



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

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO
Monday, February 03, 2025 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. New 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.](#) January 22, 2025 Town Council Meeting Minutes
- [4.](#) Water And Sewer Service Agreement For Blue Frog Roofing
- [5.](#) January 2025 List of Bills

TOWN MANAGER REPORT

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

TOWN ATTORNEY REPORT

NEW BUSINESS

COUNCIL REPORTS AND COMMENTS

MAYOR'S COMMENTS

EXECUTIVE SESSION

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
Wednesday, January 22, 2025 @ 7:00 PM

MINUTES

CALL TO ORDER

At 7:00 Mayor Duncan called the meeting to order.

PLEDGE OF ALLEGIANCE

Mayor Duncan invited attendees to join in the Pledge of Allegiance.

ROLL CALL

Present:

Councilmember Molinar
Councilmember Menzies
Councilmember Berg
Mayor Duncan
Councilmember Morris
Councilmember Paranto

Absent:

Mayor Pro Tem Young

AGENDA APPROVAL

Motion by Councilmember Berg and seconded by Councilmember Menzies to approve the agenda.

Upon vote, the motion passed unanimously.

PUBLIC COMMENT:

Mayor Duncan invited any member of the audience to provide public comments.

Jim Hatfield, 345 Hickory Lane, asked about the 3-Mile Plan item on the agenda.

Online Public Comments (read into the record by the Town Clerk):

Brian Boyd, 4428 Scenic Lane, expressed his concern with the approval of R-2 zoning for the Blue Spruce Annexation.

CONSENT AGENDA

Motion by Councilmember Morris and seconded by Councilmember Berg to approve the consent agenda which contained the following items:

- January 6, 2025 Town Council Meeting Minutes
- Resolution 2025-03 Adopting Three Mile Plan
- December 2024 Financial Statements
- Third Amendment to Subdivision Development and Improvement Agreement – East Ledge Rock Center, Filing No. 3
- Resolution 2025-04 Authorizing the Deposit of Town Funds at Banks Designated by the Banking Board as Eligible Depositories

Upon vote, motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Matt LeCerf did not have a report but was available for any questions from Council.

TOWN ATTORNEY REPORT

Town Attorney Avi Rocklin did not have a report but was available for any questions from Council.

NEW BUSINESS

Contract Modification Order – BHA Design, Inc. West Parish Alley Project Change Orders #02 and #03:

Councilmember Berg recused himself from this item.

Senior Project Manager Brandon Torrez presented the proposed change orders. Councilmember Paranto asked questions related to the costs associated with the engineering of the project.

Motion by Councilmember Molinar and seconded by Councilmember Morris to approve the two change orders from BHA Design, Inc. totaling \$68,470, and authorize the Town Manager to approve future change orders provided the total alleyway design does not exceed \$485,000.

Upon vote, motion passed 4-1 with Councilmember Paranto voting no.

Contract Award to Morton Electric, Inc. Approving West Parish Alley Private Electric Project:

Councilmember Berg recused himself from this item.

Senior Project Manager Brandon Torrez presented the proposed contract award.

Motion by Councilmember Menzies and seconded by Councilmember Paranto to approve the contract for the West Parish Alley Private Electric Project as presented with Morton Electric, Inc. in the amount of \$616,187.08, as well as provide access to a 10% contingency by authorization of the Town Manager to approve the use of these funds for unforeseen construction expenses encountered on the project not to exceed the budgeted amount, and authorize the Town Manager to execute the contract.

Upon vote, motion passed unanimously.

Contract between the Town of Johnstown and Connell Resources for Design Build Services to replace the East Parish Avenue Alley Sewer Main:

Utilities Director Ellen Hilbig presented the proposed contract.

Motion by Councilmember Berg and seconded by Councilmember Morris to award the contact between the Town of Johnstown and Connell Resources for design build services in the amount of \$858,672.75 to replace the east Parish Alley Sewer Main.

Upon vote, motion passed unanimously.

RFP Award for Pre-Construction Services for New Development Services Building:

Planning and Development Director Jeremy Gleim presented the proposed RFP award.

Motion by Councilmember Molinar and seconded by Councilmember Paranto to approved awarding the construction manager at risk, pre-construction services to Sampson Construction Co., Inc. for an estimated \$22,250.

Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto: He mentioned an upcoming trip to the Computer Museum across from Buc-ees. His twins are due on February 12th!

Councilmember Morris: Nothing at this time.

Councilmember Menzies: Nothing at this time.

Councilmember Berg: He attended the ribbon cutting of the new Roosevelt Middle School. It was a great event. He also extended his congratulations to Officer of the Year Detective Corissa Cygan.

Councilmember Molinar: He encouraged those who are watching to check out the 3-Mile Plan on our website.

MAYOR'S COMMENTS

He asked that staff look into how to tap into the AI infrastructure that was recently announced. He wished a Happy Birthday to Dianne and to Greg from the Johnstown Breeze. He invited everyone to sing Happy Birthday.

He also gave a shout-out to the Ohio State Buckeyes for bringing home the National Championship.

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 7:50 pm.

Approved by Town Council:

Michael P. Duncan, Mayor

Attest:

Meghan C. Martinez, MMC, Town Clerk



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Item #4.

TOWN COUNCIL CONSENT AGENDA COMMUNICATIONS

AGENDA DATE: February 3, 2025

SUBJECT: Water and Sewer Service Agreement – Blue Frog Roofing at I-25 Gateway Center; 405 Mountain View Rd., Johnstown, CO 80534

ATTACHMENTS:

1. Water and Sewer Service Agreement
2. Water Use Authorization – I-25 Gateway Center
3. Water Allocation Worksheet

PRESENTED BY: James Shrout, Planner I

AGENDA ITEM DESCRIPTION:

The Developer, MQ3 Construction, has submitted to the Town of Johnstown Planning and Development Department, the following information regarding demand and consumption of water usage for the Blue Frog Roofing warehouse and office building.

The presented Water and Sewer Service Agreement provides the estimated in-building water demand of 0.78 AF for a 21,000-square-foot warehouse and office building in the I-25 Gateway Center. It should be noted that the 4,365-square-foot office building is calculated for the water demand estimate, as there will be no water use associated with the warehouse storage space, sized at 16,635 square feet. Irrigation demand for the landscaped 3,554 square foot area is 0.18 AF for the spray-irrigation demand, and 0.63 AF for the drip-irrigated demand; for a total irrigation demand of 0.81 AF.

Development Component	Demand (AF/YR)	Consumption (AF/YR)
In-Building	0.78	0.04
Permanent Landscape Irrigation	0.81	0.69
Total	1.59	0.73

This Water and Sewer Service Agreement was temporarily deferred while the Developer attempted to find another tenant to take possession of the 16,635-square-foot warehouse space. Since no other tenant was identified, Blue Frog Roofing took over the 21,000-square-foot facility, for which the warehouse has no associated water use.

STRATEGIC PLAN ALIGNMENT:

- Quality Infrastructure & Facilities
- *Establish and maintain levels of service*

The Community that Cares

- *Ensure future viability of infrastructure and facilities*

LEGAL ADVICE:

The Town Attorney has prepared the Agreement.

FINANCIAL ADVICE:

NA

RECOMMENDED ACTION:

Approve the Water and Sewer Service Agreement for Blue Frog Roofing at I-25 Gateway Center.

Reviewed and Approved for Presentation,



Town Manager

WATER AND SEWER SERVICE AGREEMENT

THIS WATER AND SEWER SERVICE AGREEMENT ("Agreement") is made and entered into this 9th day of December, 2024, by and between **BFRSB, LLC**, a Colorado limited liability company ("Developer"), and **THE TOWN OF JOHNSTOWN**, a Colorado municipality ("Town"), collectively sometimes referred to as the "Parties".

WITNESSETH:

WHEREAS, the Developer owns an interest in land known as 435 Mountain Ave, Unit B, Berthoud, CO 80513, also known as Lot 3, Block 3, I-25 Gateway Center Filing #3 Replat A, Situated in the Southeast Quarter of Section 3, T03N, R68W of the 6th PM, Weld County, Colorado, more specifically described in the attached Exhibit A ("Subject Property"); and

WHEREAS, the Subject Property is being developed as a 21,000 square-foot building, of which 4,365 square-feet will be office space and the remaining 16,635 square-feet will be warehouse space with 0.07 acre of spray-irrigated turf area, and 0.42 acre of drip-irrigated landscape area to be known as Blue Frog Roofing ("Project"); and

WHEREAS, I-25 Gateway Center, LLC, a Colorado limited liability company, previously dedicated ten (10) shares of stock in the Consolidated Home Supply Ditch and Reservoir Company to the Town to supply the required water for those certain lands in the development known as the I-25 Gateway Center; and

WHEREAS, after execution of four separate water and sewer service agreements with the Town, on October 7, 2019, the Town and I-25 Gateway Center, LLC entered into an Addendum to Water Sewer Service Agreements with the Town, wherein the parties agreed that, based on the initial dedication of water and the then existing use of the water, I-25 Gateway Center, LLC had a surplus raw water credit with the Town in the amount of 33.917 acre-feet at that time; and

WHEREAS, I-25 Gateway Center, LLC desires to assign a portion of the raw water credit to the Developer to supply the necessary water demand for the Project, as evidenced in Exhibit B, attached hereto and incorporated herein by reference; and

WHEREAS, based on such assignment, the Developer and the Town desire to set forth their agreement concerning water rights dedication and use of the raw water, preliminary projections of water and sewer demand, and a current commitment by the Town for water and sewer service for the Project.

NOW, THEREFORE, in consideration of the mutual promises hereinafter contained and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and incorporating the foregoing recitals into the agreement, the Parties hereto agree as follows:

1. Water and Sewer Demand Studies. In compliance with the Town Water Rights Dedication Ordinance, as set forth in the Johnstown Municipal Code, as amended,

("Ordinance"), Developer has submitted to the Town a preliminary water and sewer demand analysis for the Project, dated October 16, 2024. Said analysis was received by the Town and is on file with the Town and as modified by the Town's Water Engineer by memorandum dated November 1, 2024, is hereby accepted by the Town as to the potable water demands. Said analysis addresses the projected water and sewer demands for the Project as follows:

Development Component (Potable)	Demand (AF/YR)	Consumption (AF/YR)
In-building use	0.78	0.04
Landscaping irrigation	0.81	0.69
Total potable water use	1.59	0.73

2. Water Rights Dedication. I-25 Gateway Center, LLC has dedicated to the Project 1.59 acre-feet of its existing raw water credit, as shown in Exhibit B.

3. Commitment to serve. Subject to Developer's performance of all the covenants contained herein and payment of all required fees, the Town commits to provide to the Project up to 0.78 acre-feet per year of potable water supply together with the corresponding sewer service for in-building use and up to 0.81 acre-feet per year of potable water supply for outdoor irrigation use.

4. Future review of water usage and dedication requirements. In accordance with the Ordinance, the Town reserves the right to review actual water usage within the Project, at a point in time after water usage has been established, to confirm the adequacy of the water demand projections made by the Developer, and to require additional water rights dedication and/or cash-in-lieu payments based on actual water usage.

5. Payment of Water Court Transfer fees. The Water Court Transfer fee was paid at the time of the dedication of the raw water credit.

6. Notices. All notices, demands, or other documents required or desired to be given, made or sent to either Party under this Agreement shall be made in writing, shall be deemed effective upon receipt, and shall be personally delivered, sent by electronic mail or mailed postage prepaid, certified mail, return receipt requested, as follows:

TO DEVELOPER:

BFRSB, LLC
405 Mountain View Rd.
Johnstown, CO 80534
Email: jsokoll@bluefrogroofing.com

TO THE TOWN:

Town of Johnstown
c/o Town Clerk
450 S. Parish Ave.
Johnstown, CO 80534
Email: notices@johnstownco.gov

**WITH A COPY TO
THE TOWN ATTORNEYS:**

Avi Rocklin, Esq.
 Johnstown Town Attorney
 1437 N. Denver Avenue, #330
 Loveland, CO 80538
 Email: avi@rocklinlaw.com

Peter J. Ampe
 Hill & Robbins, P.C.
 3401 Quebec St., Suite 3400
 Denver, CO 80207
 Email: peterampe@hillandrobbins.com

The addresses for notices may be changed by written notice given to the other Party in the manner provided above.

7. Default. In the event of default by either Party hereunder the non-defaulting Party shall notify the defaulting Party in writing of such default(s), specifying the nature and extent thereof. If such default is not cured within thirty (30) days and the non-defaulting Party desires to seek recourse, the Parties shall participate in mediation, the costs of which shall be shared equally by both Parties. If mediation is not successful after a ninety-day period, either Party may then commence an action in a court of competent jurisdiction, and shall be entitled to such remedies as are provided by law, including the Town's ordinances.

8. Successors and assigns. The benefits and burdens of this Agreement shall respectively inure to and be binding upon the successors and assigns of the Parties hereto. This Agreement shall not be assigned without the prior written consent of the other party, which shall not be unreasonably withheld.

9. Amendment or modification. No amendment or modification of this Agreement shall be of any force or effect unless in writing and executed by the Parties hereto with the same formality as this Agreement.

10. Attorney's fees and costs. If any judicial proceedings may hereafter be brought to enforce any of the provisions hereof, including an action for specific performance and/or damages, the Town, if the prevailing party, shall be entitled to recover the costs of such proceedings, including reasonable attorney's fees and reasonable expert witness fees.

11. Waiver. The waiver of any breach of any of the provisions of this Agreement by either Party shall not constitute a continuing waiver of any subsequent breach by said Party, concerning either the same or any other provision of this Agreement.

12. Headings for convenience only. 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 Agreement.

13. Non severability. Each paragraph of this Agreement is intertwined with the others and is not severable unless by mutual consent of the Parties hereto.

14. Choice of laws. This Agreement and the rights and obligations of the Parties hereto shall be governed by the laws of the State of Colorado. Venue for any claim, proceeding or action shall be in Weld County, State of Colorado.

15. Entire agreement and Authorization. This Agreement constitutes the entire agreement between the Parties related to the subject matter hereof and any prior agreements pertaining thereto whether oral or written have been merged or integrated into this Agreement. Each of the undersigned represents to the others that he/she is authorized by his/her respective entity to execute this Agreement on behalf of that entity.

16. No Presumption. Each Party acknowledges that it has carefully read and reviewed the terms of this Agreement. Each Party acknowledges that the entry into and execution of this Agreement is of its own free and voluntary act and deed, without compulsion. Each Party acknowledges that it has obtained, or has had the opportunity to obtain, the advice of legal counsel of its own choosing in connection with the negotiation and execution of this Agreement and with respect to all matters set forth herein. The Parties agree that this Agreement reflects the joint drafting efforts of all Parties and in the event of any dispute, disagreement or controversy arising from this agreement, the Parties shall be considered joint authors and no provision shall be interpreted against any Party because of authorship.

17. Recordation. This Agreement may be recorded by the Town at Developer's expense in the office of the Clerk and Recorder of Weld County, Colorado, and, effective as of the date of such recordation, this Agreement shall run with the Subject Property, shall be binding upon the Parties hereto and the permitted successors and assigns of the Developer and shall constitute notice of this Agreement to all persons or entities not parties hereto.

IN WITNESS WHEREOF, the Parties have executed this Agreement the day and year first above written.

[Signatures Follow on Separate Page]

BFRSB, LLC

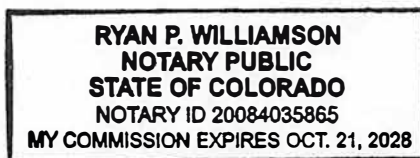
By:

Name: John Sokoll
Title: Managing Member

STATE OF COLORADO)
) ss
COUNTY OF WELD)

SUBSCRIBED AND SWORN to before me this 12 day of DECEMBER, 2024 by John Sokoll, as the managing member of BFRSB, LLC.

Witness my hand and official seal.



Notary Public

Ран Н. Г. М. А. К. А. К. А.

2097 W 55th Avenue PE Loveland CO 80538
Address

972 402 1823
Telephone

My Commission Expires: 10-21-28

TOWN OF JOHNSTOWN, COLORADO,
a municipal corporation

By: Michael P. Duncan, Mayor

ATTEST:

By: Meghan Martincz, Town Clerk

EXHIBIT A
PROPERTY DESCRIPTION

Blue Frog Roofing

Lot 3, Block 3, I-25 Gateway Center, Filing No. 3, Replat "A" Situated in the Southeast Quarter of Section 3, Township 4 North, Range 68 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado

BASIS OF BEARINGS:

CONSIDERING THE EAST LINE OF LOT 3, BLOCK 3 OF THE I-25 GATEWAY CENTER, FILING NO. THREE, REPLAT "A" TO BEAR

N00°38'17"W BETWEEN THE SOUTHWEST CORNER OF LOT 3 BEING A FOUND 1/2" REBAR WITH 1" PLASTIC CAP MARKED

PLS 20673 AND THE NORTHWEST CORNER OF LOT 3 BEING A FOUND 1/2" REBAR WITH 1" PLASTIC CAP MARKED 20673.

WATER USE AUTHORIZATION
from
I-25 GATEWAY CENTER, LLC
to
BLUE FROG ROOFING

THIS WATER USE AUTHORIZATION supplements and is incorporated into the WATER AND SEWER SERVICE AGREEMENT ("WSSA") made and entered into on _____, 2024, by and between BFRSB, LLC, a Colorado limited liability company ("Developer"), and the TOWN OF JOHNSTOWN, a Colorado municipality.

1. Water Demand. In compliance with the Johnstown Municipal Code, Developer submitted a preliminary water and sewer demand analysis to the Town for the in-building and irrigation water needs of an office space and warehouse development to be known as Blue Frog Roofing ("Project"). As approved by the Town's water engineer by memorandum dated November 1, 2024, the estimated average annual water demand for the Project will be 1.59 acre-feet per year of potable water, equating to 3 Single Family Equivalent units.

2. Water Assignment. Through this Water Use Authorization, I-25 Gateway Center, LLC, a Colorado limited liability company, hereby assigns to Developer, and allows Developer to use, 1.59 acre-feet of raw water per year from the existing raw water credit available to I-25 Gateway Center, LLC pursuant to that certain Addendum to Water Sewer Service Agreements dated October 7, 2019, to supply the required water for the Project. Said assignment is non-revocable.

3. Surplus Credit. The remaining raw water credit available to I-25 Gateway Center, LLC is shown in the Gateway Subdivision – Water Bank Allocation Worksheet (November 6, 2024) attached as Exhibit 1 and incorporated herein by reference.

Dated: _____, 2024.

TOWN OF JOHNSTOWN

By: _____
Matthew LeCerf, Town Manager

I-25 GATEWAY CENTER, LLC

By: _____
Dennis Saffel, Owner

STATE OF COLORADO)
) ss

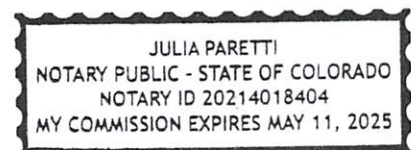
COUNTY OF Eagle)

SUBSCRIBED AND SWORN to before me this 20 day of December, 2024 by Dennis Saffell, Managing Member of I-25 Gateway Center, LLC.

Witness my hand and official seal.

J. Paretti
Notary Public

My Commission Expires: May 11, 2025





Town of Johnstown

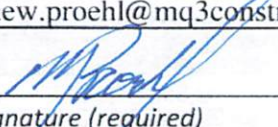
Annual Water Demand Worksheet

Project Name: Blue Frog Roofing Office / Warehouse **Subdivision:** I-25 Gateway Center 3rd, Replat A

Site Address: 405 Mountain View Road, Berthoud, Co 80513 **Parcel #:** Lot 3, Block 3

Applicant/Project Owner: BFRSB LLC
Email: matthew.proehl@mq3construction.com **Phone:** 970-699-2030

Consultant /Representative: MQ3 Construction, LLC.
Email: matthew.proehl@mq3construction.com **Phone:** 970-699-2030

Submitted:  **Date:** 9-3-2024
Signature (required)

Project Summary

Detailed Description of Proposed Land Use: Building is divided into 2 units. Unit A has a 2,865 sf office and the 7,635 sf warehouse storage

Unit B will have a 1,500 sf office and the 9,000 sf warehouse storage. The site has been redesigned for 1,500 sq ft of irrigated landscaping and 23,730 sqft of un-irrigated landscaping and right-of-way landscaping. The remainder of the site will be paved and/or road base gravel for vehicles.

Commercial/Industrial – Type of business, expected number of employees. Attach records for comparable projects.
Roofing Business with 20 employees

Raw Water Source: ☐ Eligible for Existing Water Bank for Project/Owner: _____

IF: ☐ Home Supply -or- ☐ Other Ditch Co: _____ *Attach Historical Use data & Ditch Co trace.*

Certificate #s: _____

Court Case #: _____

Overall Site Summary:

Must match Development Plan data

Total Lot Size:	<u>82,180</u>	SF	(<u>1.89</u> Ac)
Building Coverage	<u>21,000</u>	SF	<u>25.5</u> % of Total Lot Size
Walks, Drives, Parking	<u>35,950</u>	SF	<u>43.7</u> %
Landscaped Areas – Irrigated	<u>1,500</u>	SF	<u>1.8</u> %
Landscaped Areas – Right-of-way	<u>5,154</u>	SF	
Landscaped Areas – Non-Irrigated	<u>18,576</u>	SF	<u>28.88</u> %

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Irrigation Demand**I. All Uses - General L.S. areas (parks, common area, greenbelts, entry features, right of way, etc.)**

a. Spray-irrigated Area - i.e., Sod/Seed	980 SF	$\div 43,560 =$	.022 Acres
			$\times 2.5 \text{ AF/Ac} =$
b. Spray-irrigation Demand			.055 AF
c. *Drip-irrigated Area - i.e., mulched beds	520 SF	$\div 43,560 =$	.012 Acres
			$\times 1.5 \text{ AF/Ac} =$
d. *Drip-irrigated Demand			.018 AF
e. *Xeriscape-irrigated Area (not eligible in 2534 Water Bank areas, include in Drip SF)	SF	$\div 43,560 =$	Acres
			$\times 1.0 \text{ AF/Ac} =$
f. *Xeric-irrigated Demand			0 AF
I. Irrigation Demand (b + d + f)			0.073 AF

*Some non-potable systems are not able to accommodate a demand difference and require all landscape areas at a 2.5 AF/ac rate. If non-potable water is used, check with individual system administrator.

II. Residential - Single Family Detached (a-c) & Single Family Attached/Townhome/Multifamily (d-f)

a. Total # SFD Lots	Lots			
b. Ave Irrigated SF/Lot	SF/Lot	Total SF	$\div 43,560 =$	Acres
				$\times 2.5 \text{ ac-ft/ac}$
c. Irrigation Demand				AF
d. Total # SFA/TH/MF Units	Units			
e. Ave Irrigated SF/Unit	SF/Unit	Total SF	$\div 43,560 =$	Acres
				$\times 2.5 \text{ ac-ft/ac}$
f. Irrigation Demand				AF
II. Irrigation Demand (c + f)				AF

III. TOTAL Irrigation Demand: I + II = _____ AF

IV. Indoor Use

Land Use	# Units / Lots / SF	Municipal Code Rates	Annual Requirement (AF)
☐ Single Family Detached	Lots	$\times 0.33 \text{ AF/Lot}$	AF
☐ Single Family Attached / TH / Multifamily	Units	$\times 0.29 \text{ AF/Unit}$	AF
☐ General Commercial	SF	$\times 0.10 \text{ GPD/SF} \times 0.00112 =$	AF
☒ General Office	4,365 SF	$\times 0.16 \text{ GPD/SF} \times 0.00112 =$	0.78 AF
☐ Light Industrial / Flex	SF	$\times 0.06 \text{ GPD/SF} \times 0.00112 =$	AF
☐ Other (describe*):	SF	*Attach detailed explanation of proposed AF calculation	AF
Total Indoor Use (a + b + c + d + e + f)			0.78 AF

ANNUAL WATER USE

	Demand	Factor	Consumptive Use
Total Irrigation Use (from III.)	.073 AF	$\times 0.85 =$	0.062 AF
Total Indoor Use (from IV.)	.78 AF	$\times 0.05 =$	.039 AF
TOTAL Annual Water Use	.853 AF		0.101 AF

Gateway Subdivision - Water Bank Allocation Worksheet

11/6/2024

Remaining Undeveloped Lots:

						Supply				Credit		
Lot	Block	Filing	Number of Parcels	Developed	Business	Platted Acres	% of Undev. Area, 10/10/19	Prorata Credit Allocation, AF	Demand, AF	Demand Shortage, AF	Allocation used, AF	Allocation Excess, AF ¹
1	3	3	1		Larch Industrial Building	1.889	4.82%	1.635	1.350	0.000	1.350	0.285
2	3	3	1		Lockard Storage	1.889	4.82%	1.635	1.070	0.000	1.070	0.565
3	3	3	1	1	Blue Frog Roofing	1.886	4.81%	1.632	1.590	0.000	1.590	0.042
Outlot A	none	4	1			3.473	8.86%	3.006		0.000		
1	1	4	1			1.604	4.09%	1.388		0.000		
3	1	4	1			0.871	2.22%	0.754		0.000		
4	1	4	1			1.937	4.94%	1.677		0.000		
5	1	4	1			1.848	4.72%	1.600		0.000		
6	1	4	1			1.808	4.61%	1.565		0.000		
7	1	4	1			2.105	5.37%	1.822		0.000		
8	1	4	1			2.115	5.40%	1.831		0.000		
9	1	4	1			2.115	5.40%	1.831		0.000		
10	1	4	1			2.132	5.44%	1.845		0.000		
1	2	4	1	1	AC Ice	2.239	5.71%	1.938	1.620	0.000	1.620	0.318
1-4, 7, 8	3	4	6			5.942	15.16%	5.143		0.000		
5	3	4	1	1	Red Barn Liquor	1.082	2.76%	0.937	0.840	0.000	0.840	0.097
6	3	4	1			1.000	2.55%	0.866		0.000		
2	Replat B	4	1	1	208 Gateway Dr. Parking	1.290	3.29%	1.117	0.740	0.000	0.740	0.377
3	2	5	1			1.960	5.00%	1.696		0.000		
Total Undeveloped Lots				20		39.185	100%	33.917	Allocation Used		7.210	1.684
Total Developed Lots				36								
Total Lots				56								
Raw water credit assigned to Gateway Center											100.000	AF

¹Portion of Allocation remaining that was in excess of demand. This is available for use, upon negotiation, by future lot developers in addition to their prorata credit allocation.

Remaining AF from original 100 AF dedicated **Surplus 20.9 AF**
 (CANNOT be sold, or transferred until audit is completed on 1st 51 lots of 56 lots are developed.)

All water meters as of July 2019	45.183	AF
Oct. 2019 Addendum Allocation	33.917	AF
Allocation Used since Oct. 2019	7.210	AF
Allocation remaining	26.707	AF



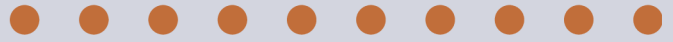
Town of Johnstown
List of Bills - December 17, 2024 - January 17, 2025

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
24/7 Networks LLC	Computer equipment	PW	1,284.04
4990 Ronald Reagan LLC	Police substation lease	PD	1,519.75
AC/DC Electric	Building maintenance	PW	1,517.96
Ace Hardware	Supplies	ALL	1,617.03
Aclara Technologies	DCU repairs	UTIL	23,722.74
Adamson Police Products	Uniforms	PD	85.45
AED Everywhere, Inc.	Supplies	UTIL	479.70
All Copy Products, Inc	Copier supplies	PD	527.32
AM Construction Supply Inc	Supplies	PW	899.98
Aqua Engineering	Central expansion project	UTIL	43,637.89
Arapahoe Rental	Supplies	PW	55.30
Axon Enterprises, Inc.	Body cameras contract	PD	25,525.02
Backflow Solutions, Inc.	FOG software	UTIL	5,500.00
Batteries Plus	Supplies	UTIL	289.55
BearCom	Vehicle maintenance	PD	125.00
Bell Gould Linder & Scott, P.C.	Postage	ADM	0.69
Benesch	CO Blvd & SH 60/CR 3 realignment/Hillsborough	PW	81,056.86
BHA Design Incorporated	Downtown alley project	PW	10,540.00
Big Thompson & Platte River Ditch Co	Water Assessment	UTIL	2,803.64
Big Thompson Ditch & Mfg Co.	Water Assessment	UTIL	12,275.00
Black Sheep Eatery	Facade grant	ADM	2,679.29
Bludot Technologies Inc.	CRM software	ADM	195.00
Blue Earth Products	GAC chemicals	UTIL	32,066.01
Brightly Software Inc	Asset software	PW/UTIL	22,069.75
Browns Hill Engineering & Controls	SCADA	UTIL	4,850.18
Burns & McDonnell Engineering Co Inc.	Water treatment plant expansion	UTIL	172,810.83
Callyo 2009 Corp	Text software	PD	3,540.00
Card Services	Training/travel/supplies	ALL	9,120.29
Caselle, Inc	Accounting software support	ADM	20,520.00
Central Square Technologies, LLC	Permit software	ADM	15,310.38
Central Weld County Water District	Interconnect	UTIL	703.20
CenturyLink	Phone/internet	PW/UTIL	1,192.77
Cintas	Mat supplies/service	PW	582.13
Cirsa	Insurance	ALL	587,193.60
Civil Resources	Raw water line project	UTIL	17,894.00
CMC Tire	Vehicle tires	PW	10,210.00
Colorado Analytical Labs	Lab testing	UTIL	1,001.00
Colorado Communications & Utility Alliance	Dues	ADM	1,100.00
Colorado Department of Transportation	I-25 project	PW	42,724.88
Colorado Municipal League	Dues	ADM	11,743.00
Colorado Overflow Solutions	Supplies	PW	150.00
Colorado Paving Inc	Charlotte Street project	PW	123,944.60
Colorado Rural Water Assoc	Training	UTIL	640.00
Colorado Sweet Gold, LLC	Easement	UTIL	27,736.00
Community Center Refund	Community Center refunds	ADM	1,100.00
Connell Resources, Inc.	Patching materials	PW	15,411.08
Consolidated Hillsborough Ditch Co	Water assessments	ADM	11,123.01
Consolidated Home Supply Ditch	Water assessments/legal	UTIL	191,406.59
Costar Realty	Realty software	ADM	860.00
Crescent Moon Catering	Holiday party	ALL	2,375.00
Cross Point Solutions LLC	Pre employment screenings	PD	1,125.00
Cummins Sales and Service	Generator maintenance	UTIL	2,484.14
D2C Architects	Johnstown PD/Development Services design	PD/ADM	66,779.70
Daniel Long Chevrolet	Vehicle - 2024 Chevy Colorado	UTIL	36,990.00
DataShield Corporation	Shred services	ADM	50.00
DBC Irrigation Supply	Irrigation supplies	PW	1,318.65
Denali Water Solutions LLC	Sludge removal	UTIL	3,876.08
Denver Industrial Sales & Services Co	Patching materials	PW	2,812.66
DES Pipeline Maintenance, LLC	Line cleaning/maintenance	UTIL	111,716.10
Ditesco LLC	Little Thompson Trail bridge	PW	1,826.50

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Docusign Inc Lockbox	DocuSign software	ADM	2,980.80
E-470 Public Highway Authority	Travel	PW	69.85
Employee Reimbursements	Training/supplies	UTIL/PD	4,302.60
Envirotech Services, Inc	Ice slicer chemicals	PW	4,827.20
Envivio Solutions Inc	Strategic plan software	ADM	15,000.00
Ergomed	Employment screening	ADM	240.00
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	3,347.50
Felsburg Holt & Ullevig Inc	Engineering services	ADM	1,147.50
Ferguson Waterworks #1116	Water meters/supplies	UTIL	6,127.54
First Class Security Systems	Fire system monitoring	PW	136.80
First National Bank	Custodial fees	ADM	787.97
First Responder Trauma Counselors	Training	PD	2,970.00
Front Range Raynor	Overhead door repair	UTIL	5,948.00
Frontier Business Products	Copier supplies	ADM	150.00
Frontier Self Storage	Storage	PW	280.00
Galloway & Company, Inc.	Survey services	ADM	1,855.00
Galls LLC	Uniforms	PD	70.28
Glenn A. Jones Library	Monthly support	ADM	231,259.16
Go Play Inc.	Playground equipment	PW	247,621.65
Grainger, Inc.	Supplies	PW/UTIL	644.00
Great Western Railway of CO	Crossing agreements	UTIL	22,917.23
Ground Engineering Consultants, Inc.	Water treatment plant expansion	UTIL	8,960.00
H.D. Fowler Company	Water meters	UTIL	1,306.83
Hach Company	Lab equipment	UTIL	4,150.15
Hays Market Inc	Supplies	PW/UTIL	47.76
Helton & Williamsen, P.C.	Billback - Legal services	ADM	3,007.85
Helton & Williamsen, P.C.	Water legal	ADM	35,883.22
Hill & Robbins, PC	Water legal	ADM	3,604.50
Hydrant Meter Deposit Refund	Hydrant meter deposit refunds	ADM	5,000.00
I&C Design	Control panel maintenance	UTIL	3,170.00
IMEG Corp	Billback - Engineering services	ADM	35,690.00
IMEG Corp	Engineering services	ADM	9,182.50
Infosend, Inc.	Utility bill printing	ADM/UTIL	3,642.63
Insight North America LLC	Investment services	ADM	2,460.94
Intellichoice, Inc	Eforce software	PD	14,902.22
Interstate Battery of the Rockies	Supplies	PW	994.75
Iron Mountain Collision	Damage repairs	ADM	20,774.16
J&D Creations	Uniforms	PW	99.79
J&S Contractors Supply Co.	Plow blades	PW	3,736.85
John Deere Financial	Supplies	PW	4,515.38
Johnstown Breeze	Publications	ADM	1,021.68
Johnstown Housing Authority	Hail claim reimbursement	ADM	147,116.89
Jones Plumbing Service	Building maintenance	PW	374.89
J-U-B Engineers, Inc.	Billback - Engineering services	ADM	1,287.50
J-U-B Engineers, Inc.	SH60 waterline	UTIL	12,248.95
Kinsco, LLC	Uniforms	PD	214.00
Kumar & Associates, Inc	Police department expansion	PD	1,197.17
L G Everist Inc	Paving materials	PW	29,876.18
Language Line Services Inc.	Translation services	PD	197.66
Larimer County Sales Tax Administrator	Use Tax - Reimbursement	ADM	45,359.18
Larimer County Sheriff's Office	Hiring expenses	PD	79.00
Law Office of Avi Rocklin LLC	Billback - Legal services	ADM	3,726.00
Law Office of Avi Rocklin LLC	Legal services	ADM	5,750.00
Lawson Products Inc	Supplies	UTIL	566.20
Life Stories Child & Family Advocacy	Quarterly fees	PD	188.00
Lightfield Enterprises Inc	Concrete maintenance	PW	38,535.49
Little Thompson Water District	Interconnect	UTIL	1,627.22
Loveland Barricade LLC	Street signs	PW	11,082.00
Loveland Ford-Lincoln	Vehicle maintenance	PD/PW	521.97
Lowe's	Supplies	PW/UTIL	682.06
Mac Equipment, Inc	Equipment/supplies	PW	2,566.76
Mark Young Construction, LLC	Police department expansion	PD	1,435,672.66

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Matrix Design Group, Inc.	Stormwater master plan	PW	31,950.00
McGeady Becher P.C.	Billback - Legal services	ADM	151.50
Medicine for Business and Industry	Lab testing	ADM	192.60
Michael Lazar	Municipal Court Judge	ADM	4,920.00
Mike's Camera	Equipment	PD	3,300.09
Mile High Elevator LLC	Building maintenance	PW	234.74
Mile High Shooting Accessories	Supplies	PD	2,765.78
Millerbernd Manufacturing Co LLC	Maestas Street drainage	PW	7,564.00
Milliken Johnstown Electric	Building maintenance	UTIL	816.20
Mission Communications, LLC	Software subscription	UTIL	635.40
Moltz Construction Inc.	Low Point expansion	UTIL	3,617,717.55
MWH Constructors	Water treatment plant expansion	UTIL	4,583,614.99
Napa Auto Parts, Inc	Vehicle supplies	ALL	3,557.40
National Program for Play Area Safety	Park inspection	PW	130.00
Nat'l Assoc. of Field Training Officers	Training	PD	375.00
NeoTreks, Inc	Plow operations software	PW	9,776.00
NextSite LLC	Software license	ADM	5,995.00
O.J. Watson Company Inc	Supplies	PW	93.44
Office Depot Business Credit	Supplies	ALL	304.08
Otak	Little Thompson Trail bridge	PW	2,143.12
Parkland USA Corp	Fuel	ALL	12,857.03
Paul's Plumbing & Heating	Lift station maintenance	UTIL	2,500.00
Peak Performance Imaging Solutions	Laserfiche software	ADM	8,555.46
PETTY CASH	Supplies	ALL	437.59
Pioneer Press of Greeley Inc	Printing	ALL	16,689.77
Pitney Bowes	Postage	ADM	317.97
Poudre Valley REA	Utilities	PW	21,980.70
ProFirst Training and Consulting, LLC	Background evaluations	PD	7,025.00
Psychological Dimensions	Pre hire evaluations	PD	3,535.00
PVS DX, INC	Chemicals - water treatment	UTIL	9,620.51
Ram Waste Systems	Trash services	PW	2,437.24
RCD Construction	Little Thompson Trail bridge	PW	77,814.35
Recreational Electrical	New truck upfit	PD	24,365.00
Red Wing Business	Uniforms	PW	235.98
Reporter Herald	Newspaper subscription	ADM	732.95
Restitution	Restitution reimbursement	ADM	629.99
Rise Broadband	Phone/internet	UTIL	122.67
Sam's Club MC/SYNCB	Supplies	ALL	267.05
Sanbell	CO Blvd. & SH 60 project	PW	1,950.00
Security Central, Inc	Fire system monitoring	PW	142.50
Sendas Communications LLC	Translation services	ADM	154.30
SiteOne Landscape Supply	Trees	PW	9,283.95
Suburban Toppers Inc	Truck topper	PD	2,135.00
Summit Data Protection LLC	IT backup	ADM	5,805.00
Sunbelt Rentals	Equipment rental	PW	7,018.37
Tait & Associates, Inc.	Charlotte Street project	PW	1,982.50
TDS (3269 High Plains)	phone/internet	ALL	6,945.01
Terracon Consultants, Inc.	Maestas Street drainage	PW	7,225.00
The Home Depot/GECF	Supplies	PW/UTIL	1,350.36
The Jamar Company	HVAC maintenance	PW/UTIL	16,648.59
The Tree Guys LLC	Tree maintenance	PW	22,500.00
Tier One Networking, LLC	Computer set up	ADM	1,249.00
TimberLAN	IT services	ALL	2,666.00
T-Mobile	phone/internet	PD	99.45
TopShelf Printers	Supplies	ADM	291.00
Town of Johnstown	Utilities	PW/UTIL	787.91
Transwest Truck Trailer RV	2025 Freightliner Chassis	PW	118,992.00
U.S. Postal Service	Post Office box rental	ADM	120.00
ULINE	Supplies	PW	2,152.38
United Power, Inc	Utilities	PW	1,587.96
United Rentals	Equipment rental	UTIL	912.92
USA Bluebook	Supplies	UTIL	2,648.41

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Utility Notification Center of Colorado	Locates	UTIL	705.63
Utility Refund	Utility refunds	ADM	437.66
Verizon Connect	Phone/internet	PW	239.25
Verizon Wireless	Phone/internet	ALL	8,160.48
Waste Connections of Colorado Inc.	Trash services	PW	93,858.08
Water Technology Group	Pump replacement	UTIL	8,088.00
Weld County Dept of Public Health	Lab services	UTIL	1,080.00
Weld County Sheriff	Jail fees	PD	115.74
Wenk Associates, Inc	Park master plan project	PW	35,494.25
Western Plains Construction	Pavement maintenance	PW	27,267.00
Western States Land Services LLC	Raw water line project	UTIL	3,280.11
Xcel Energy	Utilities	ALL	197,864.48
YMCA of Northern Colorado	Operating subsidy	ADM	83,333.34
Yost Cleaning	Monthly cleaning service	PW	2,929.32
			<u>13,372,260.51</u>



TOWN MANAGER'S REPORT



February 2025

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):

- 02/19/2025 - Regular Council Meeting

2025 Budget

The 2025 Budget was filed with the Department of Local Affairs (DOLA) prior to the January 31 deadline. Staff is currently working on preparing the 2025 Budget document for submission to GFOA.

Downtown Master Plan Project

Town Staff has received the final draft of the Downtown Masterplan and is currently reviewing it internally before sharing with Town Council and the Community. Town Staff hopes to launch the final draft of the plan in Q1 for community review.

Senior Center

December was a lively and eventful month for the Seniors. They hosted their highly anticipated annual Christmas boutique, which saw an excellent turnout. In addition to their regular monthly activities, they enjoyed a Christmas light tour, an engaging Cooking Demo and Menu Planning session, and a fun filled lunch outing.

December participation as follows:

- Lunch Trip - 16
- Christmas Boutique - 330
- Cooking Demo & Menu Planning - 15
- USAF Academy Bank Concert - 14
- Footcare w/ Advanced Footcare - 10
- Creative Crafts - 4
- Monthly Casino Trip - 7
- JSC Holiday Meal - 60
- Friendly Fork Meals - 158
- Cards - 54
- Diamond Dot - 20
- Tai Chi Chih - 22
- Ukulele Lessons - 5

Johnstown Downtown Development Association

The JDDA has spent several months in strategic planning sessions to better align their organizations goals with the vision of downtown and the members it serves. Through their strategic planning initiatives, they have consolidated their monthly general meetings and Business 2 Business (B2B) networking events into 1 event called JDDA Connect. The monthly event is held on the 3rd Thursday of each month from 4-6 pm, with locations varying. The first event was launched in January and had good attendance. The event is open to all Johnstown businesses, and Town Council is invited to join when they can. To explore all upcoming JDDA events and details check out their new online calendar- <https://www.visitdowntownjohnstown.com/calendar>.

Municipal Court

January 2025 Court data is broken down for Council's review below, with a total of cases 168 being closed. The increase in petty theft is due to the sealing of deferred sentence records:

- Code Violations: 2
- Traffic Violations: 63
- Theft: 71
- Other Criminal Cases: 13
- Parking: 18

Finance Director

Town Staff is working through the Finance Director applications received. We are conducting initial screenings of qualified applicants to narrow down the candidate pool and effectively move the position hiring along. Based on the screenings, formal on-site interviews will be conducted later in February.

Development Services Building

The Town is working on the design for a new Development Services Building which will house the Engineering and Planning Departments. Staffing for the Town has steadily increased over the past few years to keep pace with the growth of Johnstown. As such, we are outgrowing our space in Town Hall. The site for the new building is the northeast corner of Centennial Drive and Castle Pines Avenue. A Neighborhood Meeting for the project will take place on February 4, 2025, at Town Hall. The meeting will start at 6:00 pm, with the purpose of introducing the project and soliciting feedback from the community.

Biz Walk

In January, Town Staff commenced our monthly business walks where we meet with a local business onsite to learn more about their operations and provide resources/programs available to them. The Town Manager and Economic Development Manager met with Jacam Catalyst in January. The Biz Walk program is scheduled monthly with a pause from October-December.

Planning Commission

The Planning & Zoning Commission held a meeting on January 8, 2025 to consider a Concept Plan for the Larson Annexation. This project will be presented to the Town Council in the near future.

Parks Master Plan

The Town will host an open house for this project on February 25, 2025 at Town Hall. Doors will open at 5:30pm and a presentation will be given at 6:00 pm. The purpose of the open house will be to reveal the recommended final designs to the Community ahead of public meetings before the Planning & Zoning Commission and Town Council. The survey and the concepts can be found here: <https://johnstownco.gov/566/Centennial-Park-and-Letford-Park-Master->

Social Media Channels 2024 Recap

The following are the results from our 2024 social media efforts for the Town of Johnstown Facebook and the Johnstown PD Facebook pages.

- TOJ Facebook
 - Content Interactions - down 10.7% from the previous year
 - Visits - up 58.7% from the previous year
 - 837 New Followers - up 24% from the previous year
- JPD Facebook
 - Content Interactions - up 12.9% from the previous year
 - Visits - Up 68.8% from the previous year
 - 658 New Followers - down 4.6% from the previous year

Police Department

Stats

Stats are from December 1- December 31, 2024

- Officers responded to 1137 calls for service.
- Officers responded to 58 traffic accidents.
- Officers conducted 114 traffic stops.
- Incident summary:
 - Suspicious Activity (82)
 - Code Violations (67)
 - Thefts (57)
 - Check Wellbeing (50)
 - Burglar Alarms (44)
 - Animal Complaints (51)
 - Disturbances (17)
 - Vandalisms (2)
 - Trespass (8)
- 67 Traffic Citations
- Physical Arrest (29)

Case of Interest

Officers received a call of a male who was intoxicated and threatening suicide with a firearm. Officers were able to safely make contact and build a rapport with the male. Male was taken to the hospital and placed on an emergency commitment hold.

Training

Autism for Law Enforcement / Promoting Safe

Outcomes:

- All officers completed training on recognizing Autism and how to facilitate safe contacts with people with different types of autism.

Missing and Murdered Indigenous People

Investigations:

- All officers completed state mandated training on the complexities of missing and murdered indigenous people investigations and the resources available to assist in these types of investigations.

Community Policing, Outreach, & Miscellaneous Items

New Hires

- We hired three cadets who are now attending Front Range Police Academy:
 - Cadet Bartelson, Cadet Cushman, and Cadet Harrell.
- We also hired three POST certified police officers: Officer Garcia, Officer Rodriguez, and Officer Sprong.

Coffee with a Cop

- Chief Strossner along with other personnel with the Police Department held "Coffee with a Cop," at Black Sheep Coffee and Crepes.

Utilities

Accomplishments

The following operators passed tests to earn certifications this month!

- C&D - Atanasio Arellano passed Level 2 Collections Exam
- C&D - Ruben Chavez passed Level 1 Water Distribution exam

The Utilities and Public Works administrative assistant, Stacy Eshelman received the Town's GOAT Award for stepped up amazingly in the absence of both her department heads.



*Stacy Eshelman holding
Town's GOAT Award

Inspections & Installations

The boring contractor is planning to start work on the railroad bores in late January. Once the boring contractor begins, the general contractor will start installing the new waterline. The railroad permits are all submitted and will hopefully be executed in early January. Town Staff is also working on finishing two easement agreements for the pipeline which should also be executed in early January.

Water Treatment

Average Daily Flows: 1.5 out of 6 MGD treatment capacity.

Water Treatment Operations are currently producing an average of 1.5 million gallons per day (MGD), which is nearly 2 million gallons more for the month than in January of last year. Staff are actively performing winter preventive maintenance on various pieces of equipment, including oil changes, gear box greasing, and basin cleanings, with a focus on the Dissolved Air Flotation (DAF) system and raw water pump stations. Additionally, this month, DAF air saturator #2 will undergo a deep cleaning process and be brought back on-line. To further improve efficiency, a new, upsized air compressor is scheduled to arrive next week for installation, enhancing the performance of the DAF pretreatment system during the busy summer months.



*DAF system maintenance



Low Point Wastewater Treatment Plant

Average Daily Flows: 0.4 out of 1.5 MGD treatment capacity.

At the Low Point Wastewater Treatment Plant, things are running smoothly, but the team had to make a few operational changes to keep up with the winter weather and increased flows from the growing neighborhood. To prepare for cold weather, the operators adjusted the building's exhaust and air intake, making sure everything would stay warm and continue working no matter how cold it got outside. Wastewater Staff understand that flows will change over time—sometimes more water, sometimes stronger wastewater—and the plant must be ready for it all. To make sure everything will work properly in the future, the team tested the plant to handle 80% of its full capacity, just to be safe. They want to be prepared for anything that might come their way!

Inspections and Installations

- 4,753 LF sewer main
- 1,609 LF storm water
- 162 water & sewer services

Central Wastewater Treatment Plant

Average Daily Flows: 0.8 MGD out of 1 MGD treatment capacity.

At the Central Wastewater Treatment Plant, things are also busy. This plant is treating 0.8 million gallons of wastewater every day, and with the cold weather rolling in, the team needed to make some operational adjustments to ensure the plant's processes were ready for freezing temperatures.

Near the treatment facility, neighboring residents reported a loud humming noise coming from the plant. The operators responded immediately to the calls and made sure the issue was solved quickly, to minimize the noise impact on their neighbors during construction.

Capital Projects - Water Treatment Plant Expansion

The contractor is continuing to work on site yard piping, procuring equipment and materials, and installation of below ground concrete structures. The cold temperatures in late January caused a few days of delay but at this time is not anticipated to impact the overall project schedule.

Capital Projects - SH60 Waterline Replacement and Extension

The boring contractor is mobilizing to the site and is planning to start on the railroad bore closest to Colorado Sweet Gold. This will push the work within Highway 60 right of way out a month or so to allow for additional coordination with CDOT, the railroad, and the residents on the upcoming closures. The Town has obtained all necessary railroad crossing agreements and the last easement is being routed for signatures.

Capital Projects - Central Wastewater Treatment Plant

Construction of the MBR building, the secondary process basins, the solids holding tank, and the headworks continue to progress well. The contractor continues to install equipment and process piping throughout the site and in the new buildings. The contractor has started planning sludge removal from the lagoons in preparation for installing sewer main adjacent to the berm. The removal of the sludge from the lagoons will allow for the level in the lagoons to be lowered during the pipeline installation.

Sewer Collection & Water Distribution Systems (C&D)

The collections & distribution team is in the process of launching a FOGG Program, which stands for Fats, Oil, Grease, and Grit. The program launch consists of creating an online platform where businesses can submit their FOGG cleaning records and is intended to help protect the Town's infrastructure, including the sanitary sewer collection system and new Wastewater Treatment Facilities.

The team also finished reinstalling a Data Collector Unit (DCU) that collects and transmits reads from installed water meters, which had been taken down during the construction of the Roosevelt Middle School conversion.

- Locates: 795
- Meters: 40 new installation; 12 replacements



*Replacement of a DCU on Roosevelt Middle School roof