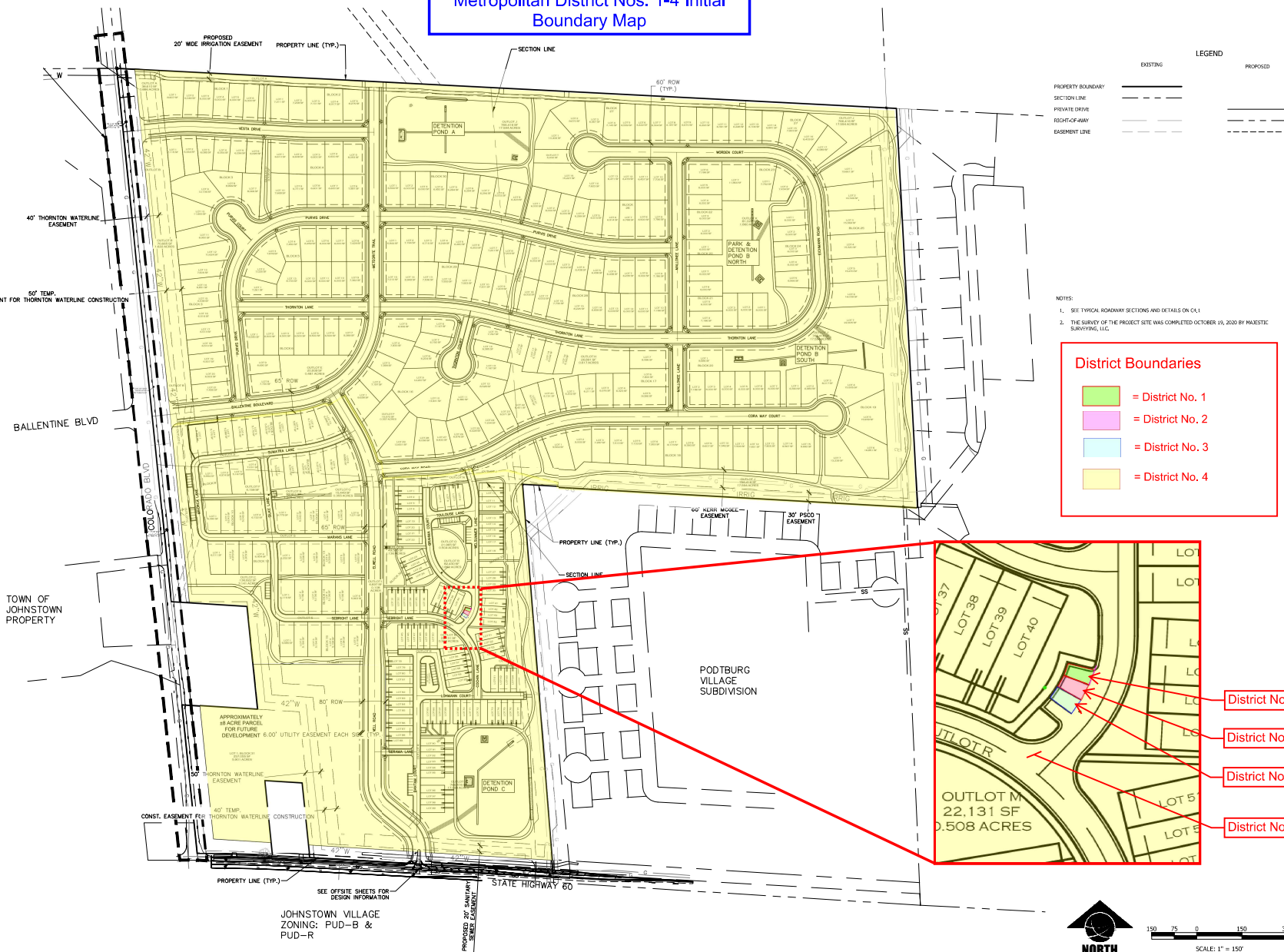


SCALE: 1" = 2000'

EXHIBIT C-1

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Initial District Boundary Map

[illegible]

Mallard Ridge Metropolitan District Nos. 1-4

CONSTRUCTION DRAWINGS
JOHNSTOWN, COLORADO
OVERALL SITE PLAN

C3.0

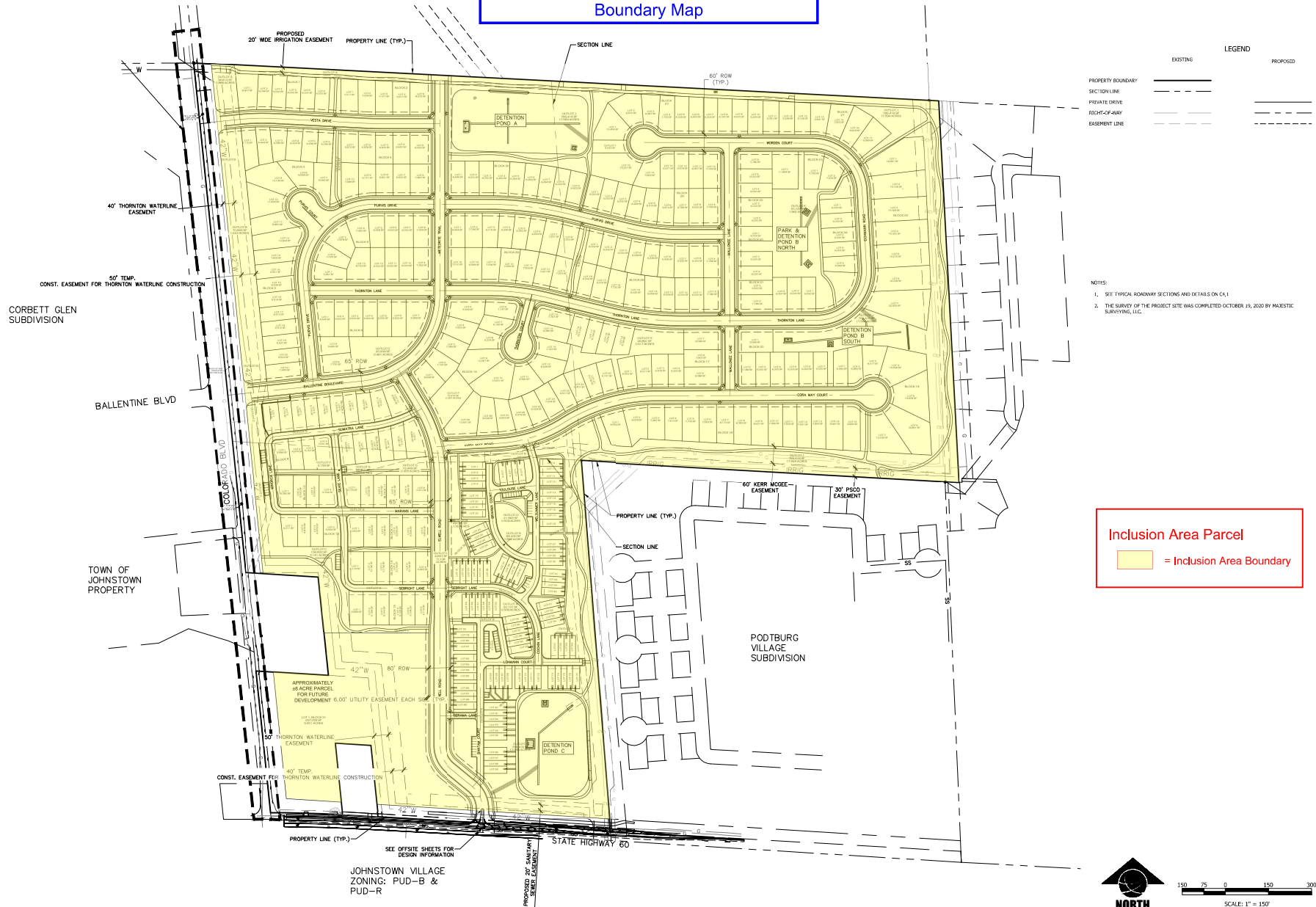


EXHIBIT C-2

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Inclusion Area Boundary Map

Mallard Ridge
Metropolitan District Nos. 1-4 Inclusion Area
Boundary Map



FILE:	20190 SITE/PROJ/PLANS
PROJECT NO.:	20190
CAD:	---
QUALITY ASSURANCE:	CS

EXHIBIT C-3

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Proofs of Ownership and Consent of Owners

June 12, 2024

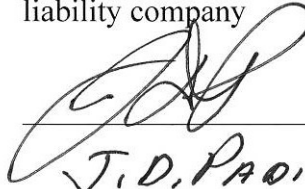
Town of Johnstown
 450 South Parish Avenue
 Johnstown, CO 80534

RE: Proposed Mallard Ridge Metropolitan District Nos. 1-4 (the "Districts")

To Whom It May Concern:

6037 Johnstown, LLC, a Colorado limited liability company, is the owner of the property attached hereto as **Exhibit A**, which property constitutes the entirety of the territory proposed for inclusion within the boundaries of the Districts. The purpose of this letter is to advise the Town of Johnstown that 6037 Johnstown, LLC consents to the organization of the Districts.

6037 Johnstown, LLC, a Colorado limited liability company



Printed Name

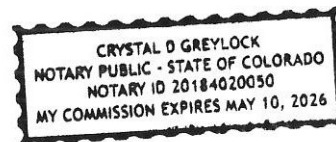
Title

STATE OF COLORADO)
) ss.
 COUNTY OF Taunton)

The foregoing instrument was acknowledged before me this 12th day of June, 2024, by JD Padilla, as the Manager of 6037 Johnstown, LLC.

Witness my hand and official seal.

My commission expires: May 10, 2026




Notary Public

Exhibit A

When recorded return to:

6037 Johnstown, LLC
144 North Mason, Suite 4
Fort Collins, Colorado 80524

SPECIAL WARRANTY DEED

THIS DEED is dated February 26, 2020, and is made by and between DEVCO INVESTORS LLC, a Colorado limited liability company ("Grantor"), and 6037 JOHNSTOWN, LLC, a Colorado limited liability company, having an address of 144 North Mason, Suite 4, Fort Collins, Colorado 80524 ("Grantee").

WITNESS, that Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, conveys and confirms unto the Grantee and Grantee's successors and assigns forever, all the real property, together with any improvements thereon, located in the County of Weld, State of Colorado, as legally described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the Property, with the appurtenances, unto Grantee and Grantee's successors and assigns forever. Grantor, for itself and its successors and assigns, does covenant and agree that Grantor shall and will WARRANT AND FOREVER DEFEND the above described premises in the quiet and peaceable possession of Grantee and the successors and assigns of Grantee, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor except and subject to: (i) taxes and assessments for the year 2020 and subsequent years, not yet due and payable; and (ii) those matters set forth in Exhibit B attached hereto and incorporated herein by this reference.

[SIGNATURE PAGE FOLLOWS]



25172030

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of this 26th day of February, 2020.

GRANTOR:

DEVCO INVESTORS LLC,
a Colorado limited liability company

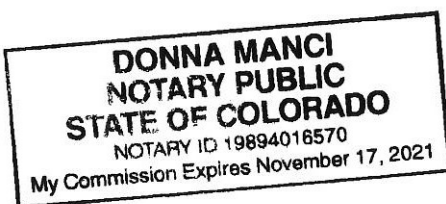
By: 
Dino DiTullio, its Manager

STATE OF COLORADO)
COUNTY OF Larimer) ss.

The foregoing instrument was acknowledged before me this 26th day of February 2020, by Dino DiTullio as Manager of Devco Investors LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: 11.17.21




Notary Public

EXHIBIT A**LEGAL DESCRIPTION OF THE PROPERTY**

ALL OF THE N 1/2 OF THE SW 1/4 AND ALL OF THE SW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., COUNTY OF WELD, STATE OF COLORADO

EXCEPT THAT PART OF THE SW 1/4 OF THE SW 1/4 DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 6, 519 FEET NORTH OF THE SW CORNER THEREOF; THENCE EAST 252 FEET; THENCE NORTH 346 FEET; THENCE WEST 252 FEET; THENCE SOUTH 346 FEET TO THE PLACE OF BEGINNING, AND AS CONVEYED BY DEED RECORDED MARCH 12, 1907 IN BOOK 273 AT PAGE 300, WELD COUNTY RECORDS;
AND FURTHER EXCEPTING CONVEYANCES TO THE DEPARTMENT OF HIGHWAYS, STATE OF COLORADO, AS RECORDED MAY 10, 1957 IN BOOK 1477 AT PAGE 299, 301 AND 303, WELD COUNTY RECORDS; AND TO PERMANENT EASEMENTS FOR IRRIGATION DITCH AS CONVEYED TO DEPARTMENT OF HIGHWAYS, STATE OF COLORADO BY INSTRUMENTS RECORDED MAY 10, 1957 IN BOOK 1477 AT PAGE 307, 308 AND 309, WELD COUNTY RECORDS;
AND FURTHER EXCEPTING THAT PART OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 6 CONVEYED BY DEED RECORDED FEBRUARY 23, 1951 IN BOOK 1295 AT PAGE 477, WELD COUNTY RECORDS

AND

THAT PORTION OF THE SE 1/4 OF SECTION 6, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M., TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTH LINE OF SAID SE 1/4 OF SECTION 6 AS BEARING N 81° 06' 55" W WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:
COMMENCING AT THE SW CORNER OF THE SE 1/4 OF SAID SECTION 6; THENCE N 03° 23' 56" E ALONG THE WEST LINE OF THE SE 1/4 OF SAID SECTION 6, A DISTANCE OF 1326.67 FEET TO THE NW CORNER OF ROLLING HILLS RANCH PHASE-1 SAID POINT BEING THE POINT OF BEGINNING;
THENCE S 80° 54' 20" E, ALONG THE NORTH LINE OF SAID PHASE-1 A DISTANCE OF 47.06 FEET;
THENCE N 02° 47' 49" E, A DISTANCE OF 1328.21 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 6; THENCE N 81° 12' 35" W, A DISTANCE OF 33.02 FEET TO THE NW CORNER OF SAID SE 1/4; THENCE S 03° 23' 56" W, ALONG THE WEST LINE OF SAID SE 1/4, A DISTANCE OF 1326.57 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

PERMITTED EXCEPTIONS

1. RIGHT OF WAY FOR COUNTY ROADS 30 FEET ON EITHER SIDE OF SECTION AND TOWNSHIP LINES, AS ESTABLISHED BY THE BOARD OF COUNTY COMMISSIONERS FOR WELD COUNTY, RECORDED OCTOBER 14, 1889 IN BOOK 86 AT PAGE 273.
2. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED JULY 13, 2012, IN BOOK 333 AT PAGE 49.
3. RIGHT OF WAY EASEMENT AS GRANTED TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED APRIL 01, 1941, IN BOOK 1077 AT PAGE 22.
4. RIGHT OF WAY EASEMENT AS GRANTED TO DEPARTMENT OF HIGHWAYS, STATE OF COLORADO IN INSTRUMENT RECORDED MAY 10, 1957, IN BOOK 1477 AT PAGE 307, 308 AND 309.
5. OIL AND GAS LEASE RECORDED FEBRUARY 04, 1980 UNDER RECEPTION NO. 1816041 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.
6. RIGHT OF WAY EASEMENT AS GRANTED TO PANHANDLE EASTERN PIPELINE COMPANY IN INSTRUMENT RECORDED JANUARY 28, 1983, UNDER RECEPTION NO. 1915825.
7. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED JANUARY 29, 1996 AT RECEPTION NO. 2473693.
8. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED OCTOBER 05, 2005 AT RECEPTION NO. 3328912.
9. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE RECORDED OCTOBER 05, 2005 AT RECEPTION NO. 3328915.
10. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION MAP RECORDED OCTOBER 05, 2005 AT RECEPTION NO. 3328916.
11. TERMS, CONDITIONS AND PROVISIONS OF ORDER RECORDED APRIL 19, 2006 AT RECEPTION NO. 3380680.
12. TERMS, CONDITIONS AND PROVISIONS OF PERMANENT UTILITY EASEMENT AGREEMENT RECORDED APRIL 16, 2007 AT RECEPTION NO. 3469135.
13. TERMS, CONDITIONS AND PROVISIONS OF RIGHT OF WAY FENCE AGREEMENT RECORDED MAY 02, 2007 AT RECEPTION NO. 3472973.
14. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR NOTIFICATION RECORDED OCTOBER 15, 2007 AT RECEPTION NO. 3511023.
15. TERMS, CONDITIONS AND PROVISIONS OF REQUEST FOR NOTIFICATION RECORDED DECEMBER 21, 2007 AT RECEPTION NO. 3525268.
16. RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED OCTOBER 22, 2009, UNDER RECEPTION NO. 3655455.

NOTE: QUIT CLAIM DEED RECORDED AUGUST 26, 2011 AT RECEPTION NO. 3788682
17. RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED AUGUST 26, 2011, UNDER RECEPTION NO. 3788683.
18. RIGHT OF WAY EASEMENT AS GRANTED TO KERR-MCGEE GATHERING LLC IN INSTRUMENT RECORDED SEPTEMBER 25, 2015, UNDER RECEPTION NO. 4145179.

NOTE: AMENDMENT OF GRANT OF EASEMENT RECORDED FEBRUARY 6, 2019 AT RECEPTION NO. 4465253.

19. RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AND A RIGHT OF WAY FOR DITCHES OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES, AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 15, 1892 IN BOOK 34 AT PAGE 363.

(AFFECTS SE 1/4 OF SECTION 6)
20. UNDIVIDED 1/2 INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED IN DEED, RECORDED OCTOBER 22, 1953, IN BOOK 1372 AT PAGE 309, AS RECEPTION NO. 1166221 AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

(AFFECTS SE 1/4 OF SECTION 6)
21. RIGHT OF WAY EASEMENT AS GRANTED TO SINCLAIR PIPE LINE COMPANY IN INSTRUMENT RECORDED MARCH 19, 1963, UNDER RECEPTION NO. 1403823.

(AFFECTS SE 1/4 OF SECTION 6)
22. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED FEBRUARY 03, 1967 AT RECEPTION NO. 1499870.

(AFFECTS SE 1/4 OF SECTION 6)
23. OIL AND GAS LEASE RECORDED JULY 20, 1970 UNDER RECEPTION NO. 1551637 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN.

(AFFECTS SE 1/4 OF SECTION 6)
24. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED APRIL 07, 1983 AT RECEPTION NO. 1922835 AND OCTOBER 5, 1983 AT RECEPTION NO. 1942672.

(AFFECTS SE 1/4 OF SECTION 6)
25. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT AND SURFACE USE AGREEMENT RECORDED JANUARY 14, 1994 AT RECEPTION NO. 2369332.

(AFFECTS SE 1/4 OF SECTION 6)
26. OIL AND GAS LEASE RECORDED AUGUST 06, 2018 UNDER RECEPTION NO. 4420911 AND ANY AND ALL ASSIGNMENTS THEREOF, OR INTEREST THEREIN. ASSIGNMENT OF ROYALTY INTEREST RECORDED AUGUST 13, 2018 AT RECEPTION NO. 4422707.
27. TERMS, CONDITIONS AND PROVISIONS OF WAIVER RECORDED AUGUST 24, 2018 AT RECEPTION NO. 4425703.
28. TERMS, CONDITIONS AND PROVISIONS OF SUBSURFACE EASEMENT AGREEMENT RECORDED AUGUST 24, 2018 AT RECEPTION NO. 4425704.
29. TERMS, CONDITIONS AND PROVISIONS OF TEMPORARY ACCESS AND CONSTRUCTION EASEMENT DATED JANUARY 15, 2019 BY AND BETWEEN VIRGINIA PURVIS, BARBARA K. PURVIS AND PURVIS PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND THE CITY OF THORNTON RECORDED FEBRUARY 13, 2019 AT RECEPTION NO. 4466795.
30. TERMS, CONDITIONS AND PROVISIONS IN DEED OF PERPETUAL NON EXCLUSIVE EASEMENT DATED JANUARY 15, 2019 BY AND BETWEEN VIRGINIA PURVIS, BARBARA K. PURVIS AND PURVIS PROPERTIES, LLC, A COLORADO LIMITED LIABILITY COMPANY AND THE CITY OF THORNTON RECORDED FEBRUARY 13, 2019 AT RECEPTION NO. 4466794.

31. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON ALTA/NSPS LAND TITLE SURVEY CERTIFIED MARCH 6, 2019 PREPARED BY NORTHERN ENGINEERING, JOB #156-027:
 - A. DITCHES, IRRIGATION STRUCTURES, ACCESS ROADS, BRIDGE
 - B. UNDERGROUND UTILITIES WERE NOT LOCATED
 - C. ENCROACHMENT OF METAL BUILDING ONTO SUBJECT PROPERTY
32. ALL OIL, GAS, MINERALS AND OTHER MINERAL RIGHTS AS RESERVED IN INSTRUMENT RECORDED FEBRUARY 19, 2019, UNDER RECEPTION NO. 4467931, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN.

EXHIBIT D

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Intergovernmental Agreement between the Districts and Johnstown

INTERGOVERNMENTAL AGREEMENT BETWEEN
THE TOWN OF JOHNSTOWN, COLORADO
AND
MALLARD RIDGE METROPOLITAN DISTRICT NOS. 1-4

THIS INTERGOVERNMENTAL AGREEMENT (“Agreement”) is made and entered into as of this ____ day of _____, _____, by and between the TOWN OF JOHNSTOWN, a municipal corporation of the State of Colorado (“Town”), and MALLARD RIDGE METROPOLITAN DISTRICT NOS. 1-4, quasi-municipal corporations and political subdivisions of the State of Colorado (the “Districts”). The Town and the Districts are collectively referred to as the “Parties.”

RECITALS

WHEREAS, the Districts were organized to provide those services and to exercise powers as are more specifically set forth in the Districts’ Service Plan approved by the Town on _____, 2024 (“Service Plan”); and

WHEREAS, the Service Plan makes reference to the execution of an intergovernmental agreement between the Town and the Districts; and

WHEREAS, the Town and the Districts have determined it to be in the best interests of their respective taxpayers, residents, and property owners to enter into this Intergovernmental Agreement (“Agreement”).

NOW, THEREFORE, in consideration of the covenants and mutual agreements herein contained, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto agree as follows:

COVENANTS AND AGREEMENTS

1. Operations and Maintenance Limitation. The Districts shall only operate and maintain those Public Improvements that are not accepted for ownership, operations, and maintenance by the Town or other appropriate entity in a manner consistent with the Approved Development Plan and other rules and regulations of the Town and the Town Code.

2. Trails and Amenities. The Districts may own, operate, and maintain trails and related amenities within the Districts. All parks and trails shall be open to the general public, including Town residents who do not reside in the Districts, free of charge. Any fee imposed by the Districts for access to recreation improvements owned by the Districts, other than parks and trails, shall not result in Town residents who reside outside the Districts paying a user fee that is greater than, or otherwise disproportionate to, amounts paid by residents of the Districts and shall not result in the Districts’ residents subsidizing the use by non-residents of the Districts. The Districts shall be entitled to impose a reasonable administrative fee to cover additional expenses associated with use of District recreational improvements, other than parks and trails, by Town residents who do not reside in the Districts to ensure that such use is not subsidized by the Districts’ residents.

3. Fire Protection, Ambulance, and Emergency Services Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain fire protection facilities or services, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town. The authority to plan for, design, acquire, construct, install, relocate, redevelop, or finance fire hydrants and related improvements installed as part of the water system shall not be limited by this provision. The Districts shall not be authorized to provide for ambulance or emergency medical services, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

4. Television Relay and Translation Limitation. The Districts shall not be authorized to plan for, design, acquire, construct, install, relocate, redevelop, finance, operate, or maintain television relay and translation facilities and services, other than for the installation of conduit as a part of a street construction project, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

5. Telecommunication Facilities. The Districts agree that no telecommunication facilities owned, operated, or otherwise allowed by the Districts shall affect the ability of the Town to expand its public safety telecommunication facilities or impair the Town's existing telecommunication facilities.

6. Solid Waste Collection Limitation. The Districts shall not provide for collection and transportation of solid waste, other than waste generated by the activities of the Districts, unless such services are provided pursuant to an intergovernmental agreement with the Town.

7. Transportation Limitation. The Districts shall not provide transportation services unless such services are provided pursuant to an intergovernmental agreement with the Town; however, nothing in this subsection shall prohibit the Districts from providing streets and traffic and safety control services.

8. New Powers. If, after the Service Plan is approved, the Colorado General Assembly grants new or broader powers for metropolitan districts, to the extent permitted by law, any or all such powers shall be deemed to be a part hereof and available to be exercised by the Districts only following written approval by the Town, subject to the Town's sole discretion.

9. Construction Standards Limitation. The Districts shall ensure that the Public Improvements are designed and constructed in accordance with the standards and specifications of the Town and of other governmental entities having proper jurisdiction, unless otherwise approved by the Town or such other governmental entities. The Districts shall obtain the Town's approval of civil engineering plans and applicable permits for construction and installation of Public Improvements prior to performing such work.

10. Zoning and Land Use Requirements; Sales and Use Tax. The Districts shall be subject to all of the Town's zoning, subdivision, building code, and other land use requirements. The Districts shall not exercise any exemption from Town sales or use tax, whether directly or indirectly.

11. Growth Limitations. The Districts agree that the Town shall not be limited in implementing Town Council or voter approved growth limitations, even though such actions may reduce or delay development within the Districts and the realization of the Districts' revenue.

12. Conveyance. The Districts agree to convey to the Town, at no expense to the Town and upon written notification from the Town, any real property owned by the Districts that is necessary, in the Town's sole discretion, for any Town capital improvement projects for transportation, utilities, or drainage. The Districts shall, at no expense to the Town and upon written notification from the Town, transfer to the Town all rights-of-way, fee interests, and easements owned by the Districts that the Town determines are necessary for access to and operation and maintenance of the Public Improvements to be owned, operated, and maintained by the Town, consistent with an Approved Development Plan.

13. Privately Placed Debt Limitation. Prior to the issuance of any Privately Placed Debt, including but not limited to any Developer Debt, the Districts shall obtain the certification of an External Financial Advisor approved by the Town, in form substantially as follows:

We are [I am] an External Financial Advisor within the meaning of the Districts' Service Plan.

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

Prior to the issuance of any Privately Placed Debt to a Director of a District or to an entity with respect to which a Director of a District must make disclosure under Section 24-18-109, C.R.S., the District issuing such Privately Placed Debt shall also obtain the certification of an External Financial Advisor in form substantially as follows:

[We are/I am] an External Financial Advisor within the meaning of the District's Service Plan.

[We/I] certify that the interest rate of such debt does not exceed the lesser of (1) the Municipal Market Data "AAA" General Obligation, Thirty-Year Constant Maturity, or successor index if replaced, plus four hundred basis points, as of the seventh business day prior to the date of issuance of such Debt; or (2) the current market interest rate for the debt based on criteria determined by [me/us] including the structure of the debt, the maturities, redemption provisions, the revenue pledged for repayment, and other terms of the debt, considering the financial circumstances of the District.

Within ten (10) days subsequent to the issuance of Privately Placed Debt, the Districts shall provide the Town with copies of the relevant Debt documents, the External Financial Advisor

Certification, and the Bond Counsel Opinion addressed to the Districts and the Town regarding the issuance of the Debt.

14. Inclusion Limitation. The Districts may include all or a portion of the property with the Inclusion Area Boundaries only after approval by the Town of an Approved Development Plan applicable to the property to be included and shall provide written notice to the Town of all such inclusions concurrently therewith. The Districts shall not include within their boundaries any property outside the Inclusion Area Boundaries without the prior approval of Town Council. The Districts shall only include within their boundaries property that has been annexed to the Town and no portion of any of the Districts shall ever consist of property not within the Town's corporate boundaries.

15. Overlap Limitation. The boundaries of the Districts shall not overlap unless the aggregate Debt mill levies within the overlapping Districts will not at any time exceed the lesser of the Maximum Debt Mill Levy that applies to either of the overlapping Districts.

16. Debt Limitation. Unless otherwise approved by separate intergovernmental agreement or an amendment to this Agreement, on or before the effective date of approval by the Town Council of an Approved Development Plan, the Districts shall not: (a) issue any Debt; (b) impose a mill levy for the payment of Debt by direct imposition or by transfer of funds from the operating fund to the Debt service funds; or (c) impose and collect any Development Fees, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

17. Maximum Debt Authorization. The Districts shall not issue Debt in excess of \$12,000,000. Refunded Debt, wherein the initial debt issuance counted toward the Maximum Debt Authorization, and Debt in the form of an intergovernmental agreement between one or more of the Districts, shall not count against the Maximum Debt Authorization set forth herein.

18. Recurring Fee Limitation. The Districts may impose and collect Recurring Fees for administrative, operations, and maintenance expenses related to services, programs or facilities furnished by the Districts. Any Recurring Fees for administrative, operations, and maintenance expenses not specifically set forth in the Financial Plan, including a subsequent increase in such Recurring Fees, shall be subject to review and approval by the Town, either administratively or by formal action of Town Council, at the discretion of the Town Manager. Notwithstanding the foregoing, the Districts may increase Recurring Fees by up to 3% per year to keep pace with rising labor and material costs without the need for additional Town approval. If the Town does not respond to a request for the imposition of the Recurring Fee or an increase in such Recurring Fee within forty-five (45) days of receipt of a written request from the Districts, the Town shall be deemed to have approved the ability of the Districts to impose or increase the Recurring Fee as described in the request. Any Recurring Fees imposed or increased for operation and maintenance expenses without approval as set forth herein shall constitute a material departure from the Service Plan. The revenue from a Recurring Fee shall not be used to pay for Debt.

19. Monies from Other Governmental Sources. The Districts shall not apply for or accept Conservation Trust Funds, Great Outdoors Colorado Funds, or other funds available from or through governmental or non-profit entities for which the Town is eligible to apply, except

pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town. This Section shall not apply to specific ownership taxes which shall be distributed to and a revenue source for the District without any limitation.

20. Consolidation Limitation. The Districts shall not file a request with any Court to consolidate with another Title 32 district without the prior approval of Town Council, unless such consolidation is with one of the other District.

21. Public Improvement Fee Limitation. The Districts shall not collect, receive, spend, or pledge to any Debt or use to pay for operations and maintenance services, any fee, assessment, tax, or charge which is collected by a retailer in the Districts on the sale of goods or services by such retailer and which is measured by the sales price of such goods or services, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

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

(a) Shall not be subject to set-aside for any reason or by any court of competent jurisdiction, absent an amendment to the Service Plan; and

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

The filing of any bankruptcy petition by the Districts shall constitute, simultaneously with such filing, a material departure of the express terms of this Service Plan, and thus an express violation of the approval of this Service Plan.

23. Water Rights/Resources Limitation. The District shall not acquire, own, manage, adjudicate or develop water rights or resources, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town. Provided however that nothing herein shall prohibit the Districts from reimbursing the Developer for the costs of raw water dedicated to the Town on the conditions that: (a) all raw water that the Districts purchase from the Developer or for which the Districts reimburse the Developer shall be used to meet water dedication requirements for development within the Service Area; (b) the Districts shall require the Developer to dedicate a sufficient amount of raw water to the Town for each phase of the development of the Project as required by the Town’s Municipal Code; and (c) the Districts’ reimbursement to the Developer shall not exceed the amount of the Developer’s actual cost for the purchase of the raw water, subject to cost verification report per Section V.A.30 of the Service Plan. Prior to use of the water for the potable or non-potable needs of the development, the raw water may be leased, subject to any legal limitations.

24. Eminent Domain Limitation. Absent the prior written approval of the Town, the Districts shall not exercise their statutory power of eminent domain or dominant eminent domain for the purpose of condemning property outside of the Service Area. Additional approval from the Town shall not be required prior to the Districts' exercise of their statutory power of eminent domain or dominant eminent domain with respect to property within the Service Area, except that, absent approval of the Town, the Districts may not exercise their statutory power of eminent domain or dominant eminent domain with respect to property in the Inclusion Area Boundaries until such property is included in the Districts' boundaries. In no event shall the Districts exercise their statutory power of dominant eminent domain to condemn property owned by the Town.

25. Covenant Enforcement and Design Review Services. The Districts shall have the power, but not the obligation, to provide Covenant Enforcement and Design Review Services within the Districts in accordance with the Colorado Statutes as they are amended from time to time. The Town shall not bear any responsibility for Covenant Enforcement and Design Review Services within the boundaries of the Districts. The Town's architectural control, design review, and other zoning, land use, development, design, and other controls are separate requirements that must be met in addition to any similar controls or services undertaken by the Districts.

26. Special Improvement Districts. The Districts shall not be entitled to create a special improvement district pursuant to Section 32-1-1101.7, C.R.S., except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

27. Reimbursement Agreement with Adjacent Landowners. If the Districts utilize reimbursement agreements to obtain reimbursements from adjacent landowners for costs of improvements that benefit the third-party landowners, such agreements shall be in accordance with the Town Code and subject to prior written approval of the Town Council. Any and all resulting reimbursements received for such improvement shall be used to re-pay the cost of the Public Improvement that is the subject of the reimbursement agreement or shall be deposited in the Districts' debt service fund and used for the purpose of retiring Debt. The Districts shall maintain an accurate accounting of the funds received and disbursed pursuant to reimbursement agreements.

28. Land Purchase Limitation. Proceeds from the sale of Debt and other revenue of the Districts shall not be used to pay the Developer for the acquisition from the Developer of any real property, easements, or other interests required to be dedicated for public use by annexation agreements, Approved Development Plans, the Town Code, or other development requirements, except pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town. Examples of ineligible reimbursements include, but are not limited to: the acquisition of rights of way, easements, land for public drainage, parkland, or open space, unless separate consent is given by resolution of the Town Council or pursuant to an amendment to this Agreement or a subsequent intergovernmental agreement with the Town.

29. Developer Reimbursement of Public Improvement Related Costs. Prior to the reimbursement to the Developer for costs incurred in the organization of the Districts, or for funds expended on the Districts' behalf related to the Public Improvements or for the acquisition of any part of the Public Improvements, the Districts shall receive: a) the report of an engineer

retained by the District, independent of the Developer and licensed in Colorado, verifying that, in such engineer's professional opinion, reimbursement for the costs of the Public Improvements that are the subject of the reimbursement or acquisition, including the construction costs and the soft costs, but excluding the accounting and legal fees, are reasonable and are related to the provision of the Public Improvements or are related to the Districts' organization; and b) the report of an accountant retained by the Districts, independent of the Developer and licensed in Colorado, verifying that, in such accountant's professional opinion, reimbursement for the accounting and legal fees that are the subject of the reimbursement or acquisition, are reasonable and related to the Public Improvements or the Districts' organization. Upon request, the District shall provide the Cost Verification Reports to the Town.

30. Developer Reimbursement of Administration, Operations, and Maintenance Related Costs. Prior to the reimbursement to the Developer for costs incurred or for funds expended on behalf of the District related to the administration of the District or the operation and maintenance of the Public Improvements, the Districts shall receive the report of an accountant retained by the Districts, independent of the Developer and licensed in Colorado, verifying that, in such accountant's professional opinion, reimbursement of the funds advanced for such administration, operations, or maintenance costs, are receivable and related to the administration, operations, or maintenance of the Districts or the Public Improvements. Upon request, the Districts shall provide the report to the Town.

31. Board Meetings and Website Limitations. Once an End User owns property in the Districts, the Districts' Board meeting(s) shall be conducted within the boundaries of the Town of Johnstown. The Districts shall establish and maintain a public website and the Districts' website shall include the name of the Project or a name that allows residents of the community and the Districts to readily locate the District online and shall also include an updated street map for those properties within the Districts that have constructed streets that are open for public use. In addition, each District shall post a copy of all of the following documents on its public website: a) each call for nominations, required pursuant to Section 1-13.5-501, C.R.S., b) the transparency notice provided pursuant to 32-1-809, C.R.S, c) each recorded declaration of covenants if the Districts provide Covenant Enforcement and Design Review Services, d) a copy of this Service Plan and all amendments thereto, e) all approved budgets, audits, meeting minutes, Board orders, and resolutions, f) any Rules and Regulations adopted by the Board, g) all meeting agendas, and h) any other requirements pursuant to Section 32-1-104.5(3)(a), C.R.S..

32. Financial Review. The Town shall be permitted to conduct periodic reviews of the financial powers of the Districts in the Service Plan in the manner and form provided in Section 32-1-1101.5, C.R.S. As provided in the statute, the Town may conduct the first financial review in fifth calendar year after the calendar year in which a special district's ballot issue to incur general obligation indebtedness was approved by its electors. After such fifth calendar year and notwithstanding the provisions of the statute, the Town may conduct the financial review at any time, by providing sixty (60) days written notice to the Districts, except that the Town may not conduct a financial review within sixty (60) months of the completion of its most recent financial review. The Town's procedures for conducting a financial review under this Paragraph, and the remedies available to the Town as a result of such financial review, shall be identical to those provided for in Section 32-1-1101.5(2), C.R.S. The Districts shall be responsible for payment of

the Town's actual consultant and legal and administrative costs associated with such review, and the Town may require a deposit of the estimated costs thereof.

33. Service Plan Amendment Requirement. Actions of the Districts which violate the limitations set forth in this Service Plan shall be deemed to be material modifications to this Service Plan and the Town shall be entitled to all remedies available under State and local law to enjoin such actions of the Districts, including the remedy of enjoining the issuance of additional authorized but unissued debt, until such material modification is remedied.

34. Maximum Debt Mill Levy. The Maximum Debt Mill Levy shall be maximum mill levy the Districts are permitted to impose for payment of Debt and includes, as appropriate, the Maximum Commercial Debt Mill Levy and the Maximum Residential Debt Mill Levy, and shall be determined as follows:

(a) Maximum Commercial Debt Mill Levy. The Maximum Commercial Debt Mill Levy shall be fifty (50) mills subject to an Assessment Rate Adjustment, if applicable. For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of the Commercial District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Commercial Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

(b) Maximum Residential Debt Mill Levy. The Maximum Residential Debt Mill Levy shall be forty (40) mills subject to an Assessment Rate Adjustment, if applicable. For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of the Residential District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Residential Debt Mill Levy if a majority of the Board of the Residential District are End Users, and such Residential District Board authorizes such a Maximum Residential Mill Levy "roll-off" through the issuance of Debt or refunding thereof, and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

(c) Maximum Mixed-Use Debt Mill Levy. The Maximum Residential Debt Mill Levy shall apply to any Mixed-Use District; provided however, that if the inclusion of the Residential Property and the Commercial Property into a Mixed Use District is approved by the Town in an intergovernmental agreement that is approved by Town Council and is separate from this Intergovernmental Agreement, then the Maximum Commercial Debt Mill Levy may be applied within a Mixed-Use District. For the portion of any aggregate Debt which is equal to or less than fifty percent (50%) of the Mixed-Use District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Residential Debt Mill Levy if a majority of the Board of the Mixed-Use District are End Users, and such Mixed-Use District Board authorizes such a Maximum Residential Mill Levy "roll-off" through the issuance of Debt or refunding thereof, and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

35. Maximum Operations and Maintenance Mill Levy. The maximum Operations and Maintenance Mill Levy shall be a mill levy the Districts are permitted to impose for payment of the Districts' administrative, operations, and maintenance costs, which shall include, but not be limited to, the funding of operating reserves and sufficient ending fund balances to assure sufficient cash flow to fund expenses as they come due. The maximum Operations and Maintenance Mill Levy of a District shall be ten (10) mills and shall at all times not exceed the maximum mill levy necessary to pay those expenses. If a majority of the Board of Directors of a District are End Users, such Board may eliminate the maximum Operations and Maintenance Mill Levy upon written notice and approval of the Town, which shall not be unreasonably withheld.

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

37. Mill Levy Imposition Term.

(a) Developer Debt shall expire and be forgiven twenty (20) years after the date of the initial imposition by the Districts of an ad valorem property tax to pay any Debt, except as otherwise provided in an amendment of this Agreement or subsequent intergovernmental agreement with the Town approved by resolution of the Town Council. Refunding Bonds shall not be subject to this Developer Debt Mill Levy Imposition Term so long as such Refunding Bonds are not owned by the Developer or by a party related, directly or indirectly, to the Developer. Developer Debt shall not have any call protection.

(b) Maximum Debt Mill Levy Imposition Term: In addition to the Developer Debt Mill Levy Imposition Term, a Residential District or Mixed-Use District shall not impose a levy for repayment of any Debt (or use the proceeds of any mill levy for repayment of Debt) on any single property developed for residential uses after forty (40) years from the year of the initial imposition of such mill levy unless a majority of the Directors on the Board of the District imposing the mill levy are End Users and have voted in favor of a refunding of a part or all of the Debt for a term exceeding the Maximum Debt Mill Levy Imposition Term and such refunding will result in a net present value savings as set forth in Section 11-56-101, C.R.S., et seq.

38. Dissolution. Upon a determination of the Town Council that the purposes for which the Districts were created have been accomplished, the Districts agree to file petitions in the District Court for dissolution, pursuant to the applicable State statutes. Dissolution shall not occur until the Districts have provided for the payment or discharge of all of their outstanding indebtedness and other financial obligations as required pursuant to State statutes.

39. Notices. All notices, demands, requests, or other communications to be sent by one party to the other hereunder or required by law shall be in writing and shall be deemed to have been validly given or served by delivery of same in person to the address or by courier delivery, via United Parcel Service or other nationally recognized overnight air courier service, or by depositing same in the United States mail, postage prepaid, addressed as follows:

To the District: Mallard Ridge Metropolitan District Nos. 1-4
 c/o WHITE BEAR ANKELE TANAKA AND WALDRON
 2154 East Commons Avenue, Suite 2000
 Centennial, Colorado 80122
 Attn: Robert G. Rogers, Esq.
 Phone: (303) 858-1800
 Fax: (303) 858-1801

To the Town: Attn: Town Manager
 Town of Johnstown
 223 1st Street
 Johnstown, CO 80615
 Phone: (970) 454-3338

All notices, demands, requests, or other communications shall be effective upon such personal delivery or one (1) business day after being deposited with United Parcel Service or other nationally recognized overnight air courier service or three (3) business days after deposit in the United States mail. By giving the other party hereto at least ten (10) days written notice thereof in accordance with the provisions hereof, each of the Parties shall have the right from time to time to change its address.

40. Amendment. This Agreement may be amended, modified, changed, or terminated in whole or in part only by a written agreement duly authorized and executed by the Parties hereto and without amendment to the Service Plan.

41. Assignment. Neither Party hereto shall assign any of its rights nor delegate any of its duties hereunder to any person or entity without having first obtained the prior written consent of the other Party, which consent will not be unreasonably withheld. Any purported assignment or delegation in violation of the provisions hereof shall be void and ineffectual.

42. Default/Remedies. Upon the occurrence of any event of breach or default by either Party, the non-defaulting party shall provide written notice to the other Party. The defaulting Party shall immediately proceed to cure or remedy such breach or default, and in any event, such breach or default shall be cured within fifteen (15) days after receipt of the notice. Following the cure period in the event of a breach or default of this Agreement by either Party, the non-defaulting Party shall be entitled to exercise all remedies available by law or in equity, specifically including suits for specific performance and/or monetary damages. In the event of any proceeding to enforce the terms, covenants or conditions hereof, the prevailing Party in such proceeding shall be entitled to obtain as part of its judgment or award its reasonable attorneys' fees, to the extent permitted by law.

43. Governing Law and Venue. This Agreement shall be governed and construed under the laws of the State of Colorado and venue shall be in Weld County.

44. Inurement. Each of the terms, covenants and conditions hereof shall be binding upon and inure to the benefit of the Parties hereto and their respective successors and assigns.

45. Integration. This Agreement constitutes the entire agreement between the Parties with respect to the matters addressed herein. All prior discussions and negotiations regarding the subject matter hereof are merged herein.

46. Parties Interested Herein. Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon, or to give to, any person other than the Districts and the Town any right, remedy, or claim under or by reason of this Agreement or any covenants, terms, conditions, or provisions thereof, and all the covenants, terms, conditions, and provisions in this Agreement by and on behalf of the Districts and the Town shall be for the sole and exclusive benefit of the Districts and the Town.

47. Severability. If any covenant, term, condition, or provision under this Agreement shall, for any reason, be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein, the intention being that such provisions are severable.

48. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall constitute an original and all of which shall constitute one and the same document.

49. No Liability of Town. The Town has no obligation whatsoever to construct any improvements that the Districts are required to construct, or pay any debt or liability of the Districts, including any Bonds.

50. Paragraph Headings. Paragraph headings are inserted for convenience of reference only.

51. Defined Terms. Capitalized terms used herein and not otherwise defined shall have the meanings ascribed to them in the Service Plan.

52. Consideration of Districts' Name. The Parties agree that the Districts' Boards shall consider a name change at their first meeting after the organization of the Districts, to a new legal name which is acceptable to the Boards and the Town, for the purpose of avoiding potential confusion with unrelated but similarly named developments. The Districts shall comply with all relevant laws in making such name change.

MALLARD RIDGE METROPOLITAN
DISTRICT NOS. 1-4

By: _____
President

Attest:

Secretary

TOWN OF JOHNSTOWN, COLORADO

By: _____
_____, Mayor

Attest:

By: _____
_____, Town Clerk

APPROVED AS TO FORM: _____

EXHIBIT E

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Capital Plan



Summary Estimate of Preliminary District Expenditures
Basic Public Improvement Costs for Mallard Ridge Metropolitan District Nos. 1-4
 September 4, 2024

Summary of Costs

	Total Construction Cost Subtotal	Soft Costs	Contingency	Total Item Cost
Residential	\$21,472,737.30	\$6,441,821.19	\$4,294,547.46	\$32,209,200.00
Commercial	\$892,118.33	\$267,635.50	\$178,423.67	\$1,338,200.00
CO Boulevard	\$1,391,117.50	\$417,400.00	\$139,200.00	\$1,947,800.00
State Hwy 60	\$922,118.50	\$276,700.00	\$92,300.00	\$1,291,200.00

Total Public Infrastructure Cost \$36,786,400.00

**Mallard Ridge Metropolitan District Nos. 1-4
Residential Public Infrastructure Development Estimate**

GENERAL CONDITIONS	UNIT	QUANTITY	UNIT COST	EXTENDED
Mobilization	EA	1.0	\$10,150.00	\$10,150.00
Dry Utility Conduit Crossing	EA	384.0	\$299.50	\$115,008.00
Surveying	LS	1.0	\$242,208.57	\$242,208.57
Demo (Signs, Curb, Concrete, Etc.)	LS	1.0	\$11,475.00	\$11,475.00
Demo Irrigation Ditch/Pipe and Diversion Box's	LF	2,600.0	\$21.00	\$54,600.00
Signs & Striping	LS	1.0	\$72,372.00	\$72,372.00
Traffic Control (CDOT)	EA	1.0	\$95,000.00	\$95,000.00
			Subtotal:	\$600,813.57

EROSION CONTROL	UNIT	QUANTITY	UNIT COST	EXTENDED
Silt Fence	LF	11,250.0	\$1.63	\$18,337.50
Concrete Wash Out	EA	3.0	\$1,312.50	\$3,937.50
Vehicle Tracking Pad	EA	4.0	\$1,506.10	\$6,024.40
Temporary Seeding & Mulching	AC	110.0	\$1,355.49	\$149,103.90
Rock Sock (assuming 10' type R inlet)	EA	144.0	\$157.50	\$22,680.00
Back of Curb Heavy Weight Wattles	LF	28,507.0	\$4.86	\$138,544.02
Straw Wattles	EA	25.0	\$262.50	\$6,562.50
Rock Check Dams	EA	80.0	\$131.25	\$10,500.00
Erosion Control Blanket	SY	10,000.0	\$2.39	\$23,900.00
Storm Water Inspections	MONTH	12.0	\$341.25	\$4,095.00
Erosion Control Maintenance	MONTH	10.0	\$2,609.25	\$26,092.50
SWMP Book	LS	1.0	\$3,855.60	\$3,855.60
			Subtotal:	\$413,632.92

LANDSCAPE, MONUMENTATION, WATTLE	UNIT	QUANTITY	UNIT COST	EXTENDED
Landscaping (Per Map Around Multifamily Area's Excluded)	LS	1.0	\$2,426,865.75	\$2,426,865.75
Landscaping Sleeving	EA	50.0	\$401.63	\$20,081.50
Landscaping Maintenance (1 YR)	EA	1.0	\$121,061.25	\$121,061.25
Irrigation Design	EA	1.0	\$14,343.75	\$14,343.75
3-Rail Fence With Stain	LF	10,100.0	\$37.87	\$382,487.00
Monument Sign (Allowance)	LS	1.0	\$75,000.00	\$75,000.00
Mailbox Pad w/ CBUs (Allowance)	LS	1.0	\$60,000.00	\$60,000.00
			Subtotal:	\$3,099,839.25

EARTHWORK	UNIT	QUANTITY	UNIT COST	EXTENDED
Earthwork Mobilization	LS	1.0	\$17,212.50	\$17,212.50
Strip site 4" Place on Non-Structural Areas	CY	50,509.0	\$2.36	\$119,201.24
Onsite Cut To Fill	CY	192,040.0	\$2.47	\$474,338.80
Clean Up/Touch Up Grading	SY	250,000.0	\$0.22	\$55,000.00
Fine Grade Site	SY	493,680.0	\$0.20	\$98,736.00
			Subtotal:	\$764,488.54

SEWER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
8" Sanitary Sewer Main	LF	13,300.0	\$45.19	\$601,027.00
10" Sanitary Sewer Main	LF	3,360.0	\$52.66	\$176,937.60
Reclamation Offsite Sewer Tie Ins	LS	1.0	\$28,000.00	\$28,000.00
4' Sanitary Sewer Manhole	EA	100.0	\$4,808.26	\$480,826.00
6' Sanitary Sewer Manhole	EA	11.0	\$9,510.37	\$104,614.07
4" Sewer Service	EA	384.0	\$1,541.81	\$592,055.04
Trench Stabilization	TON	23,482.0	\$35.00	\$821,870.00
Dewatering (Including Monitoring and Permit)	LF	16,660.0	\$12.75	\$212,415.00
Boring Mobs	LS	1.0	\$7,194.83	\$7,194.83
Boring and Steel Casing	LF	350.0	\$759.81	\$265,933.50
			Subtotal:	\$3,290,873.04

WATER MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Tie into 16" Main (Wet Tap)	EA	3.0	\$7,042.34	\$21,127.02
Tie into 12" Main (Wet Tap)	EA	1.0	\$6,582.00	\$6,582.00
Tie into 10" Main (Wet Tap)	EA	1.0	\$5,587.00	\$5,587.00
Tie into 8" Main (Wet Tap)		1.0	\$4,789.00	\$4,789.00
8" Water Main	LF	17,580.0	\$46.15	\$811,317.00
8" Horizontal Bends	EA	69.0	\$500.43	\$34,529.67
8" Fittings	EA	31.0	\$648.95	\$20,117.45
8" Gate Valve	EA	125.0	\$2,606.83	\$325,853.75
8" Full Lowering	EA	5.0	\$6,887.48	\$34,437.40
3/4 Water Service	EA	383.0	\$1,969.65	\$754,375.95
1 1/2" Irrigation Tap With Meter Pit	EA	1.0	\$7,852.00	\$7,852.00
Fire Hydrant	EA	41.0	\$8,432.32	\$345,725.12
Temp Fire Hydrant Added for Per Phase 1	EA	7.0	\$8,432.32	\$59,026.24
Boring Mobs	LS	1.0	\$8,432.32	\$8,432.32
Boring and Steel Casing	LF	365.0	\$747.79	\$272,943.35
			Subtotal:	\$2,712,695.27

SIPHON LINE	UNIT	QUANTITY	UNIT COST	EXTENDED
15" Siphon Line	LF	2,476.0	\$64.84	\$160,543.84
24" Siphon Line	LF	3,476.0	\$114.82	\$399,114.32
Diversion Box/Structures and Gate Valves (Allowance)	EA	1.0	\$50,000.00	\$50,000.00
			Subtotal:	\$1,091,623.21

STORM MAIN	UNIT	QUANTITY	UNIT COST	EXTENDED
Rip Rap Basin- Type L Rip Rap (Budget)	TN	780.00	\$84.04	\$65,551.20
48" RCP Class III	LF	3,414.0	\$220.92	\$754,220.88
48" FES	EA	2.0	\$3,127.29	\$6,254.58
36" RCP Class III	LF	3,284.0	\$147.14	\$483,207.76
36" FES	EA	5.0	\$2,804.72	\$14,023.60
30" RCP Class III	LF	1,160.0	\$114.27	\$132,553.20
30" FES	EA	2.0	\$2,353.07	\$4,706.14
24" RCP Class III	LF	2,456.0	\$87.29	\$214,384.24
24" FES	EA	3.0	\$1,980.24	\$5,940.72
18" RCP Class III	LF	2,768.0	\$62.48	\$172,944.64
18" FES	EA	3.0	\$1,815.96	\$5,447.88
10' Type R Inlet (CDOT SPEC)	EA	32.0	\$12,886.32	\$412,362.24
Double Combo Type C Inlet (Average, Inlet Size not called out)	EA	2.0	\$9,165.95	\$18,331.90
4' Manhole	EA	36.0	\$4,864.84	\$175,134.24
5' Manhole	EA	8.0	\$6,060.93	\$48,487.44
6' Manhole	EA	24.0	\$5,594.61	\$134,270.64
7' Manhole	EA	4.0	\$9,852.37	\$39,409.48
8' Manhole	EA	4.0	\$13,052.93	\$52,211.72
Pond A Spillway (129 LF)	EA	1.0	\$52,298.44	\$52,298.44
Secondry Pond B (75.5 LF)	EA	1.0	\$33,565.50	\$33,565.50
Pond C (100 LF)	EA	1.0	\$60,990.75	\$60,990.75
Pond A Outlet	EA	1.0	\$37,811.25	\$37,811.25
Pond B Outlet	EA	1.0	\$66,154.50	\$66,154.50
			Subtotal:	\$3,143,841.82

CURB, GUTTER & SIDEWALKS	UNIT	QUANTITY	UNIT COST	EXTENDED
18" Curb and Gutter	LF	7,650.0	\$26.45	\$202,342.50
30" Curb and Gutter	LF	23,200.0	\$29.61	\$686,952.00
5' Sidewalk	LF	24,200.0	\$34.50	\$834,900.00
6' Sidewalk	LF	1,950.0	\$41.40	\$80,730.00
8' Sidewalk	LF	12,735.0	\$55.20	\$702,972.00
20' Radius	EA	32.0	\$3,105.00	\$99,360.00
Inlet Tie In	EA	32.0	\$1,667.50	\$53,360.00
4' V-Pan in Ponds	LF	1,270.0	\$55.20	\$70,104.00
Directional Handicap Ramp	EA	62.0	\$3,162.50	\$196,075.00
Large Directional Handicap Ramp	EA	6.0	\$3,795.00	\$22,770.00
Mid-Block Handicap Ramp	EA	17.0	\$2,932.50	\$49,852.50
Crosspan	SY	512.0	\$9.78	\$5,007.36
Square Radii w/ Spandrel	EA	32.0	\$3,478.75	\$111,320.00
Large Pedestrian Refuge	EA	1.0	\$6,670.00	\$6,670.00
Concrete Prep	EA	1.0	\$311,580.08	\$311,580.08
			Subtotal:	\$3,434,050.88

ASPHALT PAVING	UNIT	QUANTITY	UNIT COST	EXTENDED
Mobilization	LS	1.0	\$2,070.00	\$2,070.00
Paving Local 4"/9" ABC	SY	37,405.0	\$43.36	\$1,621,880.80
Paving Local Collector 5"/9" ABC	SY	8,900.0	\$51.23	\$455,947.00
Flyash - Alternate With Base Under Curb and Gutter	SY	52,870.0	\$12.30	\$650,301.00
Asphalt Subgrade Prep	SY	54,480.0	\$3.50	\$190,680.00
			Subtotal:	\$2,920,878.80

Residential Public Infrastructure Cost Subtotal	\$21,472,737.30
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30% Soft Cost	\$6,441,821.19
20% Contingency	\$4,294,547.46

Total Residential Public Infrastructure Costs \$32,209,200.00

**Mallard Ridge Metropolitan District Nos. 1-4
Commercial Public Infrastructure Development Estimate**

Potable Waterline Improvements

Description	Quantity	Units	Unit Cost	Total Construction Cost
8" Waterline	1696	LF	\$50.00	\$84,800.00
8" Gate Valves	10	EA	\$2,200.00	\$22,000.00
8" Bends (Horizontal) (Crosses, Tees, etc.)	11	EA	\$650.00	\$7,150.00
6" Hydrant Assembly	6	EA	\$8,000.00	\$48,000.00
3/4" Services	8	EA	\$2,000.00	\$16,000.00
2" Services (Convenience Store)	1	EA	\$8,000.00	\$8,000.00
Subtotal				\$185,950.00

Sanitary Sewer Improvements

Description	Quantity	Units	Unit Cost	Total Construction Cost
8" Sanitary Sewer	1069	LF	\$40.00	\$42,760.00
48" Manhole	9	EA	\$3,700.00	\$33,300.00
4"-6" Sewer Service	9	EA	\$1,500.00	\$13,500.00
Subtotal				\$89,560.00

Storm Drainage Improvements

Description	Quantity	Units	Unit Cost	Total Construction Cost
18" RCP Storm Sewer	726	LF	\$60.00	\$43,560.00
24" RCP Storm Sewer	953	LF	\$80.00	\$76,240.00
30" RCP Storm Sewer	219	LF	\$110.00	\$24,090.00
Area Inlets	7	EA	\$5,000.00	\$35,000.00
Curb Inlets	8	EA	\$10,000.00	\$80,000.00
48" Manhole	5	EA	\$4,300.00	\$21,500.00
Stormwater Management/WQ Facilities	1	LS	\$20,000.00	\$20,000.00
Subtotal				\$300,390.00

Roadway Improvements

Description	Quantity	Units	Unit Cost	Total Construction Cost
Asphalt Pavement (4"/9" ABC)	1252	SY	\$52.00	\$65,121.33
Asphalt Subgrade Prep	1252	SY	\$3.00	\$3,757.00
Curb and Gutter	4020	LF	\$27.00	\$108,540.00
5' Sidewalk	2960	LF	\$30.00	\$88,800.00
Subtotal				\$266,218.33

Open Space, Parks and Trails

Description	Quantity	Units	Unit Cost	Total Construction Cost
Landscape and Irrigation	1	LS	\$50,000.00	\$50,000.00
Subtotal				\$50,000.00

Commercial Public Infrastructure Cost Subtotal	\$892,118.33
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30% Soft Cost	\$267,635.50
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20% Contingency	\$178,423.67
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Total Commercial Public Infrastructure Cost	\$1,338,200.00
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Date: June 30, 2024

Mallard Ridge Metropolitan District Nos. 1-4 Colorado Boulevard Public Infrastructure Cost Estimate

Schedule I: General conditions

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
101	1	L.S.	Mobilization	\$25,000.00	= \$25,000.00
102	2	L.S.	Traffic Control	\$10,000.00	= \$20,000.00
103	40	DAY	Erosion Control & Management	\$750.00	= \$30,000.00
104	1	L.S.	Construction Staking	\$35,000.00	= \$35,000.00
105	1	L.S.	Construction Observation Services	\$22,500.00	= \$22,500.00
106	1	L.S.	Geotechnical Services and Materials Testing	\$22,500.00	= \$22,500.00
107	5	W.K.	Site Management	\$7,500.00	= \$37,500.00
Schedule I Subtotal					= \$192,500.00

Schedule II: Removals and Earthwork

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
201	1675	S.F.	Concrete flat work removal	\$ 3.00	= \$5,025.00
202	845	S.F.	Curb and Gutter removal	\$ 3.00	= \$2,535.00
203	3370	S.Y.	Asphalt removal	\$ 6.00	= \$20,220.00
204	1215	S.Y.	Strip, Stock pile and Replace Topsoil (6")	\$ 18.50	= \$22,477.50
205	355	C.Y.	Unclassified Excavation (Cut)	\$ 15.00	= \$5,325.00
206	2460	C.Y.	Unclassified Excavation (Fill)(Fill factor of 15%)	\$ 15.00	= \$36,900.00
207	265	C.Y.	Import Unclassified Excavation	\$ 50.00	= \$13,250.00
Schedule II Subtotal					= \$105,732.50

Schedule III: Utilities

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
301	55	L.F.	18" RCP storm drain	\$90.00	= \$4,950.00
302	1	E.A.	20' CDOT Type R Storm Inlet	\$15,000.00	= \$15,000.00
303	1	E.A.	7'x7' Custom Storm box	\$7,500.00	= \$7,500.00
304	1	E.A.	Storm drain connection	\$1,500.00	= \$1,500.00
305	1	E.A.	Home Supply Irrigation Structures	\$10,000.00	= \$10,000.00
306	1	L.S.	Abandon/Remove Exist. Sanitary Force Main	\$5,000.00	= \$5,000.00
307	35	L.F.	12" PVC water line	\$160.00	= \$5,600.00
308	630	L.F.	18" PVC water line *	\$220.00	= \$138,600.00
309	1	E.A.	18"x12" Reducer *	\$1,750.00	= \$1,750.00
310	1	E.A.	18" Horizontal 90-deg bend *	\$1,750.00	= \$1,750.00
311	1	E.A.	Connect to existing 12" water line	\$5,000.00	= \$5,000.00
312	1	E.A.	12" Gate Valve	\$5,000.00	= \$5,000.00
313	5	E.A.	18" Gate Valve*	\$6,000.00	= \$30,000.00
314	1	E.A.	12"x6" Tee	\$1,250.00	= \$1,250.00
315	3	E.A.	18"x6" Tee *	\$1,500.00	= \$4,500.00
316	1	E.A.	18"x8" Tee*	\$4,000.00	= \$4,000.00
317	1	E.A.	18" Restrained Plug*	\$1,500.00	= \$1,500.00
318	2	E.A.	Fire Hydrant Assembly	\$10,000.00	= \$20,000.00
319	1	L.S.	Dry Utilities (Modification, relocation, sleeving)	\$25,000.00	= \$25,000.00
320	1	L.S.	Power Pole Relocation and Undergrounding	\$50,000.00	= \$50,000.00
321	12	E.A.	Potholing	\$1,200.00	= \$14,400.00
Schedule III Subtotal					= \$352,300.00

Schedule IV: Street Repair

Item No.	Quantity	Unit	Description	Unit Price		Subtotal
401	11115	S.F.	Concrete Sidewalk 6" thick	\$5.00	=	\$55,575.00
402	1685	C.Y.	Aggregate Base Course Class 6 (10" Road)	\$55.00	=	\$92,675.00
403	1235	S.Y.	Subgrade Concrete Prep for Sidewalk	\$10.00	=	\$12,350.00
404	305	TON	Base course for sidewalk (6")	\$35.00	=	\$10,675.00
405	7420	S.Y.	Soil-Cement Treated Subgrade (10")	\$15.00	=	\$111,300.00
406	1740	L.F.	30" Curb and Gutter	\$26.00	=	\$45,240.00
407	1155	L.F.	18" Curb and Gutter	\$24.00	=	\$27,720.00
408	675	S.Y.	Subgrade Concrete Prep (curb and gutter)	\$10.00	=	\$6,750.00
409	2590	TON	Full depth asphalt replacement (7")	\$120.00	=	\$310,800.00
410	1	L.S.	Street Signs (assumes 25 signs @ \$800 per)	\$10,000.00	=	\$10,000.00
411	1	L.S.	Street Markings	\$7,500.00	=	\$7,500.00
Schedule IV Subtotal				=		\$690,585.00

Schedule V: Landscape & Irrigation

Item No.	Quantity	Unit	Description	Unit Price		Subtotal
501	1	L.S.	Landscape & Irrigation	\$50,000.00	=	\$50,000.00
Schedule V Subtotal				=		\$50,000.00
Construction Subtotal						\$1,391,117.50
30% Soft Costs				=		\$417,400.00
Construction Total w/ 10% Contingency				=		\$139,200.00
** Total Colorado Boulevard Public Infrastructure Cost						\$1,947,800.00

Notes:

Costs based on Sanderson Stewart PRELIMINARY design drawings subject to change

Construction contingency based on Preliminary plan status and unforeseen conditions

10 %

All costs are assumed to include material cost plus installation

All cost assume a 50% cost share with the Town of Johnstown per the Development Agreement

* Note: The Town will be responsible for covering the cost for up-sizing to an 18-inch water main from a 12-inch. The Purvis Farm developer will be responsible for covering the 12-inch equivalent of the 18-inch line. Therefore, this estimate assumes a 12-inch cost wherever 18-inch is listed.

** Note: This estimate represents the east half only of the full width improvement for Colorado Boulevard.

Date: July 12, 2024

Mallard Ridge Metropolitan District Nos. 1-4 State Highway 60 Public Infrastructure Cost Estimate

Schedule I: General conditions

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
101	1	L.S.	Mobilization	\$35,000.00	= \$35,000.00
102	2	L.S.	Traffic Control	\$20,000.00	= \$40,000.00
103	40	DAY	Erosion Control & Management	\$750.00	= \$30,000.00
104	1	L.S.	Construction Staking	\$35,000.00	= \$35,000.00
105	1	L.S.	Construction Observation Services	\$22,500.00	= \$22,500.00
106	1	L.S.	Geotechnical Services and Materials Testing	\$30,000.00	= \$30,000.00
107	5	W.K.	Site Management	\$7,500.00	= \$37,500.00
Schedule I Subtotal				=	\$230,000.00

Schedule II: Removals and Earthwork

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
201	1613	L.F.	Saw Cutting Existing Asphalt	\$ 2.50	= \$4,032.50
202	980	S.F.	Curb and Gutter removal	\$ 3.00	= \$2,940.00
203	2065	S.Y.	Asphalt removal	\$ 10.00	= \$20,650.00
204	1305	S.Y.	Asphalt Milling	\$ 8.00	= \$10,440.00
205	3050	S.Y.	Strip, Stock pile and Replace Topsoil (6")	\$ 15.00	= \$45,750.00
206	12	C.Y.	Unclassified Excavation (Cut)	\$ 40.00	= \$480.00
207	680	C.Y.	Unclassified Excavation (Fill)(Fill factor of 15%)	\$ 40.00	= \$27,200.00
208	265	C.Y.	Import Unclassified Excavation	\$ 50.00	= \$13,250.00
209	1	ACRE	Native Seeding	\$ 1,500.00	= \$1,500.00
210	1263	S.F.	Removal of Pavement Existing Markings	\$ 3.00	= \$3,789.00
211	3	E.A.	Removal/Relocate of Existing Signage	\$ 150.00	= \$450.00
212	4	E.A.	Removal of Existing Trees	\$ 1,500.00	= \$6,000.00
Schedule II Subtotal				=	\$136,481.50

Schedule III: Utilities

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
301	120	L.F.	18" RCP Storm Drain	\$65.00	= \$7,800.00
302	1	E.A.	Type C Storm Inlet	\$4,500.00	= \$4,500.00
303	1	L.S.	Power Pole Relocation and Undergrounding	\$100,000.00	= \$100,000.00
304	10	E.A.	Potholing	\$1,200.00	= \$12,000.00
Schedule III Subtotal				=	\$124,300.00

Schedule IV: Street Repair

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
401	700	S.Y.	Concrete Sidewalk 6" thick	\$80.00 =	\$56,000.00
402	441	C.Y.	Aggregate Base Course Class 6 (10" Road)	\$60.00 =	\$26,460.00
403	700	S.Y.	Subgrade Concrete Prep for Sidewalk	\$10.00 =	\$7,000.00
404	5040	S.Y.	Soil-Cement Treated Subgrade (10")	\$15.00 =	\$75,600.00
405	295	L.F.	Curb Type 2 (Section B)	\$26.00 =	\$7,670.00
406	1038	L.F.	Curb and Gutter Type 2 (Section II-B)	\$24.00 =	\$24,912.00
407	230	S.Y.	Raised Concrete Traffic Island	\$85.00 =	\$19,550.00
408	400	S.Y.	Subgrade Concrete Prep (curb and gutter)	\$10.00 =	\$4,000.00
409	420	TON	Hot Mix Asphalt (SX 100, PG 64-28)	\$100.00 =	\$42,000.00
410	670	TON	Hot Mix Asphalt (SX 100, PG 64-22)	\$120.00 =	\$80,400.00
411	44	S.Y.	Concrete Curb Ramp (6-Inch)	\$180.00 =	\$7,920.00
412	80	S.F.	Detectable Warning Plate	\$120.00 =	\$9,600.00
413	1	L.S.	Street Signs (assumes 12 signs @ \$800 per)	\$9,600.00 =	\$9,600.00
414	26	GAL	Epoxy Pavement Markings (White)	\$100.00 =	\$2,600.00
415	10	GAL	Epoxy Pavement Markings (Yellow)	\$100.00 =	\$1,000.00
416	380	S.F.	Preformed Thermoplastic Markings	\$20.00 =	\$7,600.00
417	295	S.F.	Preformed Thermoplastic Markings	\$15.00 =	\$4,425.00
Schedule IV Subtotal					\$386,337.00

Schedule V: Landscape & Irrigation

Item No.	Quantity	Unit	Description	Unit Price	Subtotal
501	1	L.S.	Landscape & Irrigation	\$45,000.00 =	\$45,000.00
Schedule V Subtotal					\$45,000.00
Construction Subtotal					\$922,118.50
30% Soft Costs					\$276,700.00
Construction Total w/ 10% Contingency					\$92,300.00
Total State Highway 60 Public Infrastructure Cost					\$1,291,200.00

Notes:

Costs based on Sanderson Stewart PRELIMINARY design drawings subject to change
 Construction contingency based on Preliminary plan status and unforeseen conditions
 All costs are assumed to include material cost plus installation unless otherwise noted

10 %

EXHIBIT F

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Financial Plan

July 10, 2024

Proposed Mallard Ridge Metropolitan District Nos. 1-4
Attention: Robert Rogers
White Bear Ankele Tanaka & Waldron, P.C.
2154 E. Commons Ave., Ste. 2000
Centennial, CO 80122

RE: Mallard Ridge Metropolitan District

We have analyzed the bonding capacity for the proposed Mallard Ridge Metropolitan District Nos. 1-4 (collectively, the “District”). The analysis presented summarizes and presents information provided by Post Modern Development (the “Developer”) and does not include independently verifying the accuracy of the information or assumptions.

Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2024 market values.

1. The residential development is outlined below. In all cases, it is assumed home prices will increase at a rate of 2% per annum through build-out.
 - a. 234 single family detached homes, which are projected to be completed at a pace ranging from 6 homes per year and 36 homes per year beginning in 2025 through 2032. The average price is modeled at \$525,000.
 - b. 100 townhomes, which are projected to be completed at a pace ranging from 4 homes per year to 24 homes per year from 2025 through 2029. The average price is modeled at \$425,000.
 - c. 50 duplex units, which are projected completed at a pace ranging from 2 homes per year to 12 homes per year from 2025 through 2029. The average price is modeled at \$450,000.
2. The commercial development is outlined below. In all cases, it is assumed values will increase at a rate of 2% per annum through build-out.
 - a. 41,250 square feet of various commercial parcels including:
 - i. 5,100 square foot convenience store parcel assumed to be valued at \$680 per square foot and projected to be completed in 2027.
 - ii. 1,300 square foot drive-through coffee parcel assumed to be valued at \$1,045 per square foot and projected to be completed in 2027.
 - iii. 2,400 square foot restaurant parcel assumed to be valued at \$645 per square foot and projected to be completed in 2027.
 - iv. 20,450 square foot retail parcel assumed to be valued at \$260 per square foot and projected to be completed in 2028.

- v. 12,000 square foot office parcel assumed to be valued at \$200 per square foot and projected to be completed in 2029.
3. The residential debt service mill levy target is 40 mills (with a cap of 40 mills) beginning in tax collection year 2025.
 4. The commercial debt service mill levy target is 50 mills (with a cap of 50 mills) beginning in tax collection year 2025.
 5. The District is modeled to issue senior bonds in December 2024 with a par of \$8,365,000. An interest rate of 6.00% was modeled based upon an initial 30-year term. \$5,694,000 is projected to be deposited to the District's project fund to reimburse the District for eligible expenses.
 6. The District is modeled to issue subordinate bonds in December 2024 with a par of \$800,000. An interest rate of 8.00% was modeled based upon a 30-year term. \$776,000 is projected to be deposited to the District's project fund to reimburse the District for eligible expenses.
 7. The District is modeled to refinance the Series 2024 Senior Bonds and the Series 2024 Subordinate Bonds with another issuance in December 2029 with a combined par of \$12,123,000 and funds on hand of \$329,000. An interest rate of 5.00% was modeled for the 2029 Senior Bond and an interest rate of 7.50% was modeled for the 2029 Subordinate Bond based upon a 30-year term. It is estimated that \$9,815,403 will be used to refund the Series 2024 Bonds and the remaining \$2,191,287 is projected to be deposited to the District's project fund to reimburse the District for eligible expenses.
 8. Specific Ownership Tax revenues have been calculated based on applying a factor of 6.00% to annual property tax revenues.
 9. It is projected that there will be a 2.00% biennial inflation rate on both residential and commercial assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 2.00%.

Estimate of Potential Bonding Capacity

Total bonding capacity based on the assumptions outlined, is projected to be approximately \$12,000,000 across the projected issuances.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed Mallard Ridge Metropolitan District Nos. 1-4, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in the Districts' Service Plan, including but not limited to the maximum debt mill levies and mill levy imposition terms permitted.

The development assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by Piper Sandler. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive. There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the Districts. A small

variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because Piper Sandler has not independently evaluated or reviewed the development assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. Piper Sandler has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "P. Jonathan Heroux". The signature is fluid and cursive, with the first name "Jonathan" being more prominent than the last name "Heroux".

P. Jonathan Heroux
Managing Director

Mallard Ridge Metropolitan District
Weld County, Colorado
~~~  
General Obligation Bonds, Series 2024A  
Subordinate Cash Flow Bonds, Series 2024B  
General Obligation Refunding & Improvement Bonds, Series 2029A  
Subordinate Cash Flow Bonds, Series 2029B  
~~~  
Service Plan

Bond Assumptions	Series 2024A	Series 2024B	Series 2029A	Series 2029B	Total
Closing Date	12/1/2024	12/1/2024	12/1/2029	12/1/2029	
First Call Date	12/1/2029	12/1/2029	12/1/2039	12/1/2034	
Final Maturity	12/1/2054	12/15/2054	12/1/2059	12/15/2057	
Discharge Date	12/2/2064	12/2/2064	12/2/2064	12/2/2064	
Sources of Funds					
Par Amount	8,365,000	800,000	10,070,000	2,053,000	21,288,000
Funds on Hand	0	0	329,000	0	329,000
Total	8,365,000	800,000	10,399,000	2,053,000	21,617,000
Uses of Funds					
Project Fund	5,694,000	776,000	199,877	1,991,410	8,661,287
Refunding Escrow	0	0	9,815,403	0	9,815,403
Capitalized Interest	1,505,700	0	0	0	1,505,700
Surplus Deposit	748,000	0	0	0	748,000
Cost of Issuance	417,300	24,000	383,721	61,590	886,611
Total	8,365,000	800,000	10,399,000	2,053,000	21,617,000
Debt Features					
Projected Coverage at Mill Levy Cap	1.30x	1.00x	1.20x	1.00x	
Tax Status	Tax-Exempt	Tax-Exempt	Tax-Exempt	Tax-Exempt	
Interest Payment Type	Current	Cash Flow	Current	Cash Flow	
Rating	Non-Rated	Non-Rated	Investment Grade	Non-Rated	
Coupon (Interest Rate)	6.000%	8.000%	5.000%	7.500%	
Annual Trustee Fee	\$4,000	\$3,000	\$4,000	\$3,000	
Biennial Reassessment					
Residential	2.00%	2.00%	2.00%	2.00%	
Commercial	2.00%	2.00%	2.00%	2.00%	
Tax Authority Assumptions					
Metropolitan District Revenue					
Assessment Ratio					
Single Family Residential Base Rate	6.70%				
Commercial Base Rate	27.90%				
	Residential	Commercial			
Debt Service Mills					
Service Plan Mill Levy Cap	40.000	50.000			
Specific Ownership Tax	6.00%	6.00%			
County Treasurer Fee	1.50%	1.50%			

Mallard Ridge Metropolitan District
Development Summary

Statutory Actual Value (2024)	Residential									Total
	SFD (50's/60's)	Townhomes	Duplex	-	-	-	-	-	-	
	\$525,000	\$425,000	\$450,000	-	-	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-
2025	12	4	2	-	-	-	-	-	-	18
2026	36	24	12	-	-	-	-	-	-	72
2027	36	24	12	-	-	-	-	-	-	72
2028	36	24	12	-	-	-	-	-	-	72
2029	36	24	12	-	-	-	-	-	-	72
2030	36	-	-	-	-	-	-	-	-	36
2031	36	-	-	-	-	-	-	-	-	36
2032	6	-	-	-	-	-	-	-	-	6
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-
Total Units	234	100	50	-	-	-	-	-	-	384
Total Statutory Actual Value	\$122,850,000	\$42,500,000	\$22,500,000	-	-	-	-	-	-	\$187,850,000

Mallard Ridge Metropolitan District
Development Summary

Statutory Actual Value (2024)	Commercial									Total
	C-Store	Drive-Thru Coffee	Restaurant	Retail	Office	-	-	-	-	
	\$680	\$1,045	\$645	\$260	\$200	-	-	-	-	
2024	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-
2027	5,100	1,300	2,400	-	-	-	-	-	-	8,800
2028	-	-	-	20,450	-	-	-	-	-	20,450
2029	-	-	-	-	12,000	-	-	-	-	12,000
2030	-	-	-	-	-	-	-	-	-	-
2031	-	-	-	-	-	-	-	-	-	-
2032	-	-	-	-	-	-	-	-	-	-
2033	-	-	-	-	-	-	-	-	-	-
2034	-	-	-	-	-	-	-	-	-	-
2035	-	-	-	-	-	-	-	-	-	-
2036	-	-	-	-	-	-	-	-	-	-
2037	-	-	-	-	-	-	-	-	-	-
2038	-	-	-	-	-	-	-	-	-	-
2039	-	-	-	-	-	-	-	-	-	-
2040	-	-	-	-	-	-	-	-	-	-
2041	-	-	-	-	-	-	-	-	-	-
2042	-	-	-	-	-	-	-	-	-	-
2043	-	-	-	-	-	-	-	-	-	-
2044	-	-	-	-	-	-	-	-	-	-
2045	-	-	-	-	-	-	-	-	-	-
2046	-	-	-	-	-	-	-	-	-	-
2047	-	-	-	-	-	-	-	-	-	-
2048	-	-	-	-	-	-	-	-	-	-
2049	-	-	-	-	-	-	-	-	-	-
2050	-	-	-	-	-	-	-	-	-	-
2051	-	-	-	-	-	-	-	-	-	-
2052	-	-	-	-	-	-	-	-	-	-
2053	-	-	-	-	-	-	-	-	-	-
2054	-	-	-	-	-	-	-	-	-	-
2055	-	-	-	-	-	-	-	-	-	-
2056	-	-	-	-	-	-	-	-	-	-
2057	-	-	-	-	-	-	-	-	-	-
2058	-	-	-	-	-	-	-	-	-	-
2059	-	-	-	-	-	-	-	-	-	-
Total Units	5,100	1,300	2,400	20,450	12,000	-	-	-	-	41,250
Total Statutory Actual Value	\$3,468,000	\$1,358,500	\$1,548,000	\$5,317,000	\$2,400,000	-	-	-	-	\$14,091,500

Mallard Ridge Metropolitan District
Assessed Value - Residential

	Vacant and Improved Land ¹		Single Family Residential							Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 27.90%	Residential Units Delivered	Biennial Reassessment	Cumulative Statutory Actual Value	Assessment Adjustment	Statutory Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
				2.00%		(70,000) per SFD				
2024	890,000	0	-	-	0	0	0	6.700%	0	0
2025	3,450,000	0	18	-	9,078,000	(1,260,000)	7,818,000	6.700%	0	0
2026	3,450,000	248,310	72	181,560	45,153,360	(6,300,000)	38,853,360	6.400%	0	248,310
2027	3,450,000	962,550	72	-	81,765,036	(11,340,000)	70,425,036	6.950%	543,351	1,505,901
2028	3,450,000	962,550	72	1,635,301	120,744,246	(16,380,000)	104,364,246	6.950%	2,700,309	3,662,859
2029	1,890,000	962,550	72	-	158,835,034	(21,420,000)	137,415,034	6.950%	4,894,540	5,857,090
2030	1,890,000	962,550	36	3,176,701	183,296,204	(23,940,000)	159,356,204	6.950%	7,253,315	8,215,865
2031	315,000	527,310	36	-	205,006,363	(26,460,000)	178,546,363	6.950%	9,550,345	10,077,655
2032	0	527,310	6	4,100,127	212,797,218	(26,880,000)	185,917,218	6.950%	11,075,256	11,602,566
2033	0	87,885	-	-	212,797,218	(26,880,000)	185,917,218	6.950%	12,408,972	12,496,857
2034	0	0	-	4,255,944	217,053,162	(26,880,000)	190,173,162	6.950%	12,921,247	12,921,247
2035	0	0	-	-	217,053,162	(26,880,000)	190,173,162	6.950%	12,921,247	12,921,247
2036	0	0	-	4,341,063	221,394,225	(26,880,000)	194,514,225	6.950%	13,217,035	13,217,035
2037	0	0	-	-	221,394,225	(26,880,000)	194,514,225	6.950%	13,217,035	13,217,035
2038	0	0	-	4,427,885	225,822,110	(26,880,000)	198,942,110	6.950%	13,518,739	13,518,739
2039	0	0	-	-	225,822,110	(26,880,000)	198,942,110	6.950%	13,518,739	13,518,739
2040	0	0	-	4,516,442	230,338,552	(26,880,000)	203,458,552	6.950%	13,826,477	13,826,477
2041	0	0	-	-	230,338,552	(26,880,000)	203,458,552	6.950%	13,826,477	13,826,477
2042	0	0	-	4,606,771	234,945,323	(26,880,000)	208,065,323	6.950%	14,140,369	14,140,369
2043	0	0	-	-	234,945,323	(26,880,000)	208,065,323	6.950%	14,140,369	14,140,369
2044	0	0	-	4,698,906	239,644,230	(26,880,000)	212,764,230	6.950%	14,460,540	14,460,540
2045	0	0	-	-	239,644,230	(26,880,000)	212,764,230	6.950%	14,460,540	14,460,540
2046	0	0	-	4,792,885	244,437,114	(26,880,000)	217,557,114	6.950%	14,787,114	14,787,114
2047	0	0	-	-	244,437,114	(26,880,000)	217,557,114	6.950%	14,787,114	14,787,114
2048	0	0	-	4,888,742	249,325,856	(26,880,000)	222,445,856	6.950%	15,120,219	15,120,219
2049	0	0	-	-	249,325,856	(26,880,000)	222,445,856	6.950%	15,120,219	15,120,219
2050	0	0	-	4,986,517	254,312,374	(26,880,000)	227,432,374	6.950%	15,459,987	15,459,987
2051	0	0	-	-	254,312,374	(26,880,000)	227,432,374	6.950%	15,459,987	15,459,987
2052	0	0	-	5,086,247	259,398,621	(26,880,000)	232,518,621	6.950%	15,806,550	15,806,550
2053	0	0	-	-	259,398,621	(26,880,000)	232,518,621	6.950%	15,806,550	15,806,550
2054	0	0	-	5,187,972	264,586,594	(26,880,000)	237,706,594	6.950%	16,160,044	16,160,044
2055	0	0	-	-	264,586,594	(26,880,000)	237,706,594	6.950%	16,160,044	16,160,044
2056	0	0	-	5,291,732	269,878,325	(26,880,000)	242,998,325	6.950%	16,520,608	16,520,608
2057	0	0	-	-	269,878,325	(26,880,000)	242,998,325	6.950%	16,520,608	16,520,608
2058	0	0	-	5,397,567	275,275,892	(26,880,000)	248,395,892	6.950%	16,888,384	16,888,384
2059	0	0	-	-	275,275,892	(26,880,000)	248,395,892	6.950%	16,888,384	16,888,384
Total			384	71,572,363						

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

Mallard Ridge Metropolitan District
Revenue - Residential

	Total	District Mill Levy Revenue			Expense		Total
	Assessed Value in Collection Year	Debt Mill Levy 40,000 Cap 40,000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Annual Trustee Fee	Revenue Available for Debt Service
2024	0	0.000	0	0	0	0	0
2025	0	40.000	0	0	0	(7,000)	(7,000)
2026	248,310	41.875	10,346	621	(155)	(7,000)	3,812
2027	1,505,901	40.804	61,139	3,668	(917)	(7,000)	56,890
2028	3,662,859	43.171	157,337	9,440	(2,360)	(7,000)	157,418
2029	5,857,090	43.750	254,966	15,298	(3,824)	(7,000)	259,440
2030	8,215,865	43.904	358,908	21,534	(5,384)	(7,000)	368,059
2031	10,077,655	44.257	443,782	26,627	(6,657)	(7,000)	456,752
2032	11,602,566	44.091	509,010	30,541	(7,635)	(7,000)	524,915
2033	12,496,857	44.236	550,042	33,003	(8,251)	(7,000)	567,794
2034	12,921,247	44.136	567,445	34,047	(8,512)	(7,000)	585,980
2035	12,921,247	44.136	567,445	34,047	(8,512)	(7,000)	585,980
2036	13,217,035	44.012	578,794	34,728	(8,682)	(7,000)	597,840
2037	13,217,035	44.012	578,794	34,728	(8,682)	(7,000)	597,840
2038	13,518,739	43.890	590,370	35,422	(8,856)	(7,000)	609,936
2039	13,518,739	43.890	590,370	35,422	(8,856)	(7,000)	609,936
2040	13,826,477	43.771	602,177	36,131	(9,033)	(7,000)	622,275
2041	13,826,477	43.771	602,177	36,131	(9,033)	(7,000)	622,275
2042	14,140,369	43.656	614,221	36,853	(9,213)	(7,000)	634,861
2043	14,140,369	43.656	614,221	36,853	(9,213)	(7,000)	634,861
2044	14,460,540	43.543	626,505	37,590	(9,398)	(7,000)	647,698
2045	14,460,540	43.543	626,505	37,590	(9,398)	(7,000)	647,698
2046	14,787,114	43.433	639,035	38,342	(9,586)	(7,000)	660,792
2047	14,787,114	43.433	639,035	38,342	(9,586)	(7,000)	660,792
2048	15,120,219	43.326	651,816	39,109	(9,777)	(7,000)	674,148
2049	15,120,219	43.326	651,816	39,109	(9,777)	(7,000)	674,148
2050	15,459,987	43.221	664,852	39,891	(9,973)	(7,000)	687,771
2051	15,459,987	43.221	664,852	39,891	(9,973)	(7,000)	687,771
2052	15,806,550	43.119	678,149	40,689	(10,172)	(7,000)	701,666
2053	15,806,550	43.119	678,149	40,689	(10,172)	(7,000)	701,666
2054	16,160,044	43.019	691,712	41,503	(10,376)	(7,000)	715,839
2055	16,160,044	43.019	691,712	41,503	(10,376)	(7,000)	715,839
2056	16,520,608	42.922	705,547	42,333	(10,583)	(7,000)	730,296
2057	16,520,608	42.922	705,547	42,333	(10,583)	(7,000)	730,296
2058	16,888,384	42.827	719,658	43,179	(10,795)	(7,000)	745,042
2059	16,888,384	42.827	719,658	43,179	(10,795)	(7,000)	745,042
Total			19,006,093	1,140,366	(285,091)	(245,000)	19,616,367

Mallard Ridge Metropolitan District
Assessed Value - Commercial

	Vacant and Improved Land ¹		Commercial					Total
	Cumulative Statutory Actual Value	Assessed Value in Collection Year 2 Year Lag 27.90%	Commercial SF Delivered	Biennial Reassessment 2.00%	Cumulative Statutory Actual Value	Assessment Rate	Assessed Value in Collection Year 2 Year Lag	Assessed Value in Collection Year 2 Year Lag
2024	0	0	-	-	0	27.900%	0	0
2025	0	0	-	-	0	27.900%	0	0
2026	637,450	0	-	-	0	27.000%	0	0
2027	531,700	0	8,800	-	6,764,670	25.000%	0	0
2028	240,000	177,849	20,450	135,293	12,655,256	25.000%	0	177,849
2029	0	148,344	12,000	-	15,305,050	25.000%	1,691,168	1,839,512
2030	0	66,960	-	306,101	15,611,151	25.000%	3,163,814	3,230,774
2031	0	0	-	-	15,611,151	25.000%	3,826,262	3,826,262
2032	0	0	-	312,223	15,923,374	25.000%	3,902,788	3,902,788
2033	0	0	-	-	15,923,374	25.000%	3,902,788	3,902,788
2034	0	0	-	318,467	16,241,841	25.000%	3,980,843	3,980,843
2035	0	0	-	-	16,241,841	25.000%	3,980,843	3,980,843
2036	0	0	-	324,837	16,566,678	25.000%	4,060,460	4,060,460
2037	0	0	-	-	16,566,678	25.000%	4,060,460	4,060,460
2038	0	0	-	331,334	16,898,011	25.000%	4,141,669	4,141,669
2039	0	0	-	-	16,898,011	25.000%	4,141,669	4,141,669
2040	0	0	-	337,960	17,235,972	25.000%	4,224,503	4,224,503
2041	0	0	-	-	17,235,972	25.000%	4,224,503	4,224,503
2042	0	0	-	344,719	17,580,691	25.000%	4,308,993	4,308,993
2043	0	0	-	-	17,580,691	25.000%	4,308,993	4,308,993
2044	0	0	-	351,614	17,932,305	25.000%	4,395,173	4,395,173
2045	0	0	-	-	17,932,305	25.000%	4,395,173	4,395,173
2046	0	0	-	358,646	18,290,951	25.000%	4,483,076	4,483,076
2047	0	0	-	-	18,290,951	25.000%	4,483,076	4,483,076
2048	0	0	-	365,819	18,656,770	25.000%	4,572,738	4,572,738
2049	0	0	-	-	18,656,770	25.000%	4,572,738	4,572,738
2050	0	0	-	373,135	19,029,905	25.000%	4,664,192	4,664,192
2051	0	0	-	-	19,029,905	25.000%	4,664,192	4,664,192
2052	0	0	-	380,598	19,410,503	25.000%	4,757,476	4,757,476
2053	0	0	-	-	19,410,503	25.000%	4,757,476	4,757,476
2054	0	0	-	388,210	19,798,714	25.000%	4,852,626	4,852,626
2055	0	0	-	-	19,798,714	25.000%	4,852,626	4,852,626
2056	0	0	-	395,974	20,194,688	25.000%	4,949,678	4,949,678
2057	0	0	-	-	20,194,688	25.000%	4,949,678	4,949,678
2058	0	0	-	403,894	20,598,582	25.000%	5,048,672	5,048,672
2059	0	0	-	-	20,598,582	25.000%	5,048,672	5,048,672
Total			41,250	5,428,825				

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

Mallard Ridge Metropolitan District
Revenue - Commercial

	Total	District Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	Debt Mill Levy 50,000 Cap 50,000 Target	Debt Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Debt Service
2024	0	0.000	0	0	0	0
2025	0	50.000	0	0	0	0
2026	0	50.000	0	0	0	0
2027	0	50.000	0	0	0	0
2028	177,849	50.000	8,848	531	(133)	9,246
2029	1,839,512	55.332	101,275	6,077	(1,519)	105,833
2030	3,230,774	55.680	178,989	10,739	(2,685)	187,044
2031	3,826,262	55.800	212,438	12,746	(3,187)	221,998
2032	3,902,788	55.800	216,687	13,001	(3,250)	226,438
2033	3,902,788	55.800	216,687	13,001	(3,250)	226,438
2034	3,980,843	55.800	221,020	13,261	(3,315)	230,966
2035	3,980,843	55.800	221,020	13,261	(3,315)	230,966
2036	4,060,460	55.800	225,441	13,526	(3,382)	235,586
2037	4,060,460	55.800	225,441	13,526	(3,382)	235,586
2038	4,141,669	55.800	229,950	13,797	(3,449)	240,297
2039	4,141,669	55.800	229,950	13,797	(3,449)	240,297
2040	4,224,503	55.800	234,549	14,073	(3,518)	245,103
2041	4,224,503	55.800	234,549	14,073	(3,518)	245,103
2042	4,308,993	55.800	239,240	14,354	(3,589)	250,005
2043	4,308,993	55.800	239,240	14,354	(3,589)	250,005
2044	4,395,173	55.800	244,024	14,641	(3,660)	255,005
2045	4,395,173	55.800	244,024	14,641	(3,660)	255,005
2046	4,483,076	55.800	248,905	14,934	(3,734)	260,106
2047	4,483,076	55.800	248,905	14,934	(3,734)	260,106
2048	4,572,738	55.800	253,883	15,233	(3,808)	265,308
2049	4,572,738	55.800	253,883	15,233	(3,808)	265,308
2050	4,664,192	55.800	258,961	15,538	(3,884)	270,614
2051	4,664,192	55.800	258,961	15,538	(3,884)	270,614
2052	4,757,476	55.800	264,140	15,848	(3,962)	276,026
2053	4,757,476	55.800	264,140	15,848	(3,962)	276,026
2054	4,852,626	55.800	269,423	16,165	(4,041)	281,547
2055	4,852,626	55.800	269,423	16,165	(4,041)	281,547
2056	4,949,678	55.800	274,811	16,489	(4,122)	287,178
2057	4,949,678	55.800	274,811	16,489	(4,122)	287,178
2058	5,048,672	55.800	280,307	16,818	(4,205)	292,921
2059	5,048,672	55.800	280,307	16,818	(4,205)	292,921
Total			7,424,230	445,454	(111,363)	7,758,320

**Mallard Ridge Metropolitan District
Debt Service**

	Total Revenue Available for Debt Service	Net Debt Service		Total	Surplus Fund				Ratio Analysis	
		Series 2024A	Series 2029A		Annual Surplus	Funds on Hand Used as a Source	Cumulative Balance ¹	Released Revenue	Debt Service Coverage	Senior Debt to Assessed Value
		Dated: 12/1/2024	Dated: 12/1/2029							
		Par: \$8,365,000 Proj: \$5,694,000	Par: \$10,070,000 Proj: \$199,877 Escr: \$9,815,403							
							Series 2024A: 1,673,000 Series 2029A: -			
2024	0	0		0	0		748,000	0	n/a	n/a
2025	(7,000)	0		0	(7,000)		741,000	0	n/a	3369%
2026	3,812	0		0	3,812		744,812	0	n/a	555%
2027	56,890	0		0	56,890		801,702	0	n/a	218%
2028	166,664	501,900		501,900	(335,236)		466,465	0	33%	109%
2029	365,272	501,900	0	501,900	(136,628)	329,000	0	838	73%	88%
2030	555,103	Refunded	503,500	503,500	51,603		0	51,603	110%	72%
2031	678,749		563,500	563,500	115,249		0	115,249	120%	65%
2032	751,353		625,500	625,500	125,853		0	125,853	120%	60%
2033	794,231		659,250	659,250	134,981		0	134,981	120%	58%
2034	816,946		676,000	676,000	140,946		0	140,946	121%	56%
2035	816,946		676,500	676,500	140,446		0	140,446	121%	54%
2036	833,425		676,500	676,500	156,925		0	156,925	123%	53%
2037	833,425		676,000	676,000	157,425		0	157,425	123%	50%
2038	850,234		675,000	675,000	175,234		0	175,234	126%	49%
2039	850,234		678,500	678,500	171,734		0	171,734	125%	47%
2040	867,379		676,250	676,250	191,129		0	191,129	128%	45%
2041	867,379		678,500	678,500	188,879		0	188,879	128%	43%
2042	884,866		675,000	675,000	209,866		0	209,866	131%	41%
2043	884,866		676,000	676,000	208,866		0	208,866	131%	39%
2044	902,703		676,250	676,250	226,453		0	226,453	133%	37%
2045	902,703		675,750	675,750	226,953		0	226,953	134%	35%
2046	920,897		674,500	674,500	246,397		0	246,397	137%	33%
2047	920,897		677,500	677,500	243,397		0	243,397	136%	30%
2048	939,455		674,500	674,500	264,955		0	264,955	139%	29%
2049	939,455		675,750	675,750	263,705		0	263,705	139%	26%
2050	958,385		676,000	676,000	282,385		0	282,385	142%	24%
2051	958,385		675,250	675,250	283,135		0	283,135	142%	21%
2052	977,692		673,500	673,500	304,192		0	304,192	145%	19%
2053	977,692		675,750	675,750	301,942		0	301,942	145%	16%
2054	997,386		676,750	676,750	320,636		0	320,636	147%	14%
2055	997,386		676,500	676,500	320,886		0	320,886	147%	11%
2056	1,017,474		675,000	675,000	342,474		0	342,474	151%	9%
2057	1,017,474		677,250	677,250	340,224		0	340,224	150%	6%
2058	1,037,963		678,000	678,000	359,963		0	359,963	153%	3%
2059	1,037,963		677,250	677,250	360,713		0	360,713	153%	0%
Total	27,374,687	1,003,800	19,931,500	20,935,300	6,439,387	329,000		6,858,387		

1. Assumes \$748,000 Deposit to Surplus Fund at Closing

**Mallard Ridge Metropolitan District
Subordinate Debt Service**

	Revenue Available for Debt Service	Interest Payment 7.500%	Balance of Accrued Interest	Principal Payment	Principal Balance	Debt Service	Released Revenue
						Series 2029B	
						Dated: 12/1/2029 Par: \$2,053,000 Proj: \$1,991,410	
12/15/2024	-	-	-	-	-	-	-
12/15/2025	-	-	-	-	-	-	-
12/15/2026	-	-	-	-	-	-	-
12/15/2027	-	-	-	-	-	-	-
12/15/2028	-	-	-	-	-	-	-
12/1/2029	-	-	-	-	2,053,000	-	-
12/15/2030	51,603	51,603	108,360	-	2,053,000	51,603	-
12/15/2031	115,249	115,249	155,213	-	2,053,000	115,249	-
12/15/2032	125,853	125,853	194,976	-	2,053,000	125,853	-
12/15/2033	134,981	134,981	228,593	-	2,053,000	134,981	-
12/15/2034	140,946	140,946	258,766	-	2,053,000	140,946	-
12/15/2035	140,446	140,446	291,702	-	2,053,000	140,446	-
12/15/2036	156,925	156,925	310,629	-	2,053,000	156,925	-
12/15/2037	157,425	157,425	330,476	-	2,053,000	157,425	-
12/15/2038	175,234	175,234	334,003	-	2,053,000	175,234	-
12/15/2039	171,734	171,734	341,294	-	2,053,000	171,734	-
12/15/2040	191,129	191,129	329,738	-	2,053,000	191,129	-
12/15/2041	188,879	188,879	319,565	-	2,053,000	188,879	-
12/15/2042	209,866	209,866	287,641	-	2,053,000	209,866	-
12/15/2043	208,866	208,866	254,323	-	2,053,000	208,866	-
12/15/2044	226,453	226,453	200,919	-	2,053,000	226,453	-
12/15/2045	226,953	226,953	143,009	-	2,053,000	226,953	-
12/15/2046	246,397	246,397	61,312	-	2,053,000	246,397	-
12/15/2047	243,397	219,886	-	23,000	2,030,000	242,886	-
12/15/2048	264,955	152,250	-	113,000	1,917,000	265,250	-
12/15/2049	263,705	143,775	-	120,000	1,797,000	263,775	-
12/15/2050	282,385	134,775	-	147,000	1,650,000	281,775	-
12/15/2051	283,135	123,750	-	160,000	1,490,000	283,750	-
12/15/2052	304,192	111,750	-	192,000	1,298,000	303,750	-
12/15/2053	301,942	97,350	-	205,000	1,093,000	302,350	-
12/15/2054	320,636	81,975	-	238,000	855,000	319,975	-
12/15/2055	320,886	64,125	-	257,000	598,000	321,125	-
12/15/2056	342,474	44,850	-	298,000	300,000	342,850	-
12/15/2057	340,224	22,500	-	300,000	-	322,500	17,946
12/15/2058	359,963	-	-	-	-	-	359,963
12/15/2059	360,713	-	-	-	-	-	360,713
	6,857,549	4,065,927		2,053,000		6,118,927	738,622

Mallard Ridge Metropolitan District
Subordinate Debt Service

	Revenue Available for Debt Service Refunding Proceeds		Interest Payment Balance of Accrued Interest Principal Payment Principal Balance 8.000%				Call Premium	Debt Service	Released Revenue
								Series 2024B	
								Dated: 12/1/2024 Par: \$800,000 Proj: \$776,000	
12/1/2024	-		-	-	-	800,000		-	-
12/15/2025	-		-	66,489	-	800,000		-	-
12/15/2026	-		-	135,808	-	800,000		-	-
12/15/2027	-		-	210,673	-	800,000		-	-
12/15/2028	-		-	291,526	-	800,000		-	-
12/1/2029	-	1,199,453	375,453	-	800,000	-	24,000	1,199,453	-
								Refunded	
	-		375,453		800,000			1,199,453	-

Mallard Ridge Metropolitan District
Revenue - Residential

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy 10,000 Cap 10,000 Target	O&M Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Operations
2024	0	0.000	0	0	0	0
2025	0	10.000	0	0	0	0
2026	248,310	10.000	2,471	148	(37)	2,582
2027	1,505,901	10.000	14,984	899	(225)	15,658
2028	3,662,859	10.000	36,445	2,187	(547)	38,085
2029	5,857,090	10.000	58,278	3,497	(874)	60,901
2030	8,215,865	10.000	81,748	4,905	(1,226)	85,427
2031	10,077,655	10.000	100,273	6,016	(1,504)	104,785
2032	11,602,566	10.000	115,446	6,927	(1,732)	120,641
2033	12,496,857	10.000	124,344	7,461	(1,865)	129,939
2034	12,921,247	10.000	128,566	7,714	(1,928)	134,352
2035	12,921,247	10.000	128,566	7,714	(1,928)	134,352
2036	13,217,035	10.000	131,509	7,891	(1,973)	137,427
2037	13,217,035	10.000	131,509	7,891	(1,973)	137,427
2038	13,518,739	10.000	134,511	8,071	(2,018)	140,564
2039	13,518,739	10.000	134,511	8,071	(2,018)	140,564
2040	13,826,477	10.000	137,573	8,254	(2,064)	143,764
2041	13,826,477	10.000	137,573	8,254	(2,064)	143,764
2042	14,140,369	10.000	140,697	8,442	(2,110)	147,028
2043	14,140,369	10.000	140,697	8,442	(2,110)	147,028
2044	14,460,540	10.000	143,882	8,633	(2,158)	150,357
2045	14,460,540	10.000	143,882	8,633	(2,158)	150,357
2046	14,787,114	10.000	147,132	8,828	(2,207)	153,753
2047	14,787,114	10.000	147,132	8,828	(2,207)	153,753
2048	15,120,219	10.000	150,446	9,027	(2,257)	157,216
2049	15,120,219	10.000	150,446	9,027	(2,257)	157,216
2050	15,459,987	10.000	153,827	9,230	(2,307)	160,749
2051	15,459,987	10.000	153,827	9,230	(2,307)	160,749
2052	15,806,550	10.000	157,275	9,437	(2,359)	164,353
2053	15,806,550	10.000	157,275	9,437	(2,359)	164,353
2054	16,160,044	10.000	160,792	9,648	(2,412)	168,028
2055	16,160,044	10.000	160,792	9,648	(2,412)	168,028
2056	16,520,608	10.000	164,380	9,863	(2,466)	171,777
2057	16,520,608	10.000	164,380	9,863	(2,466)	171,777
2058	16,888,384	10.000	168,039	10,082	(2,521)	175,601
2059	16,888,384	10.000	168,039	10,082	(2,521)	175,601
Total			4,371,251	262,275	(65,569)	4,567,957

Mallard Ridge Metropolitan District
Revenue - Commercial

	Total	Operations Mill Levy Revenue			Expense	Total
	Assessed Value in Collection Year	O&M Mill Levy 10,000 Cap 10,000 Target	O&M Mill Levy Collections 99.50%	Specific Ownership Taxes 6.00%	County Treasurer Fee 1.50%	Revenue Available for Operations
2024	0	0.000	0	0	0	0
2025	0	10.000	0	0	0	0
2026	0	10.000	0	0	0	0
2027	0	10.000	0	0	0	0
2028	177,849	10.000	1,770	106	(27)	1,849
2029	1,839,512	10.000	18,303	1,098	(275)	19,127
2030	3,230,774	10.000	32,146	1,929	(482)	33,593
2031	3,826,262	10.000	38,071	2,284	(571)	39,785
2032	3,902,788	10.000	38,833	2,330	(582)	40,580
2033	3,902,788	10.000	38,833	2,330	(582)	40,580
2034	3,980,843	10.000	39,609	2,377	(594)	41,392
2035	3,980,843	10.000	39,609	2,377	(594)	41,392
2036	4,060,460	10.000	40,402	2,424	(606)	42,220
2037	4,060,460	10.000	40,402	2,424	(606)	42,220
2038	4,141,669	10.000	41,210	2,473	(618)	43,064
2039	4,141,669	10.000	41,210	2,473	(618)	43,064
2040	4,224,503	10.000	42,034	2,522	(631)	43,925
2041	4,224,503	10.000	42,034	2,522	(631)	43,925
2042	4,308,993	10.000	42,874	2,572	(643)	44,804
2043	4,308,993	10.000	42,874	2,572	(643)	44,804
2044	4,395,173	10.000	43,732	2,624	(656)	45,700
2045	4,395,173	10.000	43,732	2,624	(656)	45,700
2046	4,483,076	10.000	44,607	2,676	(669)	46,614
2047	4,483,076	10.000	44,607	2,676	(669)	46,614
2048	4,572,738	10.000	45,499	2,730	(682)	47,546
2049	4,572,738	10.000	45,499	2,730	(682)	47,546
2050	4,664,192	10.000	46,409	2,785	(696)	48,497
2051	4,664,192	10.000	46,409	2,785	(696)	48,497
2052	4,757,476	10.000	47,337	2,840	(710)	49,467
2053	4,757,476	10.000	47,337	2,840	(710)	49,467
2054	4,852,626	10.000	48,284	2,897	(724)	50,456
2055	4,852,626	10.000	48,284	2,897	(724)	50,456
2056	4,949,678	10.000	49,249	2,955	(739)	51,466
2057	4,949,678	10.000	49,249	2,955	(739)	51,466
2058	5,048,672	10.000	50,234	3,014	(754)	52,495
2059	5,048,672	10.000	50,234	3,014	(754)	52,495
Total			1,330,914	79,855	(19,964)	1,390,805

SOURCES AND USES OF FUNDS

MALLARD RIDGE METROPOLITAN DISTRICT Weld County, Colorado

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### GENERAL OBLIGATION BONDS, SERIES 2024A SUBORDINATE CASH FLOW BONDS, SERIES 2024B

Dated Date                      12/01/2024  
Delivery Date                 12/01/2024

| <i>Sources:</i>           | <i>Series 2024A</i> | <i>Series 2024B</i> | <i>Total</i> |
|---------------------------|---------------------|---------------------|--------------|
| Bond Proceeds:            |                     |                     |              |
| Par Amount                | 8,365,000.00        | 800,000.00          | 9,165,000.00 |
|                           | 8,365,000.00        | 800,000.00          | 9,165,000.00 |
| <hr/>                     |                     |                     |              |
| <i>Uses:</i>              | <i>Series 2024A</i> | <i>Series 2024B</i> | <i>Total</i> |
| Project Fund Deposits:    |                     |                     |              |
| Project Fund              | 5,694,000.00        | 776,000.00          | 6,470,000.00 |
| Other Fund Deposits:      |                     |                     |              |
| Capitalized Interest Fund | 1,505,700.00        |                     | 1,505,700.00 |
| Surplus Deposit           | 748,000.00          |                     | 748,000.00   |
|                           | 2,253,700.00        |                     | 2,253,700.00 |
| Cost of Issuance:         |                     |                     |              |
| Cost of Issuance          | 250,000.00          |                     | 250,000.00   |
| Delivery Date Expenses:   |                     |                     |              |
| Underwriter's Discount    | 167,300.00          | 24,000.00           | 191,300.00   |
|                           | 8,365,000.00        | 800,000.00          | 9,165,000.00 |

SOURCES AND USES OF FUNDS

MALLARD RIDGE METROPOLITAN DISTRICT  
Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2024B

Dated Date	12/01/2024
Delivery Date	12/01/2024

Sources:

Bond Proceeds:	
Par Amount	800,000.00
	800,000.00

Uses:

Project Fund Deposits:	
Project Fund	776,000.00
Delivery Date Expenses:	
Underwriter's Discount	24,000.00
	800,000.00

BOND PRICING**MALLARD RIDGE METROPOLITAN DISTRICT
Weld County, Colorado**

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**SUBORDINATE CASH FLOW BONDS, SERIES 2024B**

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2054:   | 12/15/2054               | 800,000       | 8.000%      | 8.000%       | 100.000      |
|                       |                          | 800,000       |             |              |              |

|                         |             |             |  |
|-------------------------|-------------|-------------|--|
| Dated Date              | 12/01/2024  |             |  |
| Delivery Date           | 12/01/2024  |             |  |
| First Coupon            | 12/15/2025  |             |  |
| Par Amount              | 800,000.00  |             |  |
| Original Issue Discount |             |             |  |
| Production              | 800,000.00  | 100.000000% |  |
| Underwriter's Discount  | (24,000.00) | (3.000000%) |  |
| Purchase Price          | 776,000.00  | 97.000000%  |  |
| Accrued Interest        |             |             |  |
| Net Proceeds            | 776,000.00  |             |  |



**CALL PROVISIONS**

**MALLARD RIDGE METROPOLITAN DISTRICT**  
**Weld County, Colorado**

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SUBORDINATE CASH FLOW BONDS, SERIES 2024B**Call Table: CALL**

<i>Call Date</i>	<i>Call Price</i>
12/01/2029	103.00
12/01/2030	102.00
12/01/2031	101.00
12/01/2032	100.00

SOURCES AND USES OF FUNDS

MALLARD RIDGE METROPOLITAN DISTRICT Weld County, Colorado

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#### GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2029A SUBORDINATE CASH FLOW BONDS, SERIES 2029B

Dated Date                      12/01/2029  
Delivery Date                 12/01/2029

| <i>Sources:</i>                      | <i>Series 2029A</i> | <i>Series 2029B</i> | <i>Total</i>  |
|--------------------------------------|---------------------|---------------------|---------------|
| Bond Proceeds:                       |                     |                     |               |
| Par Amount                           | 10,070,000.00       | 2,053,000.00        | 12,123,000.00 |
| Other Sources of Funds:              |                     |                     |               |
| Surplus Fund                         | 329,000.00          |                     | 329,000.00    |
|                                      | 10,399,000.00       | 2,053,000.00        | 12,452,000.00 |
| <hr/>                                |                     |                     |               |
| <i>Uses:</i>                         | <i>Series 2029A</i> | <i>Series 2029B</i> | <i>Total</i>  |
| Project Fund Deposits:               |                     |                     |               |
| Project Fund                         | 199,876.54          | 1,991,410.00        | 2,191,286.54  |
| Refunding Escrow Deposits:           |                     |                     |               |
| Cash Deposit                         | 9,815,402.71        |                     | 9,815,402.71  |
| Cost of Issuance:                    |                     |                     |               |
| Cost of Issuance                     | 200,000.00          |                     | 200,000.00    |
| Delivery Date Expenses:              |                     |                     |               |
| Underwriter's Discount               | 50,350.00           | 61,590.00           | 111,940.00    |
| Insurance (55bps Total Debt Service) | 109,623.25          |                     | 109,623.25    |
| Surety (3.5% DSRF Requirements)      | 23,747.50           |                     | 23,747.50     |
|                                      | 183,720.75          | 61,590.00           | 245,310.75    |
|                                      | 10,399,000.00       | 2,053,000.00        | 12,452,000.00 |

## SOURCES AND USES OF FUNDS

### MALLARD RIDGE METROPOLITAN DISTRICT Weld County, Colorado

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GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2029A

Dated Date	12/01/2029
Delivery Date	12/01/2029

Sources:

Bond Proceeds:	
Par Amount	10,070,000.00
Other Sources of Funds:	
Surplus Fund	329,000.00
	10,399,000.00

Uses:

Project Fund Deposits:	
Project Fund	199,876.54
Refunding Escrow Deposits:	
Cash Deposit	9,815,402.71
Cost of Issuance:	
Cost of Issuance	200,000.00
Delivery Date Expenses:	
Underwriter's Discount	50,350.00
Insurance (55bps Total Debt Service)	109,623.25
Surety (3.5% DSRF Requirements)	23,747.50
	183,720.75
	10,399,000.00

SUMMARY OF BONDS REFUNDED

MALLARD RIDGE METROPOLITAN DISTRICT Weld County, Colorado

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#### GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2029A

| <i>Bond</i>                                 | <i>Maturity<br/>Date</i> | <i>Interest<br/>Rate</i> | <i>Par<br/>Amount</i> | <i>Call<br/>Date</i> | <i>Call<br/>Price</i> |
|---------------------------------------------|--------------------------|--------------------------|-----------------------|----------------------|-----------------------|
| Series 2024A Current Interest, 24A, TERM54: |                          |                          |                       |                      |                       |
|                                             | 12/01/2031               | 6.000%                   | 20,000                | 12/01/2029           | 103.000               |
|                                             | 12/01/2032               | 6.000%                   | 75,000                | 12/01/2029           | 103.000               |
|                                             | 12/01/2033               | 6.000%                   | 110,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2034               | 6.000%                   | 135,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2035               | 6.000%                   | 145,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2036               | 6.000%                   | 165,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2037               | 6.000%                   | 175,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2038               | 6.000%                   | 200,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2039               | 6.000%                   | 210,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2040               | 6.000%                   | 235,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2041               | 6.000%                   | 250,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2042               | 6.000%                   | 280,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2043               | 6.000%                   | 295,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2044               | 6.000%                   | 325,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2045               | 6.000%                   | 345,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2046               | 6.000%                   | 380,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2047               | 6.000%                   | 405,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2048               | 6.000%                   | 445,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2049               | 6.000%                   | 470,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2050               | 6.000%                   | 515,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2051               | 6.000%                   | 545,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2052               | 6.000%                   | 590,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2053               | 6.000%                   | 625,000               | 12/01/2029           | 103.000               |
|                                             | 12/01/2054               | 6.000%                   | 1,425,000             | 12/01/2029           | 103.000               |
|                                             |                          |                          | 8,365,000             |                      |                       |



SOURCES AND USES OF FUNDS

MALLARD RIDGE METROPOLITAN DISTRICT  
Weld County, Colorado

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SUBORDINATE CASH FLOW BONDS, SERIES 2029B

Dated Date	12/01/2029
Delivery Date	12/01/2029

Sources:

Bond Proceeds:	
Par Amount	2,053,000.00
	2,053,000.00

Uses:

Project Fund Deposits:	
Project Fund	1,991,410.00
Delivery Date Expenses:	
Underwriter's Discount	61,590.00
	2,053,000.00

BOND PRICING**MALLARD RIDGE METROPOLITAN DISTRICT
Weld County, Colorado**

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**SUBORDINATE CASH FLOW BONDS, SERIES 2029B**

| <i>Bond Component</i> | <i>Maturity<br/>Date</i> | <i>Amount</i> | <i>Rate</i> | <i>Yield</i> | <i>Price</i> |
|-----------------------|--------------------------|---------------|-------------|--------------|--------------|
| Term Bond Due 2057:   | 12/15/2057               | 2,053,000     | 7.500%      | 7.500%       | 100.000      |
|                       |                          | 2,053,000     |             |              |              |

|               |            |
|---------------|------------|
| Dated Date    | 12/01/2029 |
| Delivery Date | 12/01/2029 |
| First Coupon  | 12/15/2030 |

|                         |              |
|-------------------------|--------------|
| Par Amount              | 2,053,000.00 |
| Original Issue Discount |              |

|                        |              |             |
|------------------------|--------------|-------------|
| Production             | 2,053,000.00 | 100.000000% |
| Underwriter's Discount | (61,590.00)  | (3.000000%) |

|                  |              |            |
|------------------|--------------|------------|
| Purchase Price   | 1,991,410.00 | 97.000000% |
| Accrued Interest |              |            |

|              |              |
|--------------|--------------|
| Net Proceeds | 1,991,410.00 |
|--------------|--------------|

**CALL PROVISIONS**

**MALLARD RIDGE METROPOLITAN DISTRICT**  
**Weld County, Colorado**

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SUBORDINATE CASH FLOW BONDS, SERIES 2029B**Call Table: CALL**

<i>Call Date</i>	<i>Call Price</i>
12/01/2034	103.00
12/01/2035	102.00
12/01/2036	101.00
12/01/2037	100.00

EXHIBIT G**SERVICE PLAN FOR MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4****Disclosure Notice****SPECIAL DISTRICT PUBLIC DISCLOSURE**

Pursuant to § 32-1-104.8 C.R.S.

Name of the District:	Mallard Ridge Metropolitan District Nos. 1-4 (the “Districts”)
Contact Information for the District:	Mallard Ridge Metropolitan District Nos. 1-4 c/o WHITE BEAR ANKELE TANAKA AND WALDRON 2154 East Commons Avenue, Suite 2000 Centennial, Colorado 80122 Attn: Robert G. Rogers, Esq. Phone: (303) 858-1800 Fax: (303) 858-1801
Powers of the District:	All powers authorized in § 32-1-1004, C.R.S., including, but not limited to, mosquito control, parks or recreational facilities or programs, traffic and safety controls, sanitation services, street improvements, and water services, subject to the limitations contained in the Districts’ Service Plan regarding the exercise of such powers. The Districts’ Service Plan specifically limits the Districts’ authority to exercise the following powers without an intergovernmental agreement with the Town of Johnstown: fire protection, ambulance and emergency services, television relay and translator facilities, telecommunication, solid waste collection, and transportation services.
Service Plan:	The Districts’ Service Plan, which may be amended from time to time, includes a description of the Districts’ powers and authority. A copy of the Districts’ Service Plan is available from the District and from the Division of Local Government.
Financial Powers of the District:	Mallard Ridge Metropolitan District Nos. 1-4 (the “Districts”) are authorized by Title 32 of the Colorado Revised Statutes to use a number of methods to raise revenues for capital needs and general operations costs. These methods, subject to the limitations imposed by Section 20 of Article X of the Colorado Constitution, include issuing debt, levying taxes, and imposing fees and charges. Information concerning directors, management, meetings, elections, and current taxes are provided annually in the Notice to Electors described § 32-1-809(1), C.R.S., which may be found at the Districts’ office, on the Districts’ web site, on file at the Division of Local Government in the Department of Local Affairs, or on file at the office of the clerk and recorder of Weld County in which the special district is located.

District Boundaries:	A map of the Districts' boundaries is attached hereto as <u>Exhibit A</u> . Please note that the Districts' boundaries may change from time to time. Please contact the Districts for the latest information.	
District Taxes and Fees:	The Districts have authority to impose property taxes for the construction, operation, and maintenance of the improvements identified in the Service Plan. The Districts have the authority to issue debt and, in order to pay debt and for operations and maintenance costs, the Districts may impose a Debt Mill Levy and an Operations and Maintenance Mill Levy, and collect property taxes on properties within the Districts. The Districts may also establish a one-time Development Fee that may be imposed on a per-unit basis for residential property or a per-square foot basis for non-residential property, and may impose other fees and charges. The Service Plan establishes a Maximum Residential Debt Mill Levy, a Maximum Commercial Debt Mill Levy, and a maximum Operations and Maintenance Mill Levy. The Districts have the authority to exceed these mill levy caps as provided in the Service Plan. The Districts' taxes are in addition to other property taxes imposed and collected by other governments such as the Town of Johnstown, Weld County, and other jurisdictions. Below are samples of potential property taxes of the District, based on assumed mill levies. Actual mill levies and property taxes in any year may be higher or lower.	
<u>Sample Calculation of Mill Levy Cap for a Residential Property:</u> Assumptions: Market value is \$450,000 Residential mill levy cap is 40 mills Residential assessment rate is 6.8% Calculation: $\$450,000 \times .068 = \$30,600$ (Assessed Valuation) $\$30,600 \times .040$ mills = \$1,224 per year in taxes owed solely to the District		<u>Sample Calculation of Mill Levy Cap for a Commercial, Office or Industrial Property:</u> Assumptions: Market value is \$750,000 Commercial mill levy cap is 50 mills Commercial assessment rate is 29% Calculation: $\$750,000 \times .29 = \$217,500$ (Assessed Valuation) $\$217,500 \times .050$ mills = \$10,875 per year in taxes owed solely to the District

EXHIBIT H

SERVICE PLAN FOR *MALLARD RIDGE METROPOLITAN DISTRICTS NOS. 1-4*

Indemnification Letters

Part I - Developer Indemnity Letter

{date – on or after date of Service Plan approval}

Town of Johnstown
223 1st Street
Johnstown, CO 80615

RE: Mallard Ridge Metropolitan District Nos. 1-4

To the Town Council:

This Indemnification Letter (the “Letter”) is delivered by the undersigned (the “Developer”) in connection with the review by the Town of Johnstown (the “Town”) of the Service Plan, including all amendments heretofore or hereafter made thereto (the “Service Plan”) for the Mallard Ridge Metropolitan District Nos. 1-4 (the “Districts”). Developer, for and on behalf of itself and its transferees, successors and assigns, represents, warrants, covenants, and agrees to and for the benefit of the Town as follows:

1. Developer hereby waives and releases any present or future claims it might have against the Town or the Town’s elected or appointed officers, employees, agents, contractors, or insurers (the “Released Persons”) in any manner related to or connected with the adoption of a Resolution of Approval regarding the Town’s approval of the Districts’ Service Plan or any action or omission with respect thereto. Developer further hereby agrees to indemnify and hold harmless the Released Persons from and against any and all liabilities costs and expenses (including reasonable attorneys’ fees and expenses and court costs) resulting from any and all claims, demands, suits, actions, or other proceedings of whatsoever kind or nature made or brought by any property owner or other person or third party which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the Districts; or (c) any actions or omissions of the Developer or the Districts, or their agents, in connection with the Districts, including, without limitation, any actions or omissions of the Developer or Districts, or their agents, in relation to any bonds or other financial obligations of the Districts or any offering documents or other disclosures made in connection therewith.

2. This Letter has been duly authorized and executed on behalf of Developer.

Very truly yours,

DEVELOPER, 6037 JOHNSTOWN, LLC

By: _____

Title: _____

Part II - District Indemnity Letter

{date – date of organizational meeting}

Town of Johnstown
223 1st Street
Johnstown, CO 80615

RE: Mallard Ridge Metropolitan District Nos. 1-4

To the Town Council:

This Indemnification Letter (the “Letter”) is delivered by Mallard Ridge Metropolitan District Nos. 1-4 (the “Districts”) in order to comply with the Service Plan, including all amendments heretofore or hereafter made thereto (the “Service Plan”) for the Districts. The Districts, for and on behalf of themselves and their transferees, successors, and assigns, covenant and agree to and for the benefit of the Town as follows:

1. The Districts hereby waive and release any present or future claims they might have against the Town or the Town’s elected or appointed officers, employees, agents, contractors, or insurers (the “Released Persons”) in any manner related to or connected with the adoption of a Resolution of Approval of the Town of the Districts’ Service Plan or any action or omission with respect thereto. To the fullest extent permitted by law, the Districts hereby agree to indemnify and hold harmless the Released Persons from and against any and all liabilities costs and expenses (including reasonable attorneys’ fees and expenses and court costs) resulting from any and all claims, demands, suits, actions, or other proceedings of whatsoever kind or nature made or brought by any property owner or other person which directly or indirectly or purportedly arise out of or are in any manner related to or connected with any of the following: (a) the Service Plan or any document or instrument contained or referred to therein; or (b) the formation of the Districts; or (c) any actions or omissions of 6037 Johnstown, LLC (the “Developer”), or their agents, in connection with the formation and organization of the Districts, including, without limitation, any actions or omissions of the Districts or Developer, or their agents, in relation to any bonds or other financial obligations of the Districts or any offering documents or other disclosures made in connection therewith, including any claims disputing the validity of the Service Plan and said Resolution of Approval of the Town.

2. It is understood and agreed that neither the Districts nor the Town waive or intend to waive the monetary limits or any other rights, immunities and protections provided by the Colorado Governmental Immunity Act, § 24-10-101, *et seq.*, C.R.S., as from time to time amended, or any other defenses, immunities, or limitations of liability otherwise available to the Town, the District, its officers, or its employees by law.

3. This Letter has been duly authorized and executed on behalf of the Districts.

Very truly yours,

MALLARD RIDGE METROPOLITAN
DISTRICT NOS. 1-4

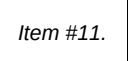
By: _____
President

Attest:

Secretary

Mallard Ridge Metropolitan District Nos. 1-4

White Bear Ankele Tanaka & Waldron

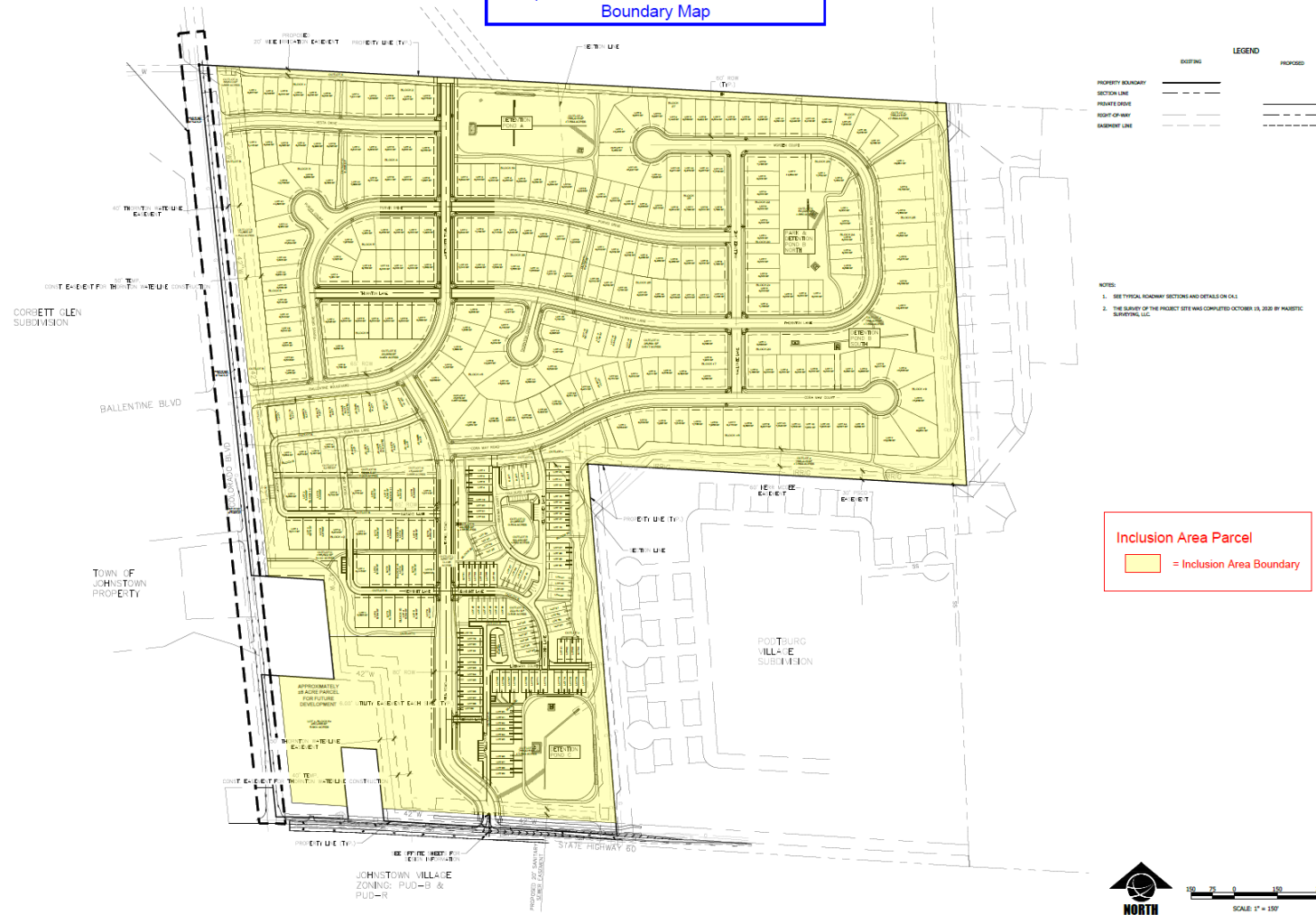


6037 Johnstown, LLC owns the property within the proposed Districts and intends to develop the project area as a single-family residential district, a multi-family residential district, a commercial district, and an overlay district encompassing the entire project's initial boundaries.

318

PLANNED DEVELOPMENT

Mallard Ridge
Metropolitan District Nos. 1-4 Inclusion Area
Boundary Map



Details

- Project Area: 106 acres
- Est. population at buildout: 1,087
- 234 single family detached homes
- 100 townhomes
- 50 duplex units
- 41,250 square feet of various commercial parcels

Public Improvements and Services

- Street improvements
- Trails and park and recreation facilities
- Water, sewer, and drainage
- Landscaping, irrigation

Governing Law & Policies



Title 32 of the Colorado Revised Statutes (the Special District Act)



In substantial compliance with the “model” service plan provided by Town staff and consistent with other recent service plans approved by the Town



Discussions with and direction from Town Legal Counsel



BENEFITS OF METROPOLITAN DISTRICTS

GROWTH PAYS ITS OWN WAY

- + **Fill the void** – No other public entity is willing or able to fund public improvements necessary for development.
- + **Reduce cost** – Costs of public improvements through access to low-cost, tax-exempt financing.
- + **Proportionate** – Rather than front-loading costs of public improvements on new home sales, the costs are paid via tax-deductible property mill levies over 40 years.
 - Homeowners pay proportionate share of use of improvements while they own property.



FINANCIAL INFORMATION

Costs and Financial Plan

Cost of Public Improvements

- + Estimated cost of public improvements: \$36,786,400.
- + Any public improvements not funded by the Districts remain the developer's responsibility.
- + The Town is not responsible for costs of improvements for the Districts, any debt issued by the Districts, or the developer's costs of development.



FINANCIAL PLAN

(ALL PARAMETERS ARE FULLY IN COMPLIANCE WITH THE TOWN MODEL SERVICE PLAN)

DEBT CAPACITY AND ISSUANCES

- Total Debt of the Districts shall not exceed \$12,000,000.
- The Districts anticipate they will issue at least two series of bonds over the course of the development.
- Per the Financial Plan, the Districts will have the revenue base to support these issuances.

LIMITATIONS ON DISTRICT DEBT

(all conform to Model Service Plan)

- Mill Levy Caps
 - Commercial Debt Service Mill Levy Cap – 50 mills
 - Residential Debt Service Mill Levy Cap – 40 Mills
 - Operations and Maintenance Mill Levy Cap – 10 Mills
- Debt Parameters
 - Max. Interest Rate: 12%
 - Max. Underwriter Fee: 5%
 - Max. Term: 40 years
 - EFA Certification of Privately Placed Debt

ADDITIONAL SAFEGUARDS



TRANSPARENCY

- Disclosure Notice to Purchasers
- Annual Report to Town



REIMBURSEMENT LIMITS

- Third-party Certification
- Developer Debt Restrictions



WEBSITE

- Notices
- Election Info
- Documents and Records
- Contact Info
- Debt Info
- Mill Levy Info

QUESTIONS & COMMENTS



THANK YOU

- Robert G. Roberts, Esq.
- rrogers@wbapc.com
- Scott A. Goodstein, Esq.
- sgoodstein@wbapc.com

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2024-__

**AN ORDINANCE AMENDING SECTION 7-149 OF THE JOHNSTOWN MUNICIPAL
CODE TO PROHIBIT THE SALE OF DOGS AND CATS IN PUBLIC PLACES**

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, on November 20, 2023, the Town Council adopted Ordinance No. 2023-255, prohibiting, with limited exception, the sale of dogs and cats from pet shops; and

WHEREAS, Town Council further desires to prohibit the sale of dogs and cats from public places, including streets, public rights-of-way, medians, parks, recreation areas and parking lots; and

WHEREAS, to effectuate the foregoing, the Town Council desires to amend Section 7-149 of the Johnstown Municipal Code; and

WHEREAS, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town and is in the best interests of the Town.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Section 7-149 of Article VII of Chapter 7 of the Johnstown Municipal Code shall be repealed and readopted to read as follows:

Sec. 7-149. Restrictions on the Sale of Dogs and Cats.

- (a) Except as provided herein, no pet shop shall sell, deliver, offer for sale, barter, auction or otherwise transfer or dispose of dogs or cats. A pet shop may collaborate with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs or cats provided that the pet shop does not have an ownership interest in the dogs or cats offered for adoption and posts a sign with the name of the animal care facility or animal rescue organization from which the pet shop acquired each dog or cat.
- (b) Except for animal care facilities or animal rescue organizations lawfully operating at such location, no person shall sell, deliver, offer for sale, barter, auction or otherwise transfer or dispose of dogs and cats at or on any street, public right-of-way, median, park, recreation area or parking lot regardless of whether access is authorized by the owner of such property.

Section 2. Severability. If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

Section 3. Publication; Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“Charter”) and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Hannah Hill, Town Clerk Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Hannah Hill, Town Clerk Michael P. Duncan, Mayor

Weld County School District RE-5J
Cash in Lieu Statement (Unaudited)
Prepared: 09/24/2024



Beginning Cash Balance, July 1, 2023	1,306,356.36
+ Johnstown Cash in Lieu Revenue	699,973.00
- Cash in Lieu Expenditures	1,006,255.00
+ Johnstown Interest	37,974.98
+ Refund Payable in 2023-24	9,434.00
- Accounts Receivable for 2022-23	39,153.00
Ending Cash Balance, June 30, 2024	1,008,330.34

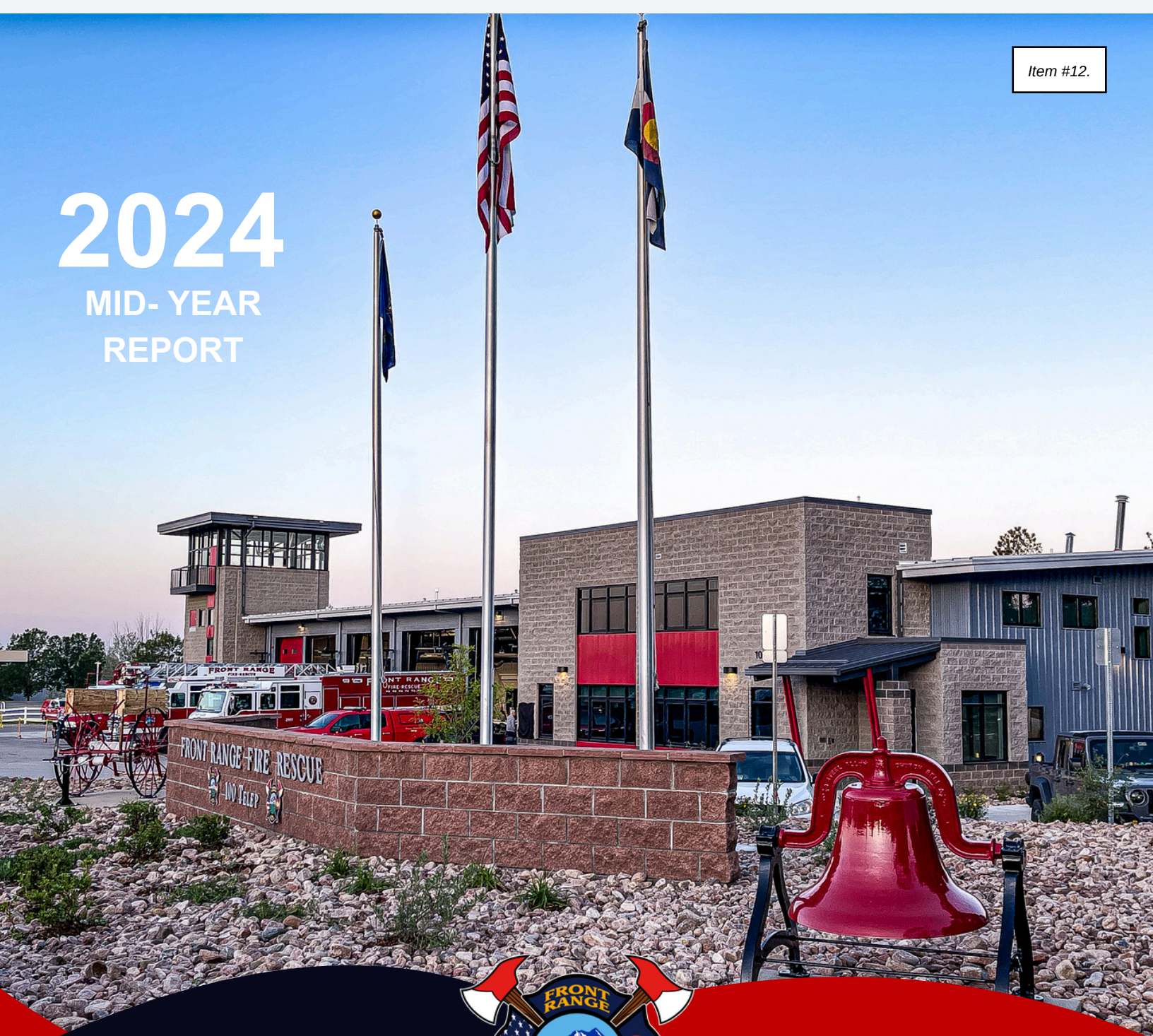
Cash in Lieu Expenditures Description	Amount
Purchase of water rights for RHS construction	1,006,255.00

Notes

- 1 A refund for overpayment of cash in lieu fees was issued to a developer in 2024-25 for fees that were paid in 2023-24. Revenue for 2023-24 was reduced in 2023-24 but the cash payment did not occur until 2024-25.
- 2 Cash in lieu payments from developers were received in July 2024 for construction that occurred in 2023-24. Revenue was recognized in 2023-24 but the cash was not actually received until July 2024.

2024

MID-YEAR REPORT



FRONT RANGE FIRE RESCUE



frfr.colorado.gov



PO BOX 130 Milliken CO 80543



970-587-4464

Mission, Vision and Values

Mission

Front Range Fire Rescue is an all-hazards emergency response and prevention agency. We are committed to providing outstanding service to our community through fire prevention, public education, fire suppression, emergency medical services, and disaster management.

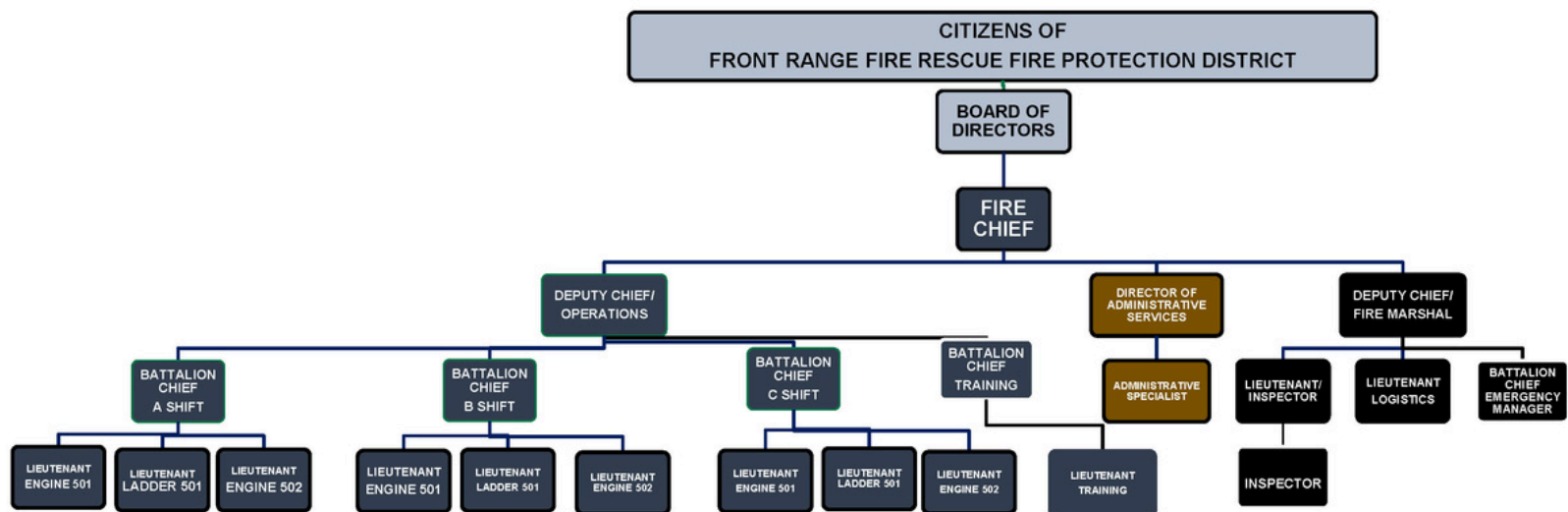
Vision

Members of Front Range Fire Rescue are committed to providing the highest quality service to the citizens and guests of the District. The vision that drives all members to continually strive to embrace the concept of continuous improvement and deliver the best citizen service possible is this:

To further evolve a culture and a structure that outlasts us and that meets and exceeds the District's anticipated growth. To be recognized by our citizens and external stakeholders as an outstanding public service agency. To be an "employer of choice" for our current and future members.

Values

Courage, Compassion, Professionalism



FRONT RANGE FIRE RESCUE

FROM THE DESK OF FIRE CHIEF MICHAEL WEST

Item #12.

Good Day!

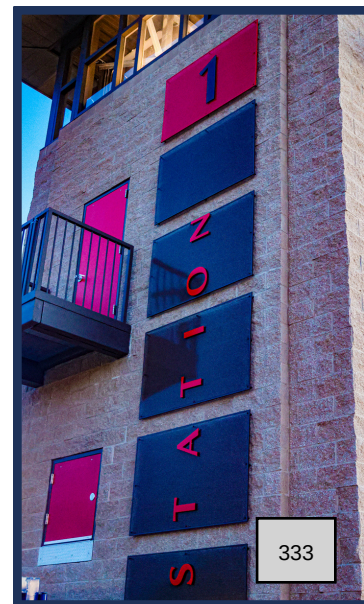
Once again, we are pleased to share our mid-year report with you. This year continues to be one of growth and change for your fire district. We have completed the remodel of Station 1 in Johnstown. Thank you to all who came out for the dedication ceremony. We have also added 12 new positions to the organization as we prepare for the increased population in our area and the emergencies that often follow.

One area I am proud of is the number of applicants we receive for our openings. So many fire chiefs around the country are telling me they aren't getting the interest in public safety jobs we once counted on. That has not been the case at FRFR. In fact, we had hundreds of applicants for our openings this year. After careful hiring processes, I am confident we have hired the very best.

Another thing to note is the low turnover we continue to experience. The few firefighters we have lost in the last five years have been individuals who have left the fire service or have headed back home to be closer to family and work within their hometown fire department.

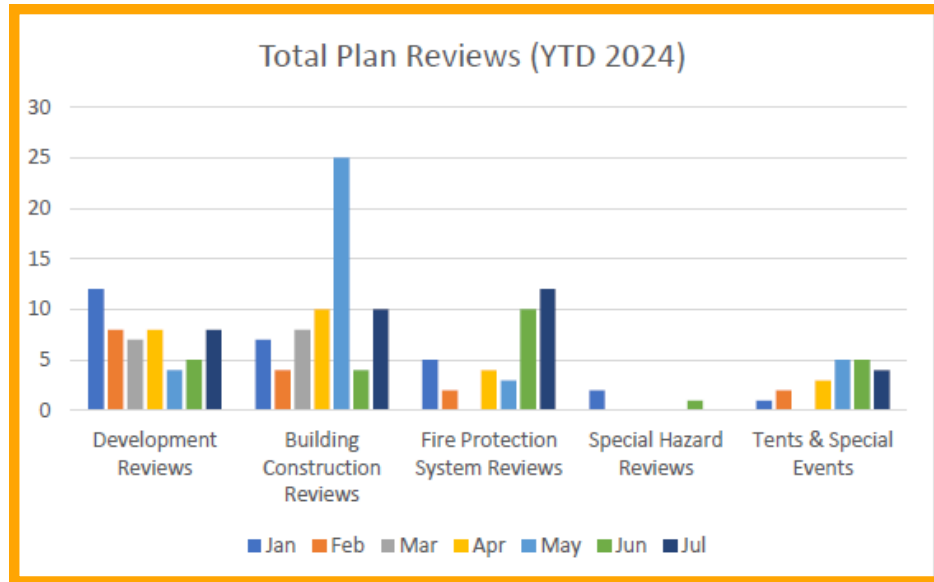
Our Professional Standards documents mention that we strive to be an "employer of choice." To me, this is crucial as these firefighters are here to provide the best service to all of you. Our recruitment and retention efforts are working, and I am sure that this is demonstrated daily in the level of service we provide the public. If there is ever anything you feel we can be doing better, please don't hesitate to let me know.

Yours in service,
Michael West
Fire Chief



PLANNING & DEVELOPMENT

Item #12.



	2024 YTD		
	#	SQUARE FEET	Hrs
EXISTING CONSTRUCTION INSPECTIONS			
Annual Inspections	305	2,881,225	497
HazMat Inspections	63	1,200,738	164
Engine Company PrePlans	29	417,741	35
Service Calls	17	809,616	35
Complaints	3	80,817	9
FIRE PROTECTION SYSTEM INSPECTIONS			
Fire Alarm - Rough	18	1,619,062	46
Fire Alarm - Final	15	554,313	44
Underground Fire Line	35		79
Fire Sprinkler - Rough	19	2,045,606	55
Fire Sprinkler - Final	11	509,951	36
Kitchen Hood System	3		6
New Building Construction	30	1,106,744	91



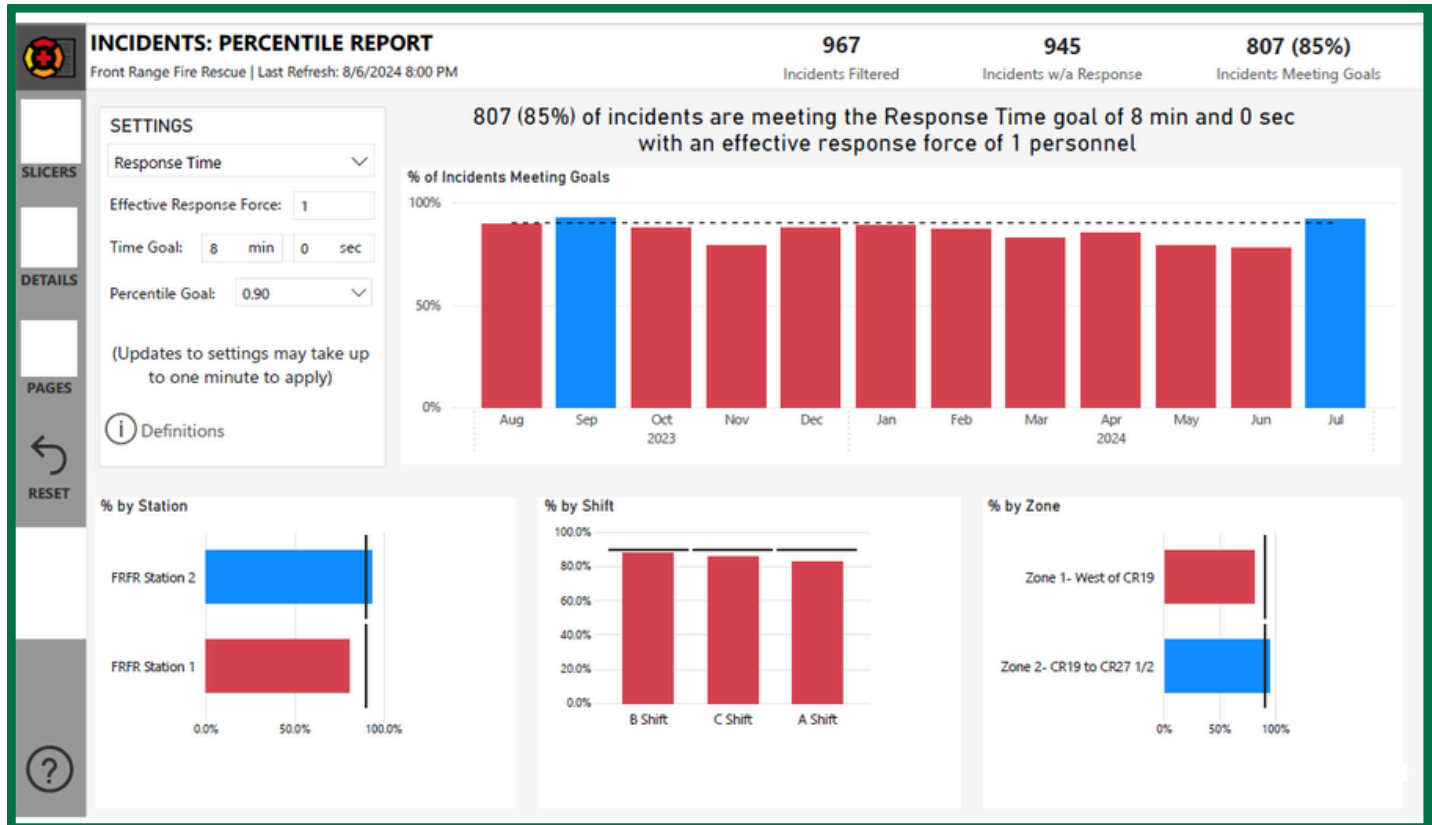
RESPONSE & STATISTICS

Item #12.

Call Volume by Zone

	Current 12 months	Previous 12 months	% change
Zone 1 - West of CR 19	1291	1136	14%
Zone 2 - CR 19 to Two Rivers	722	710	2%
Zone 3 - East of Two Rivers	289	238	21%
* Zone 4 - Windsor/EMS calls	118	245	-52%
* Zone 5 - EMS transfers	1	46	-98%
Zone 6 - Auto/Mutual Aid calls	136	232	-41%
* Zone 7 - UCH EMS Mutual Aid	4	2	100%

*This reflects a change in UCHealth deployment



BOARD OF DIRECTORS

Item #12.



Darrin Rutt
President
West District



Blair Howe
Vice President
East District



Reid Hobler
Treasurer
East District



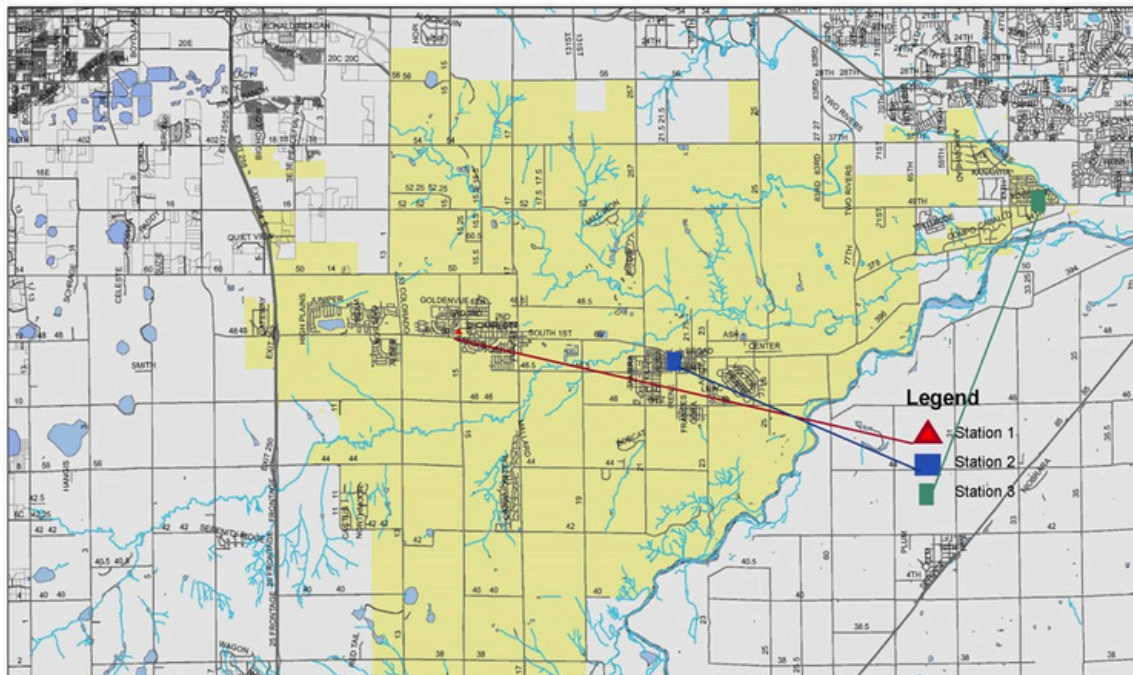
Jim Young
Secretary
West District



Greg Freehling
Director
At Large

The public is welcome to attend all regularly scheduled board meetings on the second Thursday of each month at 6:00 PM. For more information, go to our website frfr.colorado.gov

FRONT RANGE FIRE RESCUE



CONTACT INFORMATION

970.587.4464

info@frfr.co



www.frfr.colorado.gov



450 S. Parish Avenue
Johnstown, CO 80534
970.587.4664
JohnstownCO.gov

September 27, 2024

Elizabeth Relford
Interim Planning Director
Weld County Department of Planning Services
1402 N. 17th Avenue
PO Box 758
Greeley, CO 80632-0758

VIA EMAIL

Re: Coordinated Planning Agreement Definitions – Weld County

Dear Ms. Relford:

Thank you for providing the opportunity to participate in County-wide planning discussions; we appreciate your willingness to include us in these dialogues. Please see our comments below regarding the proposed CPA Definitions:

Urban

Land uses characterized by development density typical to urbanized areas that require services such as central water and sewer systems, road networks, park and recreation services, storm drainage, nearby fire and police protection services, and similar such services.

County will not approve urban uses within 3 miles, except if it meets definition of “economic development.”

Comment: This definition can be interpreted to allow County approval and permitting of commercial/industrial projects in the Town’s 3-Mile Area. Over time, the Town’s corporate boundary will expand to encompass lands within the 3-Mile Area, ultimately requiring the Town to provide services to said lands. Commercial/industrial uses within the Town’s 3-Mile Area should be developed in conjunction with the Town’s adopted plans and policies, and the Town should have control over the development of such uses.

The Town does not support the inclusion of the disclaimer regarding exceptions for projects that meet the definition of “economic development” (highlighted above).

Economic Development

Nonresidential land uses that improve the economic well-being and quality of life of the region by increasing tax revenue and creating jobs.

Urban uses the County may allow with pre-annexation agreement, community design standards, coordinating transportation, primary employers.

Comment: The definition of “Economic Development” is broadly defined and could be interpreted to include a vast array of non-residential project types. Again, the Town should have control over commercial/industrial development in our 3-mile area. The definition of “Economic Development” should be used to prohibit eligible projects from developing in 3-Mile Areas.

Rural

Land uses that typically do not require services such as central water and sewer systems, paved roads, park and recreation services, storm drainage and similar such services, and are generally considered to be rural in nature.

(Discuss ag uses that are primarily permitted in the county.) Uses the County will allow within the 3-mile area.

Comment: The Town would like to see an updated list of uses that would be considered under the definition of Ag.

Sincerely,



Jeremy Gleim, AICP
Planning and Development Director
Town of Johnstown

Cc: Matt LeCerf, Town Manager – Town of Johnstown



450 S. Parish Avenue
Johnstown, CO 80534
970.578.4664
JohnstownCO.gov

TOWN COUNCIL AGENDA COMMUNICATIONS

AGENDA DATE: October 7, 2024

SUBJECT: Festival Notification – 2024 Hallowine Festival

ATTACHMENTS: 1. Application 2024 Hallowine Festival #03-22098

PRESENTED BY: Hannah Hill, Town Clerk

AGENDA ITEM DESCRIPTION:

This item is a notification to Town Council of an application to the State Department of Revenue for a festival permit on October 12, 2024. Separate from other licensing types, a festival license is a State issued license that provides the local authority an opportunity to object based on the three factors shown below.

If the following conditions exist, Council may formally object to the license:

- The applicant failed to provide adequate notice.
- Past festivals have had history of violations of the Colorado Liquor Code or Colorado Liquor Rules or violations of local ordinances.
- If granted the permit would violate the Colorado Liquor Code or Colorado Liquor Rules or violations of local ordinances.

The applicant is Ascent Investment Group Inc, dba Deep Roots Winery and has a history of festivals, most notably in Estes Park. The applicant does not have any violations on file and there were no concerns with adequate notice being provided. The Town Clerk thus administratively responded to the Department of Revenue that there were no grounds to object to the festival permit.

LEGAL ADVICE:

The Town Attorney reviewed the application.

Reviewed and Approved for Presentation,

Town Manager

The Community that Cares

Festival Permit Application

This permit is only available for the following license types:

- Beer and Wine license;
- Hotel and Restaurant license;
- Tavern license;
- Brew Pub license;
- Vintner's Restaurant license;
- Distillery Pub license;
- Entertainment License;
- Lodging License;
- Manufacturer's license (beer, wine, or spirits);
- Wholesaler's license; or
- Limited Wineries

☐ Initial Application – \$50.00 Processing Fee

☒ Subsequent Festival Application - \$50.00 per festival (9 total allowed per **calendar year**, per permittee)

Note - An authorized participating licensee can participate in up to 52 festivals in a calendar year.

Legal Business Name

Ascent Investment Group, LLC

Trade Name/DBA Name

Deep Roots Winery

License Number

03-07739

License Type

Limited Winery

Sales Tax Number

32757348

Business Phone Number

(720) 326-4771

Email Address

teara@deeprootswines.com

Premises Address

2875 Blake Street

City

Denver

State

CO

ZIP Code

80205

Mailing Address

SAME

City

SAME

State

ZIP Code

Festival Location

Hallowine Festival - Silo Park - Thompson River Ranch - 3617 Valleywood Ct - Johnstown, CO 80534

Date(s) of Festival

Saturday October 12th, 2024

What are the hours of alcohol service during each festival date(s)? (1 festival can be no more than 72 hours)

10:30 AM - 5:30 PM

Attach a copy of Premises Use Authorization Letter or Lease

Item #12.

Control Plan Attestation

I affirm that I have attached a Security and Control plan that has been circulated and agreed upon by all participating licensees.

Applicant's Signature

Date (MM/DD/YY)

Licensing Authority Signature

☐ Object ☐ Do Not Object

Local Licensing Authority Contact Name

Phone Number

List of participating businesses (Attach a separate sheet if needed)

Name

License Number

License Type

Person Responsible

Phone Number

Name

License Number

License Type

Person Responsible

Phone Number

Name

License Number

License Type

Person Responsible

Phone Number

Name

License Number

License Type

Person Responsible

Phone Number

Oath Of Applicant

Item #12.

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also know that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer and Wine Code and Colorado Liquor Rules which affect my license or permit.

Signature

Title

Date (MM/DD/YY)

Owner	
-------	--

Report And Approval of Local Licensing Authority (City/County)

The foregoing application has been examined and the premises, business conducted and character of the applicant is satisfactory.

Local Licensing Authority (City or County)

Date Notice was provided to Local Licensing Authority

Town of Johnstown Clerk	
-------------------------	--

Signature

Title

Date (MM/DD/YY)

Town Clerk - Town of Johnstown	
--------------------------------	--

During this festival alcohol will only be sold by the participating alcohol beverage holders (Check All that apply)

☒ In open containers for on-premises consumption ☒ In sealed containers for off-premises consumption

Notice To Local Licensing Authority

This application for a festival permit will be granted to the above named applicant unless any of the below listed conditions apply. If any of these conditions apply please contact the state licensing authority immediately.

- ☐ The applicant has not provided you with at least 30 calendar days notice of the proposed festival
- ☐ Past festivals have had a history of violation of the Colorado Liquor Code or Colorado Liquor Rules or violations of local ordinances
- ☐ If granted, this permit would result in violations of the Colorado Liquor Code or Colorado Liquor Rules, or the laws of the local government

If the Local Licensing Authority objects, provide a separate page with details of the objection.

Report of State Licensing Authority

Signature

Title

Date (MM/DD/YY)

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Security Plan 2024

- - All attendees will have ID's Checked and given a wristband at the entrance
- - We will have a minimum of 3 uniformed security people, as well as 2-3 staff and volunteers watching the perimeter and interior for any infractions, and to make sure all drinking attendees have wristbands.
- - Uniformed security personnel will be stationed at entrances/exits to make sure no alcohol is brought in or taken out (unless it is sealed and was purchased at the festival). Additional uniformed security personnel will be checking ID's at check in and putting on wristbands.
- - All winery personnel will also be checking wristbands.
- There will be overnight security Friday night if there is vendor load in on Friday (TBD)

		HALLOWINE FESTIVAL WINERY LIST 2024			
					Item #12.
<u>Wineries</u>	<u>Contact</u>	<u>E-mail</u>	<u>Phone</u>	<u>Cell</u>	<u>Winery/tax Lic #</u>
Apple Valley Cider Company	Kevin Williams	kevin@applevalleycider.com	(719) 315-1155		03-08805
Avanti Winery	James A Griffin (Grif)	grifgarman@aol.com	(303) 904-7650	(303) 246-5363	14-43495-0000
BBC Wines	T K Kernan	cellardog07@gmail.com	(303) 807-3906	(303) 807-3906	4701723
Blanchard Family Wines	James	james@blanchardfamilywines.com	(720) 775-0708		03-10355
Deep Roots Winery	Teara Walters	teara@deeprootswines.com	(720) 328-4786	(720) 326-4771	03-07739
Dragon Meadery LLC	Shane Fox	dragonmeadery@comcast.net	(720) 371-1970		4701030
Evergood Adventure Wines	Matthew Hexter	matthew@evergood.wine	(719) 362-0158		03-09574
Hunters Moon Meadery	Kim Bowdish	kim@huntersmoonmeadery.com	(970) 590-6059		4288526
Legends A Meadery	Raili Moats	support@legendsameadery.com	(720) 383-7203		03-20486
OBC Wine Project	Jessica Moskwa	jessicamoskwa@odellbrewing.com	(970) 541-0540		03-12302
Queen Bee Brews	Deborah Lee	bizz@queenbeebrews.com	(303)937-6323	(303)937-6323	COW21046
Settembre Cellars	Tracy Eliasson	contact@SettembreCellars.com	303-532-1892	(303) 427-8452	42-79766-0001
Spero Winery	June Spero	sperowinery@aol.com	(303) 428-9830	(303) 919-4688	4704476
Taboche Winery	Greg DiGregorio	info@tabochewinery.com	(303) 585-0173		03-14494
Water to Wine	Malissa Nugent	denver@water2wine.com	(720) 475-0592		42458980000

September 9th, 2024

To Whom It May Concern:

The Thompson Crossing Metro District grants permission to the Hallowine Festival to utilize Thompson River Ranch Park/Farm Activity Shelter on Saturday, October 12th, from 11:00 a.m. to 5:00 p.m. for their Hallowine Festival event.

Please do not hesitate to contact me with any questions or concerns.

Sincerely,

Mindy Espinosa

Mindy



Mindy Espinosa

Assistant District Manager

Phone 303-887-9590

Web www.Timberlinedc.com

Email Espinosa@Timberlinedc.com



TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2024-__

**AN ORDINANCE AMENDING SECTION 7-149 OF THE JOHNSTOWN MUNICIPAL
CODE TO PROHIBIT THE SALE OF DOGS AND CATS IN PUBLIC PLACES**

WHEREAS, the Town of Johnstown, Colorado (“Town”) is a Colorado home rule municipality, duly organized and existing under the laws of the State of Colorado and the Town’s Home Rule Charter; and

WHEREAS, the Town Council is vested with authority to administer the affairs of the Town; and

WHEREAS, on November 20, 2023, the Town Council adopted Ordinance No. 2023-255, prohibiting, with limited exception, the sale of dogs and cats from pet shops; and

WHEREAS, Town Council further desires to prohibit the sale of dogs and cats from public places, including streets, public rights-of-way, medians, parks, recreation areas and parking lots; and

WHEREAS, to effectuate the foregoing, the Town Council desires to amend Section 7-149 of the Johnstown Municipal Code; and

WHEREAS, the Town Council finds, determines and declares that this Ordinance is promulgated under the general police power of the Town and is in the best interests of the Town.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO, AS FOLLOWS:

Section 1. Section 7-149 of Article VII of Chapter 7 of the Johnstown Municipal Code shall be repealed and readopted to read as follows:

Sec. 7-149. Restrictions on the Sale of Dogs and Cats.

- (a) Except as provided herein, no pet shop shall sell, deliver, offer for sale, barter, auction or otherwise transfer or dispose of dogs or cats. A pet shop may collaborate with animal care facilities or animal rescue organizations to offer space for such entities to showcase adoptable dogs or cats provided that the pet shop does not have an ownership interest in the dogs or cats offered for adoption and posts a sign with the name of the animal care facility or animal rescue organization from which the pet shop acquired each dog or cat.
- (b) Except for animal care facilities or animal rescue organizations lawfully operating at such location, no person shall sell, deliver, offer for sale, barter, auction or otherwise transfer or dispose of dogs and cats at or on any street, public right-of-way, median, park, recreation area or parking lot regardless of whether access is authorized by the owner of such property.

Section 2. Severability. If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance that can be given effect without the invalid provision, part or application, and to this end the provisions and parts of this Ordinance are declared to be severable.

Section 3. Publication; Effective Date. This Ordinance, after its passage on final reading, shall be numbered, recorded, published and posted as required by the Home Rule Charter of the Town of Johnstown, Colorado (“Charter”) and the adoption, posting and publication shall be authenticated by the signature of the Mayor and the Town Clerk. This Ordinance shall become effective upon final passage as provided by the Charter. Copies of the entire Ordinance are available at the office of the Town Clerk.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Hannah Hill, Town Clerk Michael P. Duncan, Mayor

PASSED UPON FINAL APPROVAL AND ADOPTED on second reading by the Town Council of the Town of Johnstown, Colorado, this ____ day of _____, 2024.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____ By: _____
Hannah Hill, Town Clerk Michael P. Duncan, Mayor