



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Regular Meeting
450 S. Parish, Johnstown, CO
Monday, November 3, 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. Proclamation Honoring the Coaches of the Roosevelt Youth Football Team
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 in the Public Hearing portion of the agenda. Citizen comments are limited to five (5) minutes per speaker. When several people wish to speak in 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. October 20, 2025 Town Council Meeting Minutes
4. October 2025 List of Bills

Town Manager's Report

5. Town Manager's Report

Old Business

New Business

6. Intergovernmental Agreement - Hick's Legacy Water Project

7. Resolution 2025-31: Authorizing a Mail Ballot Election for the Town of Johnstown's Regular Municipal Election Scheduled on April 7, 2026
8. Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Encore on 34 Metropolitan District Nos. 1-3

Public Hearing

9. Ordinance 2025-277 for Change of Zone Case No. ZON25-0002: Larson
10. Ordinance 2025-278 for Zoning Case No. ZON24-0007: Amendment to the Granary Outline Development Plan
11. 2026 Proposed Budget

Informational Items

12. Informational Items

Council Reports and Comments

Mayor's Comments

Executive Session

Adjournment

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.

THE COMMUNITY THAT CARES





PROCLAMATION

HONORING THE COACHES OF THE ROOSEVELT YOUTH FOOTBALL TEAM

- WHEREAS,** the Town of Johnstown recognizes the invaluable contributions of volunteers whose dedication and service strengthen our community and enrich the lives of our youth; and
- WHEREAS,** the coaches of the Roosevelt Youth Football Team — have demonstrated exceptional volunteerism, devoting countless hours to mentoring, coaching, and inspiring young athletes; and
- WHEREAS,** these remarkable individuals selflessly chose to serve despite not having children of their own on the team, embodying the very spirit of community service, teamwork, and leadership; and
- WHEREAS,** when parents in our community expressed the need for a youth football team, these men rose to the occasion without hesitation—organizing, recruiting, and preparing a team within only three short weeks, exemplifying determination, initiative, and a genuine commitment to our youth; and
- WHEREAS,** their generosity, patience, and tireless dedication have not only fostered a love of the game but have also helped shape the character, confidence, and sportsmanship of the young players they coach.

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

*We, the Mayor and Town Council of the Town of Johnstown, Colorado, do hereby proclaim our
heartfelt appreciation and recognition to*

Jeramiah White

Shaun White

Joe Mesaris

Michael Bird

Beau Woodcock

Casey Blari

Josh Robinson

Daniel Herrera

Erick Gonzales

Jeff Allen

Luis Holguin

Mathew Holguin

Jared Shamburger

Brandon Erickson

Justin Lopez

Jason Lopez

Casey Dopler

Travis Dopler

Ryan Reeves

Mike Baros

Jameson Gann

Adam Winick

Kelly Gardner

Chico Hernandez

Coaches of the Roosevelt Youth Football Team, for their outstanding volunteer service and dedication to the youth of our community. Their example stands as a testament to the power of community spirit and the lasting difference that caring individuals can make in the lives of others.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Town of Johnstown to be affixed this 3rd day of November, 2025.

By: _____
Michael P. Duncan, Mayor



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Johnstown, CO 80534
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JohnstownCO.gov

TOWN COUNCIL REGULAR MEETING

450 S. Parish, Johnstown, CO

Monday, October 20, 2025

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

Absent:

Councilmember Molinar

AGENDA APPROVAL

Motion by Councilmember Berg and seconded by Councilmember Morris to approve the agenda as presented.

Upon vote, motion passed unanimously.

PUBLIC COMMENT

Town Clerk Meghan Martinez read one online public comment from Patricia Buman, 190 Bittern Drive, expressing concerns about the online survey and the sale of contact information.

The Community that Cares

CONSENT AGENDA

Motion by Councilmember Menzies and seconded by Councilmember Paranto to approve the consent agenda as presented:

- Resolution 2025-30 Amending Final Development Plans for Revere North Filings No. 1 and 2
- Amended and Restated Water and Sewer Service Agreement – Revere North Filing No. 1
- Amended and Restated Water and Sewer Service Agreement – Revere North Filing No. 2
- October 6, 2025 Town Council Meeting Minutes
- September 2025 Financial Statements
- Resolution 2025-32 Appointing a Director to the Board of Directors of the Johnstown Village Metropolitan District No. 3

Upon vote, motion passed unanimously.

TOWN MANAGER REPORT

Town Manager Matt LeCerf provided a report and noted that the Town will be closing on the purchase of 3 Home Supply Water Shares this week.

NEW BUSINESS

Resolution 2025-29: Intergovernmental Agreement for Mutual Aid between the Town of Windsor and the Town of Johnstown for Law Enforcement Services: Chief Jeff Strossner presented the proposed resolution and IGA.

Motion by Mayor Pro Tem Young and seconded by Councilmember Morris to approve Resolution 2025-29 as presented.

Upon vote, motion passed unanimously.

Professional Service Agreement for Parish Avenue Corridor Study: Senior Planner JT Stewart presented the proposed agreement.

Motion by Councilmember Morris and seconded by Councilmember Berg to approve the Professional Service Agreement with Fox Tuttle and authorize the Town Manager to execute the agreement.

Upon vote, motion passed unanimously.

Award Contract for Construction of Johnstown Reservoir Seepage Repair: Engineering Director Doug Gossett presented the proposed contract award.

Motion by Mayor Pro Tem Young and seconded by Councilmember Berg to approve awarding the construction contract to Northern Colorado Constructors Inc. for the construction of the Johnstown Reservoir Seepage Repair Project in the amount of \$402,044 and authorize an additional 10% contingency for unforeseen and miscellaneous construction expenses encountered on the project, to be distributed at the Town Manager's discretion. Further, authorizing the Town Manager to execute the contract.

Upon vote, motion passed unanimously.

Intergovernmental Agreement with CDOT for the Safe Routes to School Elwell Elementary School Project: Project Manager Brandon Torrez presented the proposed agreement with CDOT.

Motion by Councilmember Menzies and seconded by Councilmember Morris to approve the Intergovernmental Agreement between CDOT and the Town for the Safe Routes to School Infrastructure Grant for the Elwell Elementary School Project.

Upon vote, motion passed unanimously.

PUBLIC HEARING:

Consideration of a New Beer and Wine License for D'OR Nails Bar & Lashes:

At 7:41 Mayor Duncan opened the public hearing.

Town Clerk Meghan Martinez presented the application.

At 7:48 Mayor Duncan closed the public hearing.

Motion by Councilmember Menzies and seconded by Councilmember Morris to approve the Beer and Wine Liquor License for D'OR Nails Bar & Lashes LLC dba D'OR Nails Bar & Lashes.

Upon vote, motion passed unanimously.

COUNCIL REPORTS AND COMMENTS

Councilmember Paranto: Nothing at this time.

Councilmember Morris: Nothing at this time.

Councilmember Berg: He mentioned that he will be meeting with staff on the Veterans Banners and Wreaths Across America and will have a full report soon.

Councilmember Menzies: She wanted to mention the McWhinney Donation to the Senior Center and that the funds are going directly to the members by providing them with a \$25 gift card to Hays Market. She also commended Hays Market for donating funds to top off the donation to make the gift cards a possibility for all members.

Mayor Pro Tem Young: No report this evening.

MAYOR COMMENTS: He thanked everyone for coming out. He thanked Council and staff for their hard work. He spoke at the Colorado Arts Museum on Sunday and read a proclamation honoring Filipino American Heritage Month. He also mentioned the Arbor Day Tree Planting and Ribbon Cutting for Firehouse Subs.

ADJOURNMENT

There being no further business for the Town Council, Mayor Duncan adjourned the meeting at 7:52 p.m.

Approved by Town Council:

Michael P. Duncan, Mayor

Attest:

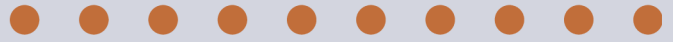
Meghan C. Martinez, MMC, Town Clerk

Town of Johnstown
List of Bills - September 18, 2025 - October 17, 2025

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
4990 Ronald Reagan LLC	Police substation lease	PD	\$1,519.75
AC/DC Electric	Building maintenance	PW	5,900.85
Ace Hardware	Supplies	Various	1,687.37
Adamson Police Products	Uniforms	PD	574.45
Affordable Pest Control	Pest control	PW	459.00
All Copy Products	Copier supplies	Various	71.00
Arrowhead Forensics	Lab supplies	PD	861.15
Autoplex Restyling Center	Truck upfit	UTIL	1,981.99
Banner McKee Medical Center	Medical services	PD	700.00
Benesch	Colorado & Roosevelt roundabout	PW	21,506.74
Bludot Technologies Inc.	Software	ADM	195.00
Border States Industries, Inc.	Supplies	PW	389.57
Brehm LLC	Easement	UTIL	25,000.00
Brinkman Consulting, Inc	Leadership training	ADM	2,500.00
Browns Hill Engineering & Controls	Electrical maintenance	UTIL	4,383.28
Burns & McDonnell Engineering Co Inc.	Water Treatment Plant expansion	UTIL	90,470.05
Caselle, Inc	Software	ADM	600.00
CDPHE	Annual dues	UTIL	350.00
Central Weld County Water District	Interconnect	UTIL	703.20
CenturyLink	Phone / internet	PW/UTIL	1,751.21
Cintas	Mat service / supplies	PW	1,268.98
City of Fort Collins	Water lab testing	UTIL	5,580.00
City of Loveland	Transit service agreement / facility rental	ADM/PD	37,540.00
CivicPlus	Codification services	ADM	6,676.94
CMC Tire	Vehicle maintenance	PD/UTIL	1,544.68
Colorado Analytical Labs	Lab testing	UTIL	1,411.00
Colorado Department of Transportation	I-25 project	PW	57.53
Colorado Greenbelt Management	Landscaping services	PW	1,400.00
Colorado Municipal Clerks Association	Annual dues	ADM	180.00
Community Center Refund	Community Center refunds	ADM	1,300.00
Connell Resources, Inc.	Alley sewer project / paving supplies	PW	9,949.43
Consolidated Home Supply Ditch	Legal services	UTIL	5,268.10
Core & Main	Water meters	UTIL	980.70
Coren Printing, Inc	Supplies	PD	101.50
Costar Realty	Software	ADM	898.70
Coyote Ridge Construction	SH60 waterline project	UTIL	146,464.71
Cross Point Solutions LLC	Pre-employment screening	PD	2,000.00
Cummins Sales and Service	Generator maintenance	PW/UTIL	8,733.40
D2C Architects	Development Services Building project	ADM	6,878.45
DataShield Corporation	Shred services	PD/ADM	103.16
David J. Larsen	Easement	UTIL	16,000.35
DBC Irrigation Supply	Irrigation supplies	PW	637.94
Decked LLC	Vehicle upfit	UTIL	1,439.99
Denali Water Solutions LLC	Sludge removal	UTIL	6,071.71
Denver Industrial Sales & Services Co	Paving materials	PW	18,915.00
DES Pipeline Maintenance, LLC	Line cleaning	UTIL	2,531.25
Dietze and Davis P.C.	Billback - Legal services	ADM	487.50
Dream Builders Inc	Maestas drainage project	PW	75,117.54
Employee reimbursement	Supplies / training	Various	2,330.27
Enchanted Technology Solutions	Equipment	PD	225.26
Ergomed	Employment screening	PD	350.00
Felsburg Holt & Ullevig Inc	Billback - Engineering services	ADM	3,442.50
Felsburg Holt & Ullevig Inc	Engineering services	ADM	2,017.50
First Class Security Systems	Fire system monitoring	PW	96.90
First National Bank	Custodial services	ADM	817.37
First Responder Trauma Counselors	Peer support	PD	1,350.00

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Frontier Self Storage	Storage	PW	280.00
Galloway & Company, Inc.	Survey services	PW	277.50
Gallup Inc.	Internal survey	ADM	6,980.00
Garrison Minerals	Chemicals - wastewater treatment	UTIL	3,905.00
George G. Coble, Jr.	Easement	UTIL	28,789.50
Glenn A. Jones Library	Monthly support	ADM	168,593.68
Go Play Inc.	Playground equipment - Hays Park	PW	223,625.47
Greeley Lock and Key	Supplies	ADM	3,006.77
Green Valley Turf Co	Sod	PW	285.60
Ground Engineering Consultants, Inc.	Development Services Building / WTP expansion	ADM/UTIL	21,372.00
H.D. Fowler Company	Water meters	UTIL	92,951.71
Hach Company	Lab equipment	UTIL	222.84
Hays Market Inc	Supplies	PD	12.63
Helton & Williamsen, P.C.	Water legal	UTIL	13,669.60
Hill & Robbins, PC	Billback - Legal services	ADM	425.00
Hill & Robbins, PC	Water legal	ADM	2,265.00
Hydrant Meter Deposit Refund	Hydrant meter deposit refund	ADM	2,500.00
IMEG Corp	Billback - Engineering services	ADM	14,765.00
Insight North America LLC	Investment services	ADM	2,527.56
J&T Consulting, Inc.	Reservoir maintenance	PW	2,542.50
Jason Blackwell	Easement	UTIL	12,288.00
John Deere Financial	Supplies	PW	1,216.28
Jones Plumbing Service	Building maintenance	ADM	95.00
J-U-B Engineers, Inc.	SH60 waterline project	UTIL	9,537.26
Kangaroo Express of Longmont, Inc	Lab testing	UTIL	275.00
Kimball Midwest	Supplies	PW	224.11
Language Line Services Inc.	Translation services	PD	95.78
Larimer County Sales Tax Administrator	Use Tax - reimbursement	ADM	45,078.07
Law Office of Avi Rocklin LLC	Billback - Legal services	ADM	4,226.00
Law Office of Avi Rocklin LLC	Legal services	ADM	20,115.00
Little Thompson Water District	Interconnect	UTIL	3,645.62
Loveland Barricade LLC	Street signs	PW	450.00
Loveland Ford-Lincoln	Vehicle maintenance	PD	139.70
Mak-Cleaning LLC	Town facilities cleaning	ADM	3,376.37
Matrix Design Group, Inc.	Stormwater Master Plan	UTIL	2,897.50
McGeady Becher P.C.	Billback - Legal services	ADM	65.65
Moltz Construction Inc.	Central Wastewater Treatment plant	UTIL	1,868,469.93
Mr. J's Cleaning Services LLC	Town facilities cleaning	ADM	2,999.03
MWH Constructors	Water Treatment Plant expansion	UTIL	3,880,588.70
My Town AI, Inc.	Software	ADM	4,350.00
Nalco Company LLC	Chemicals - wastewater treatment	UTIL	7,966.04
Napa Auto Parts, Inc	Supplies	Various	1,109.07
Northern Colorado Truck Driving Academy	Training	PW	2,900.00
Northwest Parkway	Tolls	PW	72.00
O.J. Watson Company Inc	Equipment maintenance	PW	230.47
Oakwood Homes	Permit refund	ADM	112,020.45
Parkland USA Corp	Fuel	Various	10,704.75
Paul's Plumbing & Heating	Jetting services	UTIL	1,500.00
Peak Facilitation Group, Inc.	Leadership training	ADM	3,553.57
Peak Media, Inc	Council chambers AV upgrades	ADM	46,282.79
Pioneer Press of Greeley Inc	Printing services	Various	438.00
Pitney Bowes Bank Inc Purchase Power	Postage	ADM	456.00
PlowOps, Inc.	Software	PW	1,440.00
Poudre Valley REA	Utilities	PW	24,873.37
ProFirst Training and Consulti, LLC	Pre-employment screening	PD	7,225.00
Progressive Urban Management Assoc Inc	Johnstown Downtown Districts project	ADM	23,285.22
Psychological Dimensions	Pre-employment screening	PD	1,275.00
PVS DX, INC	Chemicals - water / wastewater	UTIL	34,473.53

<u>Vendor</u>	<u>Description</u>	<u>Dept</u>	<u>Amount</u>
Quality of Life & Safety Designs LLC	Fire system monitoring	PW	25.00
Recreational Electrical	Vehicle upfit	PD	17,459.00
Redi Services, LLC	Portolet	PW	2,500.00
Reporter Herald	Newspaper subscription - annual renewal	ADM	732.95
Resource Central	Water conservation programming	UTIL	1,196.25
Ricoh USA	Supplies	ADM	40.47
Rise Broadband	Phone / internet	UTIL	112.67
Roosevelt High School	Homecoming support	ADM	50.00
Sampson Construction Co, Inc.	Development Services building	ADM	738,013.00
Sam's Club	General supplies	Various	644.35
Security Central, Inc	Fire system monitoring	PW	142.50
SemaConnect LLC	EV charging station	PW	28,368.00
Sendas Communications LLC	Translation services	ADM	155.14
SiteOne Landscape Supply	Landscaping supplies	PW	4,291.06
SKM Engineering	SCADA	UTIL	340.00
Specialized Elevator Corp	Elevator maintenance	ADM	254.69
Striglos	Software	ADM	5,859.00
Summit Data Protection LLC	IT back up	ADM	6,225.00
TDS	Phone / internet	Various	7,023.38
The Home Depot	Supplies	PW/UTIL	1,911.56
The Jamar Company	Building maintenance	PW	16,453.12
The Tree Guys LLC	Tree removal	PW	10,000.00
ThereSquared LLC	Public Art Master Plan	ADM	2,056.25
TimberLAN	IT services	Various	2,916.00
TopShelf Printers	Printed marketing supplies	ADM	839.22
Town of Firestone	CML District 2 meeting	ADM	135.00
Town of Johnstown	Utilities	PW/UTIL	6,402.70
Treatment Technology Holding	Chemicals - water / wastewater	UTIL	33,631.60
TruGreen Chemlawn	Chemicals	PW	5,497.98
U.S. Postal Service	Annual post office box rental	ADM	126.00
UMB Bank N.A.	Bond agent fees	ADM	400.00
UMB Card Services	P-card training / travel / supplies	Various	15,836.26
United Power, Inc	Utilities	PW	1,133.71
Upper Case Printing Ink	Newsletter / utility bill printing	ADM/UTIL	2,082.90
USA Bluebook	Supplies	PW	4,216.64
Utility Notification Center of Colorado	Locates	PW	1,149.09
Utility Refund	Utility refunds	ADM	5,199.36
Vector Disease Control	Mosquito spraying	PW	5,651.87
Verizon Connect	Phone / internet	Various	239.25
Verizon Wireless	Phone / internet	Various	6,388.33
Walter Sparks	Easement	UTIL	20,000.00
Waste Connections of Colorado Inc.	Trash service	PW	103,171.11
Water Environment Federation	Dues	ADM	378.00
Weld County Clerk & Recorder	Recording costs	ADM	500.00
Weld County Dept of Public Health	Lab services	UTIL	1,125.00
Weld County Sheriff	Jail fees	PD	154.32
Western States Land Services LLC	Raw water line project	UTIL	3,495.98
Whiteside's Greeley	Uniforms	UTIL	119.99
Wickham Tractor Company	Supplies	PW	2,459.90
Xcel Energy	Utilities	Various	100,529.77
YMCA of Northern Colorado	Monthly support	ADM	41,666.67
YourMembership.com, Inc	Subscription	ADM	2,990.00
			\$8,472,998.63



TOWN MANAGER'S REPORT



November 2025
johnstownco.gov



TOWN MANAGER'S REPORT

Administration, Finance, Planning, Human Resources, and Communications

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):

- 11/03/2025 - Regular Council Meeting
- 11/17/2025 - Regular Council Meeting

Hiring/Promotions

The Town recently welcomed a new Detective and Municipal Court Clerk to our team. We would also like to congratulate Marcos Chavez for his move to Construction Inspector and Carol Gamez for her full-time promotion to Administrative Assistant II for Public Works and Utilities. Our team is actively screening candidates for Police Officer, Community Service Officer, Police Cadet, Utilities Director, Water Treatment Operator I, IT Manager, Water and Sewer System Operator, Records Supervisor, Backflow and Water Quality Specialist, Public Works Project Manager, and Multimedia Content Specialist. We are looking forward to welcoming soon our new Economic Development Specialist and Water and Sewer System Supervisor.

BizWest

Several Staff and Board Members attended the BizWest Forty Under 40 Awards Event to support and celebrate our very own Sarah Crosthwaite being honored.

Benefits Enrollment

Benefits open enrollment for all Town employees started on October 22 and will wrap up on November 4. We are pleased to again present an excellent benefits package to uphold our Strategic Plan pillar of Organizational Excellence.

2026 Budget

Two public hearings will occur for review of the Proposed 2026 Budget (November 3 and November 17). Notices will be published in accordance with Colorado Revised Statutes.

Great Colorado Payback

A check has been issued to the Colorado State Treasury for \$15,113.75 for the Great Colorado Payback and includes 23 outstanding checks the Town has previously issued. Most of the checks are unclaimed utility refund checks, with one alone totaling approximately \$13,000.

Arbor Day 2025

On October 17, Mayor Duncan and Councilmember Berg capped off this year's Arbor Day celebration with a special tree planting with a proclamation at the newly improved Hays Park!

Ribbon Cutting

Economic Development had three ribbon cuttings celebrating Hometown Sports Heroes, Starbucks, and Firehouse Subs.

TOWN MANAGER'S REPORT

October & November GOAT Award

The GOAT Award was presented to Jill Maurer and Lucas Andrusyk in a true team effort from both the utility billing and collection and distribution teams. We would not be where we are today without everyone's dedication and collaboration.

Council Chambers AV

Communications had Council AV Training from the owner of the tech company that installed it in our transition to take over its execution moving forward.

Civic Day 2025

Civic Day 2025 was a resounding success with four 3rd grade classes rotating through Town Hall, the Police Department (featuring FRFR Fire Engine and Public Works vehicles), the Library and the Post Office. In Town Hall, our Town Clerk held a mock Town Council meeting with each group; they picked an item for discussion and students sat in all of the Council and Town Staff seats and worked through pros and cons on the dias in proper formality. The kids really enjoyed it.

Red Flagging Training

Jill Maurer provided the Finance Department with their annual "Red Flag training" to ensure everyone remains fluent with the requirements of the Town's Identity Theft Prevention Program. This is a critical area of focus for Finance Staff as they work with utility customers on a regular basis.

HR Training

HR Director, Laura Stevens, completed training with Employer's Council on the topic of assisting managers with conflicts between employees.

MindSpark

Samantha Knowlton, Sarah Crosthwaite, and Kristyn Unrein joined MindSpark Staff at Riverview PK-8 School on October 2 to engage in students' thoughtful questions about how each of these roles contributes to the Town's success, and more importantly, how these roles collaboratively identify and prioritize community challenges to solve.

Amazon

The Finance Department has expanded its utilization of Amazon Business in order to centralize Amazon purchases, ensure maximum pricing and shipping discounts, and continue to increase the annual rebate.

PSHRA

Monica Albright, our Talent Acquisition and Retention Specialist, attended the Public Sector Human Resource Association (PSHRA) conference. She was able to network with other public sector HR professionals and learn about recent changes that affect our workforce.

Public Arts Master Plan

The Steering Committee recently held their kickoff meeting with the consultants from ThereSquared, LLC to begin shaping Johnstown's first Public Arts Plan. Members participated in a SWOT-style exercise to identify the Community's strengths, challenges, and opportunities, and discussed what makes Johnstown unique and how public art can help connect the Community across different areas of town. Ideas included eco-art that celebrates rural heritage and interactive, family friendly pieces that encourage gathering and vibrancy in public spaces.

TOWN MANAGER'S REPORT

Annual United Power Meeting

Town Staff recently met with United Power for their annual coordination meeting. The discussion went well, and Staff is now exploring options for LED lighting projects that could be funded through the undergrounding funds United Power holds for the Town.

Planning & Zoning Commission

The Planning & Zoning Commission is fully seated after a few months of some vacancy. We are excited to have a fully seated Commission once again, and they have already been busy.

Development Service Building

The new Development Service Building is moving along, with framing nearly complete. This will be a great addition and will help support the continued growth of the Town. Completion of construction and occupancy is tentatively anticipated around May 2026.

Senior/Community Center Project

Design continues for the Senior/Community Center project in partnership with TRPR. The RFP is currently out for the hiring of a general contractor with a Construction Manager at Risk (CMAR) delivery method to help expedite the project's construction phase.

22745 County Road 17

On behalf of the library, the Town closes on the Yellow House property that is adjacent to the library on November 7. The closing will not be in person, but a digital closing on the property. All funds and legal costs are being paid for by the library.

Community Information Session

Town Staff is hosting the 2nd Community Information Session on the Downtown Improvement District Study in person at the YMCA and virtually on October 6th from 6pm-7pm. Notices have been mailed to all addresses within the proposed Downtown boundary. The meeting will focus on updating stakeholders regarding the recommended district and next steps.

Shop Local Campaign

Beginning in November, the Town will launch their annual Shop Local Campaign which focuses on encouraging shoppers to shop local this holiday season. The campaign will also include a Small Business Saturday Proclamation which will be brought to Town Council for consideration in mid-November.

Weld RE-5J Pathways Advisory Boards

Doug Gossett, Kristyn Unrein, and Michaela Telck joined the Weld RE-5J Pathways Advisory Boards at Roosevelt High School on October 22 for their respective professional careers to engage in shaping these programs at the middle and high school levels by guiding curriculum, equipment investments, industry-aligned standards, work-based learning, and concurrent enrollment opportunities for students across the Pathways.

Home Supply Water

The Town closed on 3 shares of water from the 2020 water court change case. Each share yields 4 acre-feet credit of water.

TOWN MANAGER'S REPORT

Growing Water Smart

The Town finalized their contract with the Sonoran Institute to begin work towards analyzing future water use patterns to ensure understanding of Johnstown's future water use and planning. This will be great for the Town to have sustainable growth today and into tomorrow.

Police Department

Stats: September 1 – September 30, 2025

- Officers responded to 1292 calls for service.
- Officers took 40 traffic accidents reports.
- Officers conducted 163 traffic stops.
- Incident summary:
 - Suspicious Activity (110)
 - Code Violations (70)
 - Code Tickets (14)
 - Thefts (54)
 - Check Wellbeing (45)
 - Burglar Alarms (34)
 - Animal Complaints (47)
 - Disturbances (22)
 - Vandalisms (6)
 - Trespass (64)
 - Stolen Vehicle (7)
- Traffic Citations (122)
- Physical Arrest (22)

Case of Interest

Officers were dispatched to a local business on a subject who had shoplifted in the past. Officers contacted an adult female while she was riding away on a bike. She was arrested on two warrants and a subsequent search of her fanny pack revealed methamphetamine, fentanyl, heroin, and cocaine.

Training

- Firearms Training – All officers participated in department firearms training taught by our firearms instructor, Officer Olds.
- Intoxilyzer Training – Officer Wells, Officer Cushman, and Officer Harrell completed Intoxilyzer9000 training. They can now use the intoxilyzer9000 instrument to test breath samples.
- Mini-Academy – Our newest detective, Detective Cummings, has completed the mini-academy and is now in FTO.

Community Policing, Outreach, & Miscellaneous Items

- Coffee with a Cop - Coffee with a Cop was held at Blackbear Dinner on October 1.
- Civic Day – Officer Tope, who is our SRO, gave tours of the police department and spoke about law enforcement to groups of 3rd graders for Civic Day.

Public Works

A total of 84 work orders were completed this month consisting of various activities including pothole patching, hot asphalt street patching, mowing and trimming ROW, street sweeping, gravel road grading, road sign repairs, funerals, park shelter reservations, and a variety of other street and park related work.

Hays Park Improvement

The old smaller playground has been demolished and replaced with grass along with the former volleyball court on the west side of the park.

TOWN MANAGER'S REPORT

2025 Mill and Overlay

After getting off to a slower than expected start, the Mill and Overlay program has ramped up operations with three crews now in town completing repaving work before colder weather sets in. All work is expected to be done before Thanksgiving.



*Carlson Boulevard Paving

Park Irrigation

All Town facility and park irrigation systems were blown out over the past couple weeks to ensure proper operation of the system starting next year in the Spring.

Letford Park

The new grass seed is establishing well and is scheduled to be mowed towards the end of October.

Utilities

WTP Highlights

- Tyler Gentleman and Derek Flannery passed the Water Distribution II exam.
- LG Sonic buoys removed from Town Lake reservoir.
- Water Storage Tank periodic inspections completed. No deficiencies.
- End of season Granular Activated Carbon removal is scheduled to begin October 28.

Water Treatment Plant

- Maximum Daily Flow: 4.240 MGD out of 6 MGD
- Average Daily Plant Influent flow: 2.744 MGD
- Average Daily Plant Effluent flow to distribution: 2.635 MGD
- Average Daily system demand: 2.853 MGD
- Totalized Monthly distribution flow: 55.353 MG
- Totalized Utilization of Little Thompson interconnect: 0.00 MG; Average daily 0.00 MGD

Low Point

- Average Daily Flows: 0.470 MGD
- Operators discovered water bound air header while performing preventative maintenance on train 1 cassettes.
- Water bound headers cleared of obstructions and returned to regular service. All work is performed in house by Johnstown Wastewater Treatment operators.
- Brought process blower 3 online after replacing 125hp motor.
- The Low Point Wastewater Treatment Plant is producing an exceptionally clean effluent discharge. Not only is the water within compliance, but E.coli is below detectable limits.

TOWN MANAGER'S REPORT

Central

- Average Daily Flows: 0.856 MGD
- New Plant has been “seeded” with sludge from Low Point. This is the process of growing the necessary bacteria to clean the water.
- Operators are maintaining the old lagoon system and new membrane plant as we transition to the new process.
- First round of samples pulled from new plant being used to fine tune new process.
- Trim work on new building is completed.
- New effluent discharge structure is active.
- New Return Pump at Central was installed. Pump is capable of pumping 3,500 GPM. That's 5 million gallons a day!



*New Return Pump at Central

Sewer Collections & Water Distribution Systems (C&D)

Collection

- Paul's Anytime began annual cleaning of sewer mains in Pioneer Ridge.
- Routine checks of sewer trouble areas.

Distribution

- Water Service Shut Offs: 19
- New Meter Installs: 35 and 5 Fails
- Meter Replacements/Reprogram: 72
- Monthly Manual Reads: 15 hydrant and 21 service
- Locate Tickets Completed: 1180
- Hydrant Meters: 4 delivered and 1 picked up
- Fire Hydrants Maintained: 7
- Routine PRV Checks: 8 Sites
- Routine system flushes: 9 locations
- 1" Service line leak at 230 Commerce Rd was excavated and repaired on October 10.



*Water Line Leak

TOWN MANAGER'S REPORT

Inspections, Installations & Work Orders

- 2,722' water main
- 640' sanitary sewer main
- 355' storm sewer main
- 1,000' asphalt lanes
- 13,831' curb and gutter
- 15,531' sidewalk
- 200 work orders completed
- 119 building permit inspections

Capital Projects

Little Thompson River Trail Final Connection Northwest of WCR19/WCR46.5

Fencing is scheduled to be installed the first week of November along the newly constructed portion at the east end.

Sandra Drive Storm Drainage

Required electric, phone and cable utility relocation coordination is underway to make room for the new larger storm pipe in WCR 15. Final construction plans are expected by the end of October at which time bid documents will be assembled to advertise the project for construction. Construction is expected to start early next year.

Highway 60 & Colorado Boulevard Intersection

Utility relocation plans are being finalized and will be completed for the various relocations required for installation of irrigation water pipes throughout the intersection prior to advertising the roadway improvements for construction early next year.

Central Wastewater Treatment Plant

In October, the new Wastewater Treatment Facility was successfully brought online and passed all initial testing. Town Staff is now operating the new facility, and the contractor is in the process of lowering the lagoon level so that the permanent influent pipe can be installed that will bypass the lagoons. Until that work is completed, bypass pumping will be required to pump from the existing lagoons to the new plant. There are still several months of work remaining to finish all the site work, but this is a major milestone for the project.

Johnstown Reservoir Toe Drain

Town Council awarded the construction contract in October. Town Staff is coordinating with the contractor to determine schedule and material availability. The goal for the project is to be completed prior to irrigation season around April of 2026.

TOWN MANAGER'S REPORT

Water Treatment Plant Expansion

The contractor has backfilled around the Disinfection Contact Basin which allowed the exterior walls on the Treatment Building to be installed. There are a few missing panels that you may see from Hwy 60 which will allow for larger equipment to be installed. Over the next several months, you will continue to see progress on the pre-engineered metal buildings and the masonry for the chemical and administration portion of the building.

Lone Tree Raw Water Transmission Line

Town Staff are continuing to coordinate with the design engineer and the landman on obtaining all necessary easements. Once easements are obtained, this will allow the construction plans to be finalized and submitted to the appropriate jurisdictions.

West Parish Alley

Design work continues with 60% level construction plans expected within the next month. Xcel Energy is also progressing on the electrical relocation portion of the project to be started early next year.

Maestas Street Storm Drainage

Subgrade work has been completed on Herrera Street and on Maestas Street. Concrete sidewalk, curb and gutter installation is underway on Maestas Street along with installation of the new storm sewer pipe at the intersection of Maestas Street and Herrera Street. Paving of Maestas Street is expected to occur in early November. The full project is now expected to be complete by the end of November.



*New Curb, Gutter, and Sidewalk



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: November 3, 2025

Subject: Intergovernmental Agreement - Hick's Legacy Water Project

Attachments: 1. Intergovernmental Agreement

Presented by: Matt LeCerf, Town Manager

Agenda Item Description:

Enclosed for your review and consideration is an Intergovernmental Agreement between the following parties:

- Town of Johnstown
- Central Weld County Water District
- City of Evans
- Town of Frederick
- Town of Dacano
- Left Hand Water District
- Little Thompson Water District
- Town of Berthoud
- Town of Milliken

These entities have been collaborating on a joint water project that would establish a new water treatment plant on the south side of the Town of Johnstown (near CR 42 and Muscovy Lane) also referred to as the Hick's Legacy Water Project. The property location is land that was purchased by the Central Weld County Water District about three (3) years ago. The IGA that is presented for consideration would explore the viability of establishing an authority from which the parties would operate a water plant and the associated facilities. The value add for establishing an authority is that all entities who ultimately participate in the project and partnership would have representation in the decision making process rather than having a typical "parent-child" relationship where one entity owns the facility and the others are wholesale customers.

Additional agreements that continue to explore this project will be coming in the future include an engineering design and financial feasibility of a facility to deliver water to the communities listed above based on the various water sources delivered to the facility. The long-term value of this project to build a new water plant in the vicinity of Johnstown, include redundancy and resiliency, as well as the ability for the Town to likely defer expansion to the Town's water treatment plan to meet future growth. Conceptually, the water project contemplated here for a water treatment plant would be an 80 MGD facility with the first phase being 20 MGD to service all of the participating entities.

This agreement simply allows the Town to continue in the exploration of this project and determine the ultimate benefit to the community as we look to secure our long-term water sustainability and independence.

Strategic Plan Alignment:

Healthy & Resilient Economy

- Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado

Quality Infrastructure & Facilities

- Ensure future viability of infrastructure and facilities

Legal Advice:

The Town Attorney reviewed the IGA as presented.

Financial Advice:

Funding is available in FY 2025 with available funding proposed in FY 2026 for this project.

Recommended Action:

Approve the Intergovernmental Agreement as presented.

Suggested Motions:

For Approval: I move to approve the Intergovernmental Agreement as presented and authorize the Town Manager to execute the agreement as presented.

For Denial: I move to deny the Intergovernmental Agreement as presented.

Reviewed and Approved for Presentation



Town Manager

INTERGOVERNMENTAL AGREEMENT

THIS AGREEMENT ("Agreement") is made and entered into effective _____, 2025, by and among CENTRAL WELD COUNTY WATER DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado ("Central Weld"), The TOWN OF BERTHOUD, COLORADO, a municipal corporation and political subdivision of the State of Colorado ("Berthoud"), the CITY OF DACONO, COLORADO, a home rule municipal corporation and political subdivision of the State of Colorado ("Dacono"), the CITY OF EVANS, COLORADO, a home rule municipal corporation and political subdivision of the State of Colorado ("Evans"), the TOWN OF FREDERICK, COLORADO, a municipal corporation and political subdivision of the State of Colorado ("Frederick"), the TOWN OF JOHNSTOWN, COLORADO a municipal corporation and political subdivision of the State of Colorado ("Johnstown"), the TOWN OF MILLIKEN, COLORADO a municipal corporation and political subdivision of the State of Colorado ("Milliken"), LEFT HAND WATER DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado ("Left Hand"), LITTLE THOMPSON WATER DISTRICT, a quasi-municipal corporation and political subdivision of the State of Colorado and a duly organized and existing special district pursuant to Title 32, Article 1, Colorado Revised Statutes ("Little Thompson"). Central Weld, Berthoud, Dacono, Evans, Frederick, Johnstown, Milliken, Left Hand and Little Thompson may herein be collectively called the "Parties" or each individually a "Party."

BACKGROUND and RECITALS

A. The Parties are encouraged and empowered to agree about the subject matter of this Agreement under the terms of Title 29, Article 1, Part 2, of the Colorado Revised Statutes. This Agreement is made under the terms of Section 29-1-203, Colorado Revised Statutes.

B. Each Party owns and operates a separate potable water system to serve its respective residents, customers or users and the Parties are exploring possible projects, possible contracts, possible joint cooperation and/or possible cost sharing matters regarding such water systems ("Possible Water System Projects").

C. The Parties recognize that **legal services and support costs and expenses** will be incurred in exploring the formation of a Regional Water Authority, and Possible Water System Projects and agree to equally share in such costs and expenses.

D. The Parties currently estimate that such initial **legal services and support costs** and expenses will not exceed **twenty-five thousand dollars (\$25,000.00)** ("Initial Legal Costs and Expenses") and the Parties desire to confirm their equal sharing of such Initial Costs and Expenses in accordance with the terms and conditions of this Agreement. The scope of this work is outlined in the attached "Exhibit A", a Contract for Legal Services, between Central Weld and Hoffmann, Parker, Wilson & Carberry, P.C. dated October 16, 2025.

AGREEMENT:

Now, therefore, in consideration of the foregoing Background and Recitals and the mutual promises and agreements made in this Agreement, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

1. **Background and Recitals.** The foregoing Background and Recitals constitute substantive terms of this Agreement and are incorporated into this Agreement by this reference.

2. **Equal Sharing of Initial Legal Costs and Expenses.** The Parties hereby agree and acknowledge that they shall equally share the Initial Legal Costs and Expenses. The Parties further agree that Central Weld shall pay the various contractors, vendors and others for the costs and expenses comprising the Initial Legal Costs and Expenses and Central Weld will notify the other Parties of the amounts paid by Central Weld and the equal share amount due from each Party. Central Weld will provide to each Party copies of all invoices, billings or other documents containing the Initial Legal Costs and Expenses. Each Party shall forthwith pay Central Weld for such Party's equal share of the Initial Legal Costs and Expenses.

3. **Additional Costs and Expenses.** If costs and expenses exceed the Initial Legal Costs and Expenses, the Parties shall mutually discuss the status of the Regional Water Authority and Possible Water System Projects and determine whether to proceed. If any of the Parties determine to proceed, such Parties shall mutually execute an amendment to this Agreement regarding additional costs and expenses or execute additional agreements or document(s) regarding additional costs and expenses to be incurred by the Parties prior to incurring any costs and expenses above the Initial Legal Costs and Expenses. If any of the Parties determine not to proceed, such amendment will remove such Parties from this Agreement.

4. **Default.** In addition to any other remedies allowed by law, the provisions of the Agreement may be specifically enforced in a court of competent jurisdiction, and in any such judicial action, the unsuccessful party shall pay all costs and expenses incurred by the successful Party or Parties including reasonable attorneys fees. Venue for any disputes concerning this Agreement shall be in the Weld County, Colorado, District Court.

5. **Miscellaneous.**

a. **No Joint Venture.** The sole purpose of this Agreement is to provide for the cooperation of the Parties regarding the sharing of the Initial Legal Costs and Expenses regarding the formation of a Regional Water Treatment Authority and Possible Water System Projects. Nothing contained in this Agreement is intended to create a partnership or joint venture between the Parties, and any implication to the contrary is hereby expressly disavowed. It is understood and agreed that this Agreement does not provide for the joint exercise by the Parties of any activity, function or service, nor does it create a joint enterprise or any other separate legal entity, nor does it authorize any Party hereto to act as an agent for another Party hereto for any purpose whatsoever.

b. **Nonwaiver of Immunity.** This Agreement shall not be construed to waive any of the privileges, defenses, or immunities of any Party hereto including but not limited to the Colorado Governmental Immunity Act, §24-10-101 et seq., as amended, and any other privilege, defense, or immunity of any Party.

c. **Invalidity.** The invalidity or unenforceability of any provision of this Agreement shall not affect or impair any other provision of this Agreement.

d. **No Assignment.** No Party may assign or transfer all or any part of this Agreement without the prior written consent of all other Parties.

e. Paragraph Titles. The paragraph titles of this Agreement are for reference only and are not to be construed as a material part of the Agreement.

f. Notice. All written notices given hereunder shall be delivered to the Parties at the addresses listed on the signature pages.

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

CENTRAL WELD COUNTY WATER DISTRICT

By: _____
Stan Linker, General Manager

Attn: General Manager
Central Weld County Water District
2235 2nd Avenue
Greeley, CO 80631

TOWN OF BERTHOUD

By: _____
Christopher Kirk, Town Administrator

Attn: Town Administrator
Town of Berthoud
807 Mountain Avenue
Berthoud, CO 80513

CITY OF DAcono

By: _____
Jennifer Krieger, City Manager

Attn: City Manager
City of Dacono
512 Cherry Avenue
Dacono, CO 80514

CITY OF EVANS

By: _____
Cody R. Sims, City Manager

Attn: City Manager
City of Evans
1100 37th Street
Evans, Colorado 80620

TOWN OF FREDRICK

By: _____
Bryan Ostler, Town Manager

Attn: Town Manager
Town of Frederick
PO Box 435
Frederick, CO 80530

TOWN OF JOHNSTOWN

By: _____
Matt LeCerf, Town Manager

Attn: Town Manager
Town of Johnstown
450 South Parish Avenue
Johnstown, CO 80534

TOWN OF MILLIKEN

By: _____
Cheryl Powell, Town Administrator

Attn: Town Administrator
Town of Milliken
PO Box 290
Milliken, CO 80543

LEFT HAND WATER DISTRICT

By: _____
Chris Smith, General Manager

Attn: General Manager
Left Hand Water District
6800 Nimbus Road,
Longmont, CO 80503

LITTLE THOMPSON WATER DISTRICT

By:

Amber Kauffman, District Manager

Attn: District Manager

Little Thompson Water District

835 E State Highway 56

Berthoud, CO 80513-9237

EXHIBIT A

CONTRACT FOR LEGAL SERVICES

THIS CONTRACT FOR LEGAL SERVICES is made effective October 16, 2025, by and between Hoffmann, Parker, Wilson & Carberry, P.C., Attorneys at Law (hereinafter called "Attorney"), and the Central Weld County Water District (hereinafter called the "District").

RECITALS

1. The District is desirous of contracting for legal services on behalf of a coalition of regional partners seeking to form a new regional water authority (the "Coalition").
2. Hoffmann, Parker, Wilson & Carberry, P.C., are attorneys authorized to practice law in the State of Colorado.

AGREEMENT

1. Attorney shall furnish legal services required by the Coalition as set forth in Exhibit A, attached hereto and incorporated herein, and, to the extent necessary, Attorney shall be responsible for coordinating duties with other legal specialists as may be authorized or required by the Coalition.
2. Attorney will supply secretarial and other support staff services necessary to render the services the Coalition requires by this Contract.
3. Attorney shall maintain professional liability insurance in an amount no less than two million dollars (\$2,000,000.00).
4. Attorney is acting as an independent contractor; therefore, the District will not be responsible for F.I.C.A. taxes, health or life insurance, or vacation or sick time.
5. Attorney agrees to:
 - a. As directed, attend meetings of the Coalition.
 - b. As directed, attend meetings and conferences with Coalition staff and consultants.
 - c. Perform all duties required by state and federal law and applicable rules and regulations to work toward formation of a new regional water authority.
 - d. Provide timely attention to and advise with regard to compliance with all applicable law.
 - e. As directed, represent the Coalition in its dealings with others.
 - g. As directed, provide reports to the Coalition on the status and progress of projects assigned to the Attorney.

6. The District shall pay for Attorney's legal services at a rate of \$275 per hour, payable monthly. To the extent incurred, paralegal services will be billed at a rate of \$135.00 per hour. Legal services under this Contract shall not exceed \$25,000.00 without the District's prior written authorization. Attorney will provide written notice to the District at such time as monthly invoicing reaches 75% of this not-to-exceed amount, or \$18,750.00. At any time the District may choose to authorize in writing work in addition to the scope of services set forth in Exhibit A and/or a different not-to-exceed amount.

- a. Travel time will be billed at half the attorney rate, or one way.
- b. All payments shall be following Attorney's submission of itemized statements to the District, which figures shall be subject to review by the parties as necessary.
- c. The District may seek cost-sharing or reimbursement from the Coalition, but that process will occur separately and will not affect the District's payment of Attorney.

7. The District will pay, in addition to payment of legal fees as set forth above, any filing fees, bonds, witness fees, deposition costs, reproduction costs, and computer research costs incurred by Attorney on behalf of the Coalition.

8. This Contract may be terminated by either party upon thirty (30) days written notice.

9. This Contract shall become effective upon execution for an indefinite term at the pleasure of the District.

IN WITNESS WHEREOF, the parties hereto have set their hands the day and year first above written.

**CENTRAL WELD COUNTY WATER
DISTRICT**

By: _____

**HOFFMANN, PARKER, WILSON
& CARBERRY, P.C.**

By: _____

Hilary M. Graham

EXHIBIT A
Scope of Services

Attorney shall work with the District and the Coalition to develop a draft establishing contract for formation of a new regional water authority by and among the Coalition. The Coalition consists of the following entities (each a "Stakeholder"):

The District, Town of Berthoud, City of Dacono; City of Evans;
Town of Frederick; Town of Johnstown; Left Hand Water District;
Little Thompson Water District; and Town of Milliken.

It is anticipated that the drafting and formation process, which will include monthly meetings with the Coalition, as well as potential meetings with individual Stakeholders will take approximately 8 months.

In addition, Attorney shall work with the District and the Coalition to finalize an intergovernmental agreement among the Coalition regarding shared water engineering services necessary for formation of the new authority. The engineering services shall be obtained by the District on behalf of the Coalition following a request for proposals process.

Attorney shall work the District and the Coalition to define and finalize the request for proposal process as well as to finalize the engineering services agreement ultimately entered into by and between the selected engineer and the District on behalf of the Coalition.

Additional services may be added in writing by the District.



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: November 3, 2025

Subject: Resolution 2025-31: Authorizing a Mail Ballot Election for the Town of Johnstown's Regular Municipal Election Scheduled on April 7, 2026

Attachments: 1. Resolution 2025-31 Mail Ballot Election

Presented by: Meghan Martinez, Town Clerk

Agenda Item Description:

Under Colorado State Statute and the Johnstown Home Rule Charter, the Town Council has the authority to determine how municipal elections are conducted. Staff recommends that Council authorize a mail ballot election for the April 7, 2026, Johnstown Municipal Election, consistent with C.R.S. Section 31-10-908, which allows the governing body to choose to conduct an election by mail ballot.

Staff further recommends that Council delegate to the Town Clerk the authority to appoint election judges in accordance with state law. This delegation will allow for efficient recruitment, training, and management of election judges.

The enclosed resolution authorizes all of the above actions, including the designation of a mail ballot election and the delegation of authority to the Town Clerk to appoint election judges.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence
- Engage, inform and involve the community

Legal Advice:

The resolution was drafted by the Town Attorney.

Financial Advice:

The election has been included in the 2026 proposed budget.

Recommended Action:

Staff recommends approval of Resolution 2025-31.

Suggested Motions:

To Approve

I move to approve Resolution 2025-31 as presented.

To Deny

I move to deny Resolution 2025-31.

Reviewed and Approved for Presentation

A handwritten signature in blue ink, appearing to be 'W. J. C.', is written above a horizontal line.

Town Manager

TOWN OF JOHNSTOWN, COLORADO

RESOLUTION NO. 2025-31

**A RESOLUTION AUTHORIZING A MAIL BALLOT ELECTION FOR THE TOWN OF
JOHNSTOWN'S REGULAR MUNICIPAL ELECTION SCHEDULED ON
APRIL 7, 2026**

WHEREAS, the Town of Johnstown ("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 the authority to administer the affairs of the Town; and

WHEREAS, pursuant to the Home Rule Charter, a regular municipal election is to be conducted on April 7, 2026; and

WHEREAS, except as otherwise provided in the Home Rule Charter, the election is be governed by state statutes, including the Colorado Municipal Election Code of 1965, C.R.S. §§ 31-10-101, *et seq.* ("Municipal Election Code"); and

WHEREAS, C.R.S. § 31-10-908 provides that a municipality may determine that an election be conducted by mail ballot; and

WHEREAS, the conduct of a mail ballot election is governed by C.R.S. §§31-10-907-913; and

WHEREAS, the Town Council desires to utilize the mail ballot procedure to increase the likelihood that the election will result in higher voter participation; and

WHEREAS, C.R.S. § 31-10-401 provides that the Town Council may appoint election judges or may delegate such authority to the Town Clerk; and

WHEREAS, the Town Council desires to delegate the authority to appoint election judges for the April 7, 2026, regular municipal election to the Town Clerk; and

WHEREAS, C.R. S. § 31-10-801 provides that the Town Council may authorize the use of an electronic voting system; and

WHEREAS, the Town Council desires to authorize the use of an electronic voting system to count the mail ballots for the April 7, 2026, regular municipal election; and

WHEREAS, the Town's Home Rule Charter further provides that the Town Clerk shall be in charge of all activities and duties relating to the conduct of the election; and

WHEREAS, the Town Council finds that it is in the best interest of the Town of Johnstown to conduct its regular municipal election on April 7, 2026, as a mail ballot election and to adopt the procedures set forth herein.

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

Section 1. The Town Council hereby determines that the regular election of the Town of Johnstown to be held on April 7, 2026, shall be conducted as a mail ballot election.

Section 2. The Town Council hereby delegates the authority to appoint qualified election judges for the April 7, 2026, regular municipal election to the Town Clerk. The Town Clerk shall make and keep on file in the Town Clerk's office a list of all persons so appointed.

Section 3. The Town Council hereby authorizes the use of an electronic voting system for the April 7, 2026, regular municipal election.

Section 4. In addition to the authority otherwise set forth herein, the Town Clerk is hereby authorized and directed to take all necessary and required action for the proper conduct of the April 7, 2026, regular election, consistent with the Town's Home Rule Charter and the Municipal Election Code.

Section 5. If any portion of this Resolution is held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such portion shall not affect any of the remaining portions of this Resolution.

Section 6. This Resolution shall be in full force and effect upon its passage and adoption.

PASSED, SIGNED, APPROVED, AND ADOPTED this 3rd day of November, 2025.

ATTEST:

TOWN OF JOHNSTOWN, COLORADO

By: _____
Meghan C. Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: November 3, 2025

Subject: Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Encore on 34 Metropolitan District Nos. 1-3

Attachments:

1. Cover Letter Regarding Encore on 34 SID Authority
2. Owner Consent Letter
3. Intergovernmental Agreement for SID
4. Special Improvement Districts Presentation (Encore on 34)

Presented by: Avi Rocklin, Town Attorney
Carolyn Steffl
Special Counsel

Agenda Item Description:

On or about October 6, 2014, the Town Council approved the Consolidated Service Plan ("Service Plan") for Encore on 34 Metropolitan District Nos. 1-3 ("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, improvements to US Highway 34, County Road 3, County Road 13, and four bridged crossings. The Service Plan is silent on the creation of special improvement districts but provides that the Districts may impose Development Fees pursuant to an intergovernmental agreement with the Town. A Development Fee is defined to mean a one-time fee imposed by the Districts at or prior to the issuance of a certificate of occupancy for the unit or structure to assist with the planning and development of the public improvements. Pursuant to that procedure, the Districts seek approval from the Town, in the form of the execution of an Intergovernmental Agreement ("IGA"), to organize SIDs.

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 may 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 Directors 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 a 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 conditions to protect future residential and commercial 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 or property to a commercial developer. The Districts may borrow funds now, at tax-exempt interest rates, and the developer will repay those special assessment bonds before an end user purchases the property, rather than the developer needing to borrow the costs of the public improvements at the commencement of the project. The IGA specifically states: "No special assessment levied within an SID may be structured as an obligation of an End User."

Pursuant to the IGA, among other provisions: (i) the Districts shall be required to provide documents concerning the marketing and sale of the debt to the Town; (ii) the Districts may only issue special assessment bonds in a principal amount that does not exceed \$25,000,000 (the debt limit in the Service Plan is \$66,000,000); (iii) the Districts may not issue any debt to finance the same public improvements financed by a special assessment bond unless the special assessment bond has been discharged as to any financing for such improvement; and (iv) the Districts are required to provide the amount of outstanding special assessment bonds in its annual reports annual reports to the Town.

The proposed IGA authorizes the Town Manager (with legal counsel) to approve non-substantive administrative 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

- Drive projects and initiatives that promote Johnstown as a premier destination for business

Legal Advice:

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

Financial Advice:

Not Applicable

Recommended Action:

Approve Intergovernmental Agreement Regarding Use of Special Improvement Districts between the Town of Johnstown, Colorado and the Encore on 34 Metropolitan District Nos. 1-3.

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 Encore on 34 Metropolitan District Nos. 1-3.

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 Encore on 34 Metropolitan District Nos. 1-3.

Reviewed and Approved for Presentation

A handwritten signature in blue ink, appearing to be 'W. J. C.', is written above a horizontal line.

Town Manager



Robert G. Rogers
Shareholder

303-858-1800
rrogers@wbapc.com

Eve M.G. Velasco

evelasco@wbapc.com

September 10, 2025

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: Intergovernmental Agreement Authorizing the Use of Special Improvement Districts by Encore on 34 Metropolitan District Nos. 1-3

Dear Ms. Rocklin, Ms. Steffl, and Mr. LeCerf:

On behalf of the Boards of Directors for Encore on 34 Metropolitan District Nos. 1-3 (the “**Districts**”), I am writing to request the Towns consideration of the enclosed Intergovernmental Agreement (the “**Proposed IGA**”) between the Town of Johnstown and the Districts authorizing the Districts’ use of Special Improvement Districts (“**SIDs**”). The Districts were created in 2014 via a consolidated service plan (the “**Service Plan**”) to support a development known as Encore on 34 (“**Encore**” or the “**Project**”). At the time the Service Plan was approved by the Town, it included an estimated public improvements budget of approximately \$69,835,460.

Since approval of the Service Plan, there have been significant changes in the planned development of the Project, including expanded planned regional infrastructure. Additionally, there has been a dramatic increase in construction costs across Colorado since 2014. For example, according to the Colorado Department of Transportation’s records, construction costs have increased between 11% and 15% each year between 2021 and 2024. Additionally, there have been significant changes in the development plan for the Project which have resulted in a substantial increase in both on and offsite public improvements needed to support the development.

With these circumstances in mind, the Districts are proposing an IGA that would allow for the use of 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 3rd quarter of 2025 to raise revenue to complete a large grouping of public improvements. These public improvements include but are not limited to the following: improvements to US Highway 34, County Road 3, County Road 13, and four bridged crossings. The use of special assessment bonds has been prevalent in many states for decades, and as it becomes more common in Colorado and in Johnstown, we are appreciative of the Town's willingness to consider authorizing the use of special assessment bonds at Encore.

As you know, while the current 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 SID IGA for the Granary Metropolitan Districts, and the Proposed IGA includes the express requirement that all assessments be paid by a developer or builder prior to conveyance or lease to an End User. Similarly, the Proposed IGA would specifically prohibit assessments on any properties owned by End Users. As an additional protection to property owners, the Proposed IGA requires that a District obtain written consent from any owner of property to be included in a SID.

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 at the earliest opportunity.

Sincerely,

WBA, PC



Eve M.G. Velasco
Attorney

September ^{10th} __, 2025

Town of Johnstown
c/o Carolyn R. Steffl, Esq., Special Counsel
Dietze and Davis, P.C.
2060 Broadway, Suite 400
Boulder, CO 80302

RE: Proposed Encore on 34 Metropolitan District Nos. 1-3 Special Improvement District

Dear Ms. Steffl:

Encore HoldCo, LLC, a Colorado limited liability company (the “**Property Owner**”), is the owner of certain property within Encore on 34 Metropolitan District Nos. 1-3 (the “**Districts**”). The purpose of this letter is to advise the Town of Johnstown that the Property Owner consents to the inclusion of its property within the Districts into a Special Improvement District, should the power to create such Special Improvement District be approved by the Town through an Intergovernmental Agreement.

ENCORE HOLDCO, LLC, a Colorado limited liability company

By: Encore ManageCo, LLC
an Arizona limited liability company
Its: Manager

By: Caliber Services, LLC
an Arizona limited liability company
Its: Manager

By: Caliber Companies, LLC
an Arizona limited liability company
Its: Managing Member

By: CaliberCos Inc.
a Delaware corporation
Its: Manager

By:

Signed by:


Jennifer Schrader
Its: President

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

**THE TOWN OF JOHNSTOWN, COLORADO
AND
ENCORE ON 34 METROPOLITAN DISTRICT NOS. 1-3**

THIS INTERGOVERNMENTAL AGREEMENT REGARDING USE OF SPECIAL IMPROVEMENT DISTRICTS (“**Agreement**”) is made and entered into as of this ____ day of _____, 2025, by and between the TOWN OF JOHNSTOWN, a home-rule municipal corporation of the State of Colorado (“**Town**”), and ENCORE ON 34 METROPOLITAN DISTRICT NOS. 1-3, quasi-municipal corporations and political subdivisions of the State of Colorado (collectively, the “**Districts**” or, individually, a “**District**”). 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’ Service Plan, as approved by the Town on October 6, 2014, and as may be amended upon approval by the Town in the future (“**Service Plan**”); 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, the Service Plan is silent on the creation of special improvement districts (“**SIDs**”) and levying assessments, other than through Development Fees, while Section V.A.19 of the Service Plan requires approval from the Town Council before a District is authorized to issue revenue bonds; and

WHEREAS, the Districts desire authorization to create one or more 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 “**End Users**” under the Service Plan) under *any* circumstances; and

WHEREAS, the Parties acknowledge that the Service Plan defines “Bond, Bonds or Debt” as “bonds or other obligations *for the payment of which the District has promised to impose an ad valorem property tax mill levy*” (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 Agreement to facilitate cost effective bridge financing of Public Improvements (as defined in the Service Plan) by authorizing the creation of one or more SIDs 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 boundary of that District, but no SID may be formed or utilized in a manner that is inconsistent with this Agreement or applicable Colorado law. Prior to forming a SID, the applicable District shall obtain written consent from the Owner(s) of all property to be included within the boundaries of such SID.
2. Authorization to Issue Special Assessments. The Parties agree that each District may assess special assessments, defined as a charge levied by the District against eligible real property within a SID specially benefited by Public Improvements for which the District 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. Revenue from special assessments may only be used to pay for the costs of designing, constructing or acquiring Public Improvements 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 builder 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 the District to an End User, the District(s) may issue debt payable from special assessment revenues collected from properties within the boundaries of a SID (“**Special Assessment Bond(s)**”), 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.” “**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.

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

- A. The Special Assessment Bonds shall not be issued to the Developer.
- B. If a Special Assessment Bond is privately placed, the District(s) shall comply with the requirements for Debt set forth below:

- 1. Prior to the issuance of such privately placed Special Assessment Bond, the District(s) shall obtain the certification of 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 (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 (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 Special Assessment Bond] 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 Special Assessment Bond], including maturities and early redemption provisions, is reasonable considering the financial circumstances of the Districts.

- 2. The Districts shall submit written notice to the Town Manager of the name of the proposed External Financial Advisor, which shall either be approved or objected to by the Town within twenty (20) days of the submittal of such written notice to the Town Manager. If the Town Manager does not object to such selection within the twenty (20) day period, the Town Manager's approval shall be deemed to have been given to the District retaining the External Financial Advisor named in the written notice.

- 3. Within ten (10) days subsequent to the issuance of such privately placed Special Assessment Bond, the Districts shall provide the Town with copies of the relevant Special Assessment Bond documents, the External Financial Advisor Certification and the Bond Counsel Opinion addressed to the Districts and the Town regarding the issuance of the Special Assessment Bond.

C. The Special Assessment Bonds shall not be issued before the effective date of an Approved Development Plan, as referenced in the Service Plan.

D. The Special Assessment Bonds shall not be issued in a principal amount exceeding \$25,000,000.

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 four percent (4%).

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 obligations 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. The District(s) shall include the amount of outstanding Special Assessment Bonds in its annual reports.

7. Dissolution. The District(s) shall promptly take all actions necessary to dissolve the SIDs after full repayment of the Special Assessment Obligations.

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: Encore on 34 Metropolitan District Nos. 1-3
 c/o WBA, PC
 2154 E. Commons Ave., Suite 2000
 Centennial, CO 80122
 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

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 March 19, 2018 ("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 District 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.

[Signature Page Follows.]

IN WITNESS WHEREOF, this Agreement is executed by the Town and the Districts as
of the date first written above.

ENCORE ON 34 METROPOLITAN
DISTRICT NOS. 1-3

By: _____
President

Attest:

Secretary

TOWN OF JOHNSTOWN, COLORADO

By: _____
Michael P. Duncan, Mayor

Attest:

By: Meghan C. Martinez
Its: Town Clerk

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



OVERVIEW OF SPECIAL IMPROVEMENT DISTRICTS

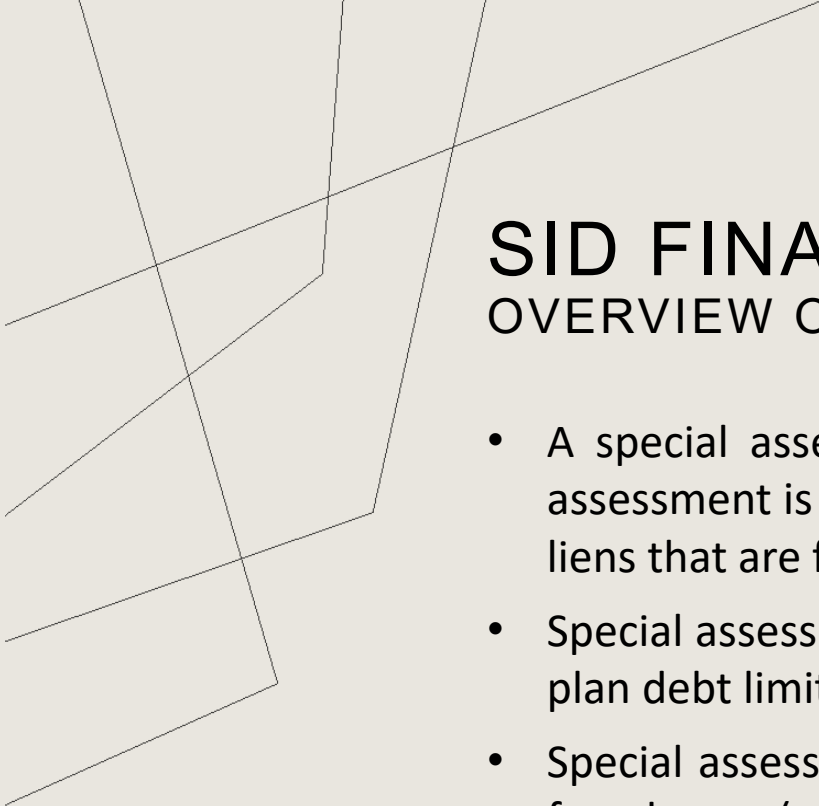
ENCORE ON 34 METROPOLITAN DISTRICT
NOS. 1-3



OVERVIEW

SPECIAL IMPROVEMENT DISTRICTS UNDER COLORADO LAW

- Special Improvement Districts (“SIDs”): created by and governed by §32-1-1101.7, C.R.S. and Title 31, Article 25, C.R.S., with municipal consent
- SIDs **are not** independent governmental entities, but rather geographical divisions within the existing metropolitan district (metro district) established by resolution of the metro district
- The SID must be located within the metro district’s boundaries, however the SID’s boundaries may be different (i.e. smaller) than the metro district's boundaries
- After an SID is established, the metro district can issue assessment lien bonds (SID Bonds) to fund public improvements, paid from special assessments imposed by the SID on property benefiting from the improvements.
 - Special assessments are distinct from ad valorem property taxes, which are imposed by a metropolitan district and used to pay limited tax general obligation bonds



SID FINANCING

OVERVIEW OF BOND STRUCTURE

- A special assessment constitutes a governmental lien against the individual lot until the assessment is fully paid prior to sale or lease to End User (similar to private construction loan liens that are filed and then cleared before sale to End User)
- Special assessment bonds are considered revenue bonds and are not counted against service plan debt limit. Ad valorem property taxes are not an authorized source of repayment
- Special assessment bonds are land-secured; non-payment of assessment liens may result in foreclosure (same as private construction loan)
- The assessment lien would be paid in full prior to the transfer or lease of a lot to an End User and the lien would be released upon payment. Again, similar to traditional private-side construction lien and release process, but at much lower interest rate
- Maturity is limited to 20 years under Colorado law
- **No additional economic burden will be placed on the End User**



ADVANTAGES OF SID FINANCING SPECIAL IMPROVEMENT DISTRICTS

- Financing tool that can be used to fund costs of public improvements
- More favorable financing terms vs. traditional private financing sources:
 - Early-stage financing to spread burden of offsites, etc.
 - Lower cost of borrowing – an SID can borrow at tax exempt rates of 4-7% vs traditional financing sources (equity, bank financing, etc. That are sometimes 500+ basis points higher)
- Special assessments imposed by an SID would be paid by developers or homebuilders, and **not paid by future homeowners or commercial tenants**

NEED FOR SID IN ENCORE ON 34

Support for major regional improvements:

- US Highway 34
- County Road 3
- County Road 13
- 4 bridged crossings

NOTE: Under this IGA, **written consent from property owner is required** before property can be included into a SID by a District





THANK YOU

Robert G. Rogers, Esq.

303-858-1800

rrogers@wbapc.com



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: November 3, 2025

Subject: Ordinance 2025-277 for Change of Zone Case No. ZON25-0002: Larson

Attachments:

1. Ordinance 2025-277
2. Application
3. Vicinity Map
4. Project Narrative - 2022
5. Zoning Map
6. Staff Presentation
7. Applicant's Presentation

Presented by: Jeremy Gleim, Planning and Development Director

Agenda Item Description:

Background

The applicant, Johnstown North Investments, LLC., submitted an Annexation and Zoning application in January of 2022 for approximately 96 acres of land in Weld County. The property is located in the Northeast quarter of section 6 and the northwest quarter of section 5, township 4 north, range 67 west of the P.M. More specifically, it is located west of Telep Avenue (Weld County Road 15), immediately west of the existing Nelson Farm Park Ball Fields and north of Rolling Hills Ranch subdivision. Upon submittal, and pursuant to the Project Narrative (Attachment 4), the applicant proposed SF-1 (Single Family Residential) zoning with the annexation.

During the review process, the applicant revised their zoning request from SF-1 to PUD (Planned Unit Development). Ultimately, the PUD zoning was not supported by Staff, and the applicant chose to move the annexation forward while additional conversations were had regarding the zoning. On February 21, 2024, the Town Council approved Ordinance 2024-241, on first reading, for the Larson Annexation. Ordinance 2024-241 was subsequently approved on second reading at the Town Council meeting of March 4, 2024.

Pursuant to state law, newly annexed land must be zoned within 90 days of annexation. On June 3, 2024, the Town Council approved Ordinance 2024-252, on first reading, establishing H-A (Holding-Agriculture) zoning for the subject property. The ordinance was approved on second reading at the Town Council meeting of June 17, 2024. The H-A zoning designation was meant as a placeholder until a more permanent zoning designation was proposed.

Prior to making a formal request for new zoning, the applicant requested a review of their concept plans in a formal setting. Pursuant to Section 17-2-2(D)(1) of the Land Use & Development Code, an applicant may present concept plans for public review by the Planning & Zoning Commission and Town Council to solicit their feedback, without the risk of formal approvals and/or denials. As

part of this process, two neighborhood meetings were held to solicit feedback from neighbors and any other interested parties within the community. Thereafter, the applicant presented various concepts to the Planning & Zoning Commission during their regular meeting on January 8, 2025, and then to the Town Council, during their regular meeting on February 19, 2025. Based on the feedback received, the applicant submitted a formal zoning request for SF-1 zoning on May 20, 2025.

As mentioned, the applicant submitted their original application in 2022, under the previous Land Use Code. The current Land Use & Development Code was adopted by the Town Council in 2023. Pursuant to Section 17-1-4 of the current LUDC, any application submitted prior to the effective date, and determined a complete application by the Director, shall be reviewed and processed according to the prior standards and procedures. Based on this provision, Staff is reviewing this request under the prior version of the land use code.

PRIOR LAND USE CODE - PROCEDURES

Sec. 16-22. Changes in the Official Zoning District Map.

(a) If, in accordance with the amendment provisions of this Chapter, changes are made in district boundaries or other matters shown on the Official Zoning District Map, such changes shall be made promptly after the amendment has been approved by the Town Council, together with an entry on the Official Zoning District Map noting the date of the change and a brief description of the nature of the change, which entry shall be signed by the Chairman of the Town Council and attested by the Town Clerk. The amending ordinance shall provide that such changes or amendments shall not become effective until they have been duly entered upon the Official Zoning District Map. No amendment to this Chapter which involves matters shown on the Official Zoning District Map shall become effective until after such change and entry have been made on the map.

(b) No changes of any nature shall be made on the Official Zoning District Map or matters shown thereon except in conformity with the procedures set forth in this Chapter. Any unauthorized change of whatever kind by any person or persons shall be considered a violation of this Chapter and punishable as provided under this Code.

Sec. 16-62 (Procedure) defines the procedure for the application and consideration of amendments to zoning district boundaries. Pursuant to this section, the Planning & Zoning Commission shall give public hearing upon the petition (application) as provided in [the] code. As soon as possible after such public hearing, the Planning and Zoning Commission shall forward a written report and recommendation to the Town Council. Upon hearing the recommendation of the Planning and Zoning Commission, the Town Council shall act to approve, approve with modifications or disapprove the proposed change or amendment. Should the Town Council not concur in the recommendation of the Planning and Zoning Commission, it shall return the petition to the Planning and Zoning Commission for reconsideration before taking final action. An approved change shall be by appropriate ordinance, and necessary changes in the Official Zoning District Map shall be made promptly.

PRIOR LAND USE CODE – ZONING DISTRICTS

Pursuant to Article XI (Single-Family Residential SF-1 District), this district is intended to provide for the development of single-family dwellings with a full complement of accessory uses. It is intended that such development be served by institutional uses and community facilities compatible with the character of the district.

ADJACENT ZONING and LAND USES

R-1 zoning, which is the current equivalent of SF-1 zoning from the prior LUDC, exists to the

immediate south and east of the project site. Properties to the immediate north and west are still in unincorporated Weld County and are zoned for agricultural uses.

The predominant land uses to the south and east of the project site are single-family detached lots. Rolling Hills Ranch (immediately south) has a small amount of attached product in the southeast corner of the neighborhood; however, the primary land use in the neighborhood is single-family detached housing project. It is important to note that the attached housing product in Rolling Hills Ranch was developed under PUD zoning, not the SF-1 zoning that covers the balance of the neighborhood. Consistent with the subject property, Rolling Hills Ranch is also located in an LDI land use area and has been developed pursuant to the LDI vision listed above.

FUTURE SUBDIVISIONS

Any future subdivision of this land will require additional reviews and public hearings before the Planning & Zoning Commission and Town Council, respectively.

COMPREHENSIVE PLAN ALIGNMENT

The Town's 2021 Comprehensive Plan was adopted by the Town Council in November 2021. The original application for this zoning application was submitted in January of 2022; therefore, the Town's current Comprehensive Plan is the effective document for consideration of this application.

The subject property is located in a Low Density/Intensity (LDI) land use area. Pursuant to the Town's 2021 Comprehensive Plan, "Low Density/Intensity areas will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes." Based on the foregoing, the proposed SF-1 zoning is consistent with the LDI land use area.

PLANNING & ZONING COMMISSION HEARING - SEPTEMBER 24, 2025

The Planning & Zoning Commission (Commission) convened on September 24, 2025, to hold a regular meeting, wherein a public hearing was held for this project. Commissioner Campbell appreciated the applicant's proposal given the public comments that were received during the concept review phase earlier this year.

This project was originally noticed in the Johnstown Breeze for Town Council consideration on October 20, 2025. Prior to the meeting, Staff identified an error in how the public hearing notices were distributed and requested that the hearing be moved to the November 3, 2025, regular meeting. This was a Staff error, and no fault of the applicant. The delay provided ample time for staff to prepare and send notices to all properties within 800' of the project. The 800' notification buffer was not a requirement of the previous code, under which this application is being evaluated, so this goes well beyond the legal obligations. The applicant has moved diligently through the review process and was prepared for a public hearing on October 20, 2025, but did not protest Staff's request for the delay.

Strategic Plan Alignment:

Natural & Built Environment

- Expect and encourage community-centered design

Legal Advice:

The Town Attorney prepared Ordinance 2025-277 and attended the Planning & Zoning Commission meeting wherein this project was considered.

Financial Advice:

N/A

Recommended Action:

The Planning & Zoning Commission recommends that the Town Council approve Ordinance 2025-277 for Change of Zone Case No. ZON25-0002

Suggested Motions:

FOR APPROVAL

Consistent with the Planning & Zoning Commission's recommendation, I move to approve Ordinance 2025-277 for Change of Zone Case No. ZON25-0002 on first reading.

FOR DENIAL

I move to deny Ordinance 2025-277 for Change of Zone Case No. ZON25-0002, pursuant to the following findings...

Reviewed and Approved for Presentation



Town Manager

TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-277

ORDINANCE APPROVING THE REZONING OF REAL PROPERTY KNOWN AS THE LARSON PROPERTY, SITUATED IN THE NORTHEAST QUARTER OF SECTION 6 AND THE NORTHWEST QUARTER OF SECTION 5, TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH P.M. TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE OF COLORADO, CONSISTING OF APPROXIMATELY 96.045 ACRES, FROM HOLDING AGRICULTURAL (H-A) TO SINGLE FAMILY RESIDENTIAL (SF-1)

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, Johnstown North Investments, LLC, a Colorado limited liability company, applied to rezone the real property known as the “Larson Property,” situated in the Northeast Quarter of Section 6 and the Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th P.M. Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 96.045 acres, being more particularly described on Exhibit A, which is attached hereto and incorporated herein by this reference (“Property”), from Holding Agricultural (H-A) to Single Family Residential (SF-1); and

WHEREAS, on September 24, 2025, the Town’s Planning and Zoning Commission held a public hearing and recommended approval of Single Family Residential (SF-1) zoning for the Property; and

WHEREAS, on October 20, 2025, the Town Council held a public hearing to determine appropriate zoning for the Property and, based upon the recommendation of the Planning and Zoning Commission and the evidence received at the hearing, finds that the requested rezoning of the Property conforms to the *Johnstown Area Comprehensive Plan* and to the Town’s land use regulations, as such existed when the application was submitted, and should be approved; and

WHEREAS, 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, safety and welfare 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:

1. Recitals. The recitals set forth above are affirmed and incorporated herein.
2. Zoning Approval. Zoning of the Property described on Exhibit A shall hereby and hereinafter be designated as Single Family Residential (SF-1).

3. Repeal. All other Ordinances, or parts thereof, in conflict with this Ordinance are hereby repealed, including Ordinance 2024-252, to the extent of such conflict.
4. 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 and by the Certificate of Publication. This Ordinance shall become effective upon final passage as provided by the Charter.
5. Recordation. Upon its effective date, the Town Clerk is hereby directed to file this Ordinance with the real estate records of the Weld County Clerk and Recorder.

INTRODUCED AND APPROVED on first reading by the Town Council of the Town of Johnstown, Colorado, this ___ day of _____, 2025

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, 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 _____, 2025.

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
PROPERTY DESCRIPTION

A parcel of land, being that area defined on the Larson Property Zoning, as recorded July 30, 2024 as Reception No. 4973713 of the Records of the Weld County Clerk and Recorder (WCCR), situate in the Northeast Quarter (NE1/4) of Section Six (6), and the Northwest Quarter of Section Five (5), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado and being more particularly described as follows:

BEGINNING at the East Quarter corner of said Section 6 and assuming the East line of said NE1/4 as bearing South 01°08'53" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2533.00 feet, being monumented by a #6 rebar with 3.25" aluminum cap stamped LS 38065 at the Northeast corner and a #6 rebar with 3.25" aluminum cap stamped LS 23520 at the East Quarter corner and with all other bearings contained herein relative thereto; Thence along the South, West, North and East lines of said Reception No. 4973713 the following seven courses:

THENCE North 87°03'47" West a distance of 2718.67 feet;
THENCE North 02°27'28" West a distance of 1519.18 feet;
THENCE South 87°03'47" East a distance of 2753.49 feet;
THENCE North 88°51'07" East a distance of 30.00 feet;
THENCE South 01°08'53" East a distance of 1516.57 feet;
THENCE South 00°35'58" East a distance of 1.87 feet;
THENCE North 87°04'27" West a distance of 30.06 feet to the POINT OF BEGINNING.

Said described parcel of land contains 4,183,676 square feet or 96.045 acres, more or less (±).



Town of Johnstown

LAND USE APPLICATION FORM

Check all boxes that apply for the subject submittal.

Land Use	Land Division	Miscellaneous
☐ Annexation & Establishment of Zoning	☐ Major Subdivision & Development Plan	☐ Wireless Communication Facility (WCF)
☒ Change of Zone	☐ Preliminary	☐ Small Cell
☐ Planned Development	☐ Final	☐ EFR or Base Station
☐ Site Development Plan	☐ Combined	☐ Mt. Tower Structure
☐ Use by Special Review (USR)	☐ Minor Subdivision	☐ Tower/Other - USR
☐ 17-10-3 Facility - USR	☐ Major Amendment	☐ Variance
☐ Amendment/Conversion	☐ Minor Amendment	☐ Permit, Home Occupation, Compliance Review, Other

Property Information:

Parcel Number(s):	105906100002, 105906000038	County:	Larimer ☐ Weld ☒
Site Address:	TBD Telep Avenue	Zoning:	H-A
Legal Description:	See attached.	Acres:	
Project Name:	Larson Farm		
Project Description:	Change of Zoning from H-A to SF1		

Applicant / Developer Contact: ☐ Check if Primary Point of Contact

Company:	Johnstown North Investments, LLC	Phone:	(970) 352-7072
Name:	Morgan Kidder	Email:	morgan@crow-creek.com
Address:	7251 W. 20th St, L-200	City, State, Zip:	Greeley, CO 80634

Consultant / Representative Contact: ☐ Check if Primary Point of Contact

Company:	Avant Civil Group	Phone:	(970) 286-7995
Name:	Robbie Lauer	Email:	rlauer@avantcivilgroup.com
Address:	1337 Riverside Ave Suite 2	City, State, Zip:	Fort Collins, CO 80524

Property Owner Authorization for Land Use Action: (Required*) ☐ Check if Primary Point of Contact

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "Applicant" and/or "Representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

Company:	Johnstown North Investments, LLC	Phone:	(970) 352-7072
Name:	Morgan Kidder	Email:	morgan@crow-creek.com

Morgan Kidder
Digitally signed by Morgan Kidder
DN: cn=Morgan Kidder, o=Project
Manager, email=morgan@crow-
creek.com, c=US
Date: 2025.05.20 10:58:09 -06'00'

5/20/2025

*Signature of Property Owner

Date

*Signature of Property Owner

Date

Submit trust documents for any above-listed trust entity.

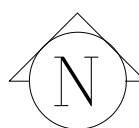
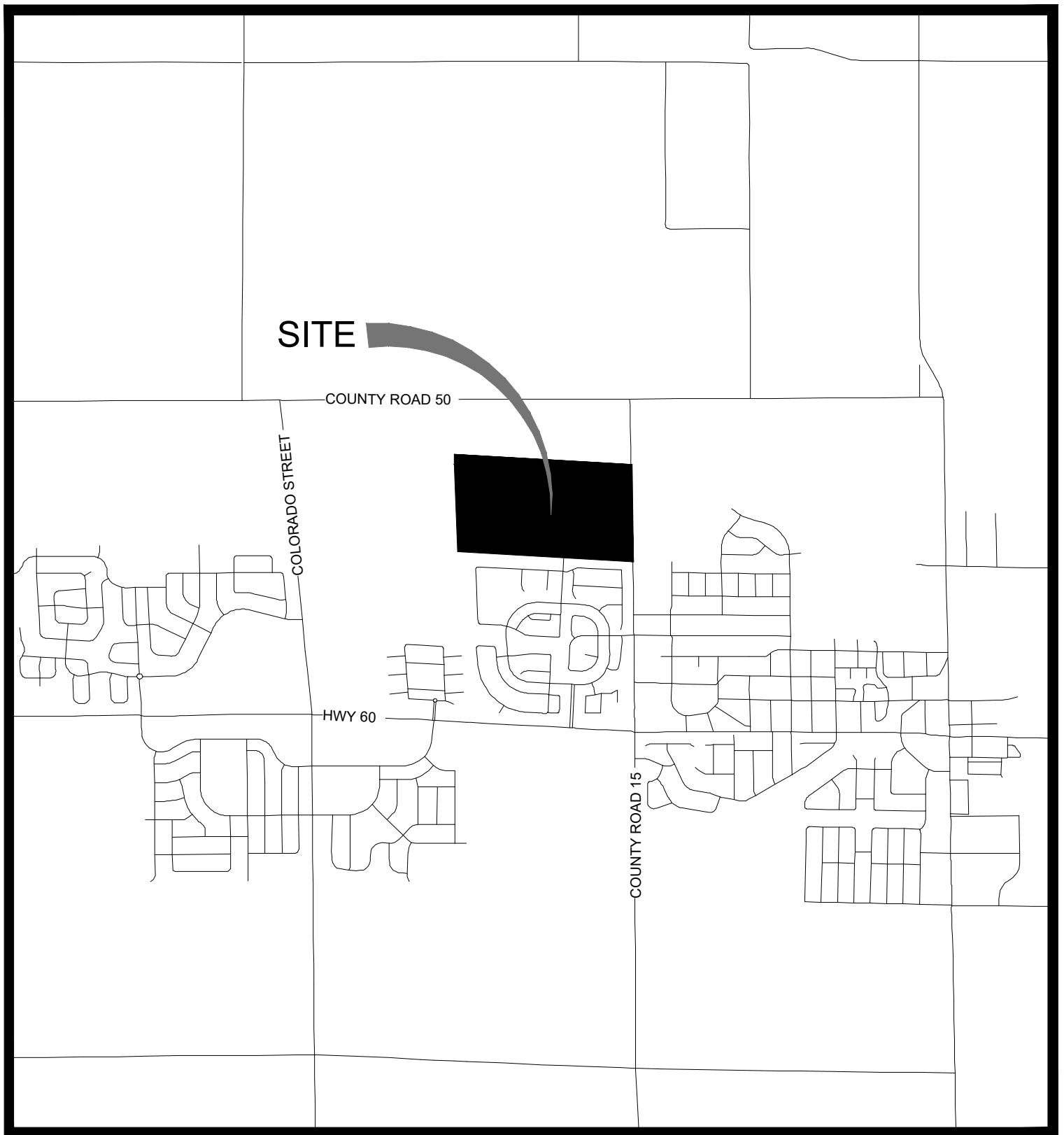
Submit a Statement of Authority and Certificate of Good Standing for any above-listed business entity.

Version 4.10.23

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141



VICINITY MAP

1" = 2000'

January 10, 2022

Town of Johnstown
Planning and Zoning
450 S. Parish Ave.
Johnstown, CO 80534

Re: Larson Property

Dear Town of Johnstown Staff,

The Larson Property is located west of Telep Avenue (WCR 15), north of Rolling Hills Ranch Subdivision and West of The Ball Fields at Nelson Farm Park. The legal description is: A parcel of land being Lot B, Recorded Exemption No. 1059-06-2-RE-2515 recorded January 28, 2000 as Reception No. 2746724 of the Records of Weld County, Lot B, Recorded Exemption No. 1059-06-2-RE-2616 recorded January 28, 2000 as Reception No. 2746722 of the Records of Weld County, and the adjoining Weld County Road 15 Right of Way situate within the Northeast Quarter of Section 6 and Northwest Quarter of Section 5, Township 4 North, Range 67 West of the 6th Principal Meridian, County of Weld, State of Colorado. **Figure 1** below highlights the site's location.



Figure 1: Outline of Larson Property

The site is 94.0 acres, currently within Unincorporated Weld County and is used for agriculture. This application requests to annex and zone the site as Residential (SF-1). The surrounding property is zoned Residential (SF-1) to the South, Open Space / Civic (O) to the East and Unincorporated Weld County to the North and West.

The project is proposed for 375 +/- single family home lots (53' x 100' and 63' x 100'), 18.7 acres of open space, and 22.4 acres of right of way. The open space will include a centrally located park, landscaping, green space with trail connectivity and detention.

Access to the site will be provided by an access road from Telep Avenue (WCR 15) from the east, an access road from the existing subdivision on the south (Brittany Avenue), and an additional street stub to the north for future access.

The site will be designed to Town of Johnstown Street and Utility Standards. Utilities for the site will be provided by the Town of Johnstown.

The annexation and zoning of this property as Residential (SF-1) will be beneficial to Johnstown as the Town continues to grow and develop to the north. This project will fulfill a need for single-family affordable housing and provide a continuous progression from the existing single-family development to the south.

If you have any questions concerning this project, please contact me at robbie@northernengineering.com or call me at 970-221-4158.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Robbie Lauer
Project Manager

A parcel of land, being that area defined on the Larson Property Zoning, as recorded July 30, 2024 as Reception No. 4973173 of the Records of the Weld County Clerk and Recorder (WCCR), situate in the Northeast Quarter (NE1/4) of Section Six (6), and the Northwest Quarter of Section Five (5), Township Four North (T.4N.), Range Sixty-seven West (R.67W.) of the Sixth Principal Meridian (6th P.M.), Town of Johnstown, County of Weld, State of Colorado and being more particularly described as follows:

Thence along the South, West, North and East lines of said Reception No. 4973713 the following seven courses:

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THENCE North 88°51'07" East a distance of 30.00 feet;
THENCE South 01°08'53" East a distance of 1516.57 feet;
THENCE South 00°35'58" East a distance of 1.87 feet;
THENCE North 87°04'27" West a distance of 30.06 feet to the POINT OF BEGINNING.

Witness my hand and seal this _____ day of _____, 20____.

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



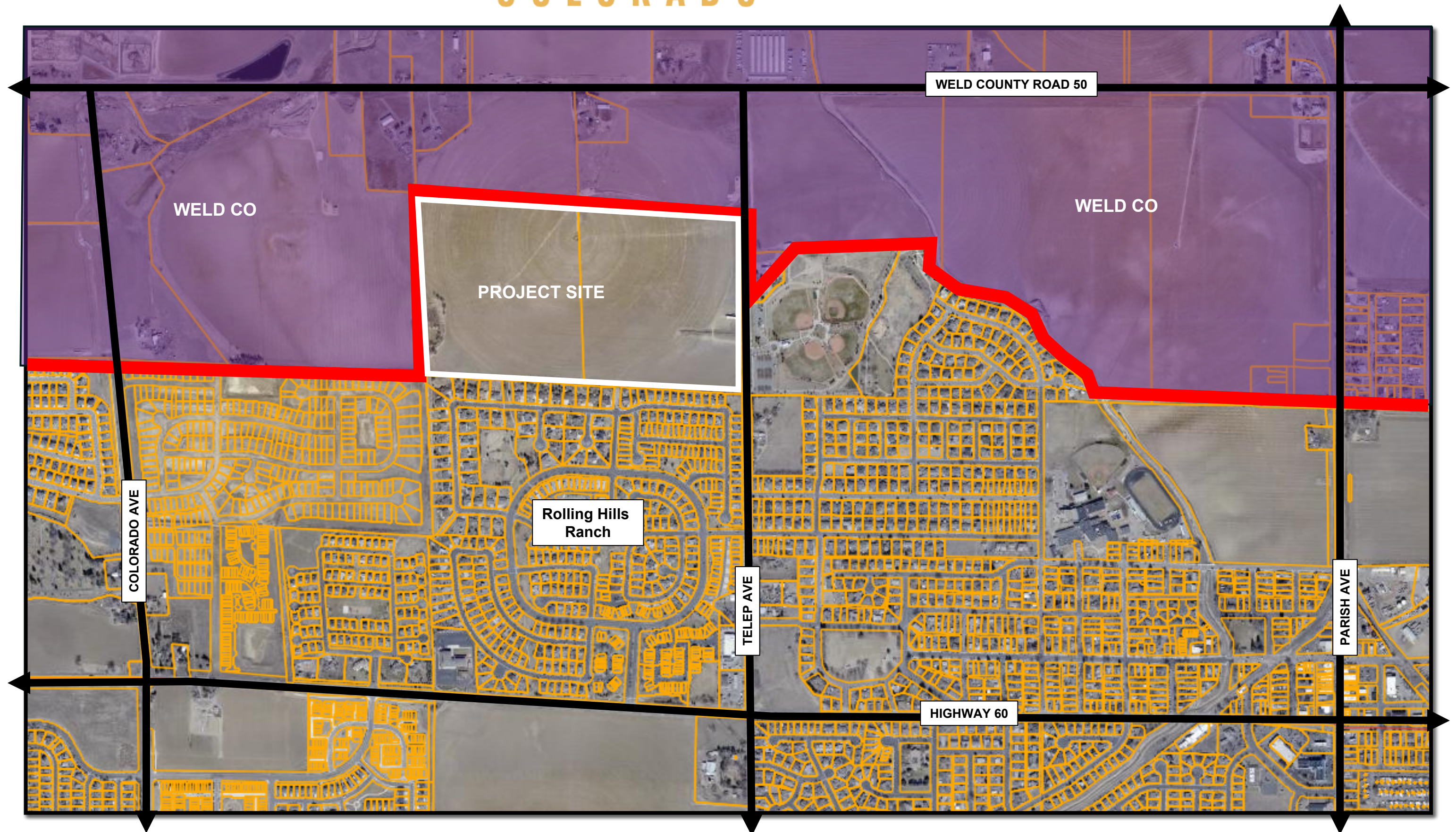
ORDINANCE 2025-277

LARSON CHANGE OF ZONE

Land Use Case No. ZON25-0002

**Town Council
November 3, 2025**





Town of Johnstown Comprehensive Plan

LOW DENSITY/INTENSITY (LDI)

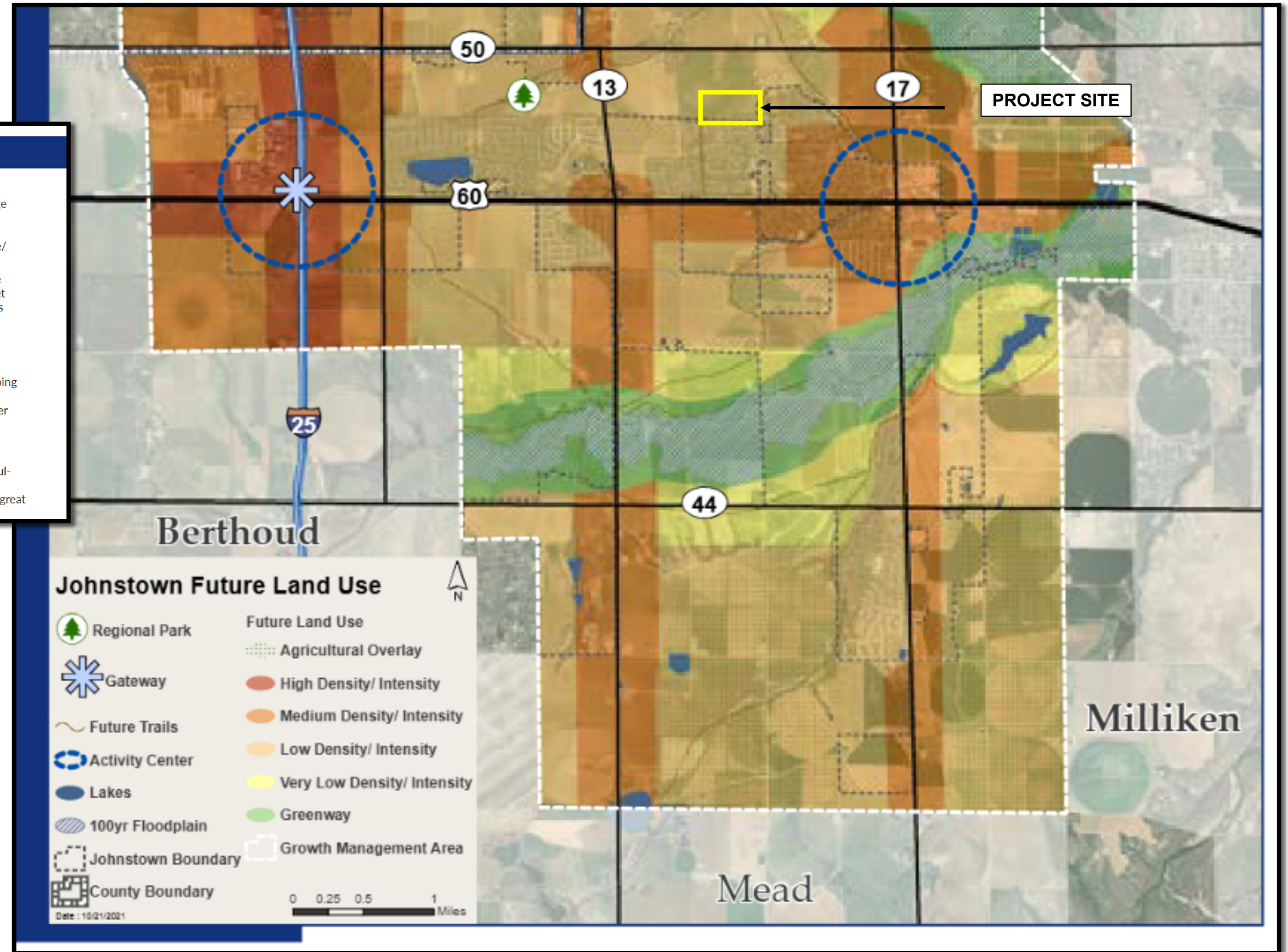
INTENT & DESIRED CHARACTER

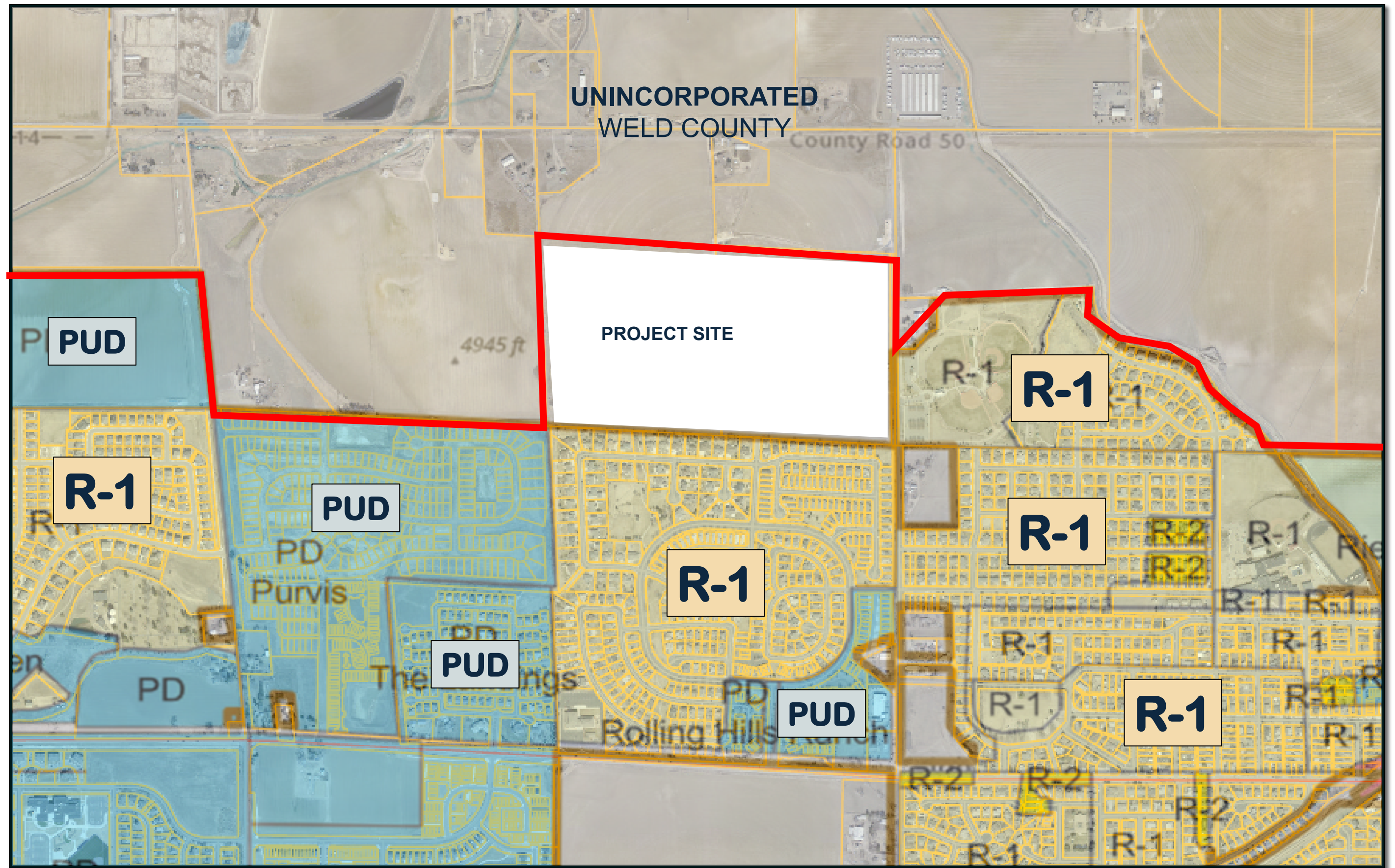
A Low Density/Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, dance/karate studio, auto shop, salon, or restaurant, and civic uses (parks, library, schools).

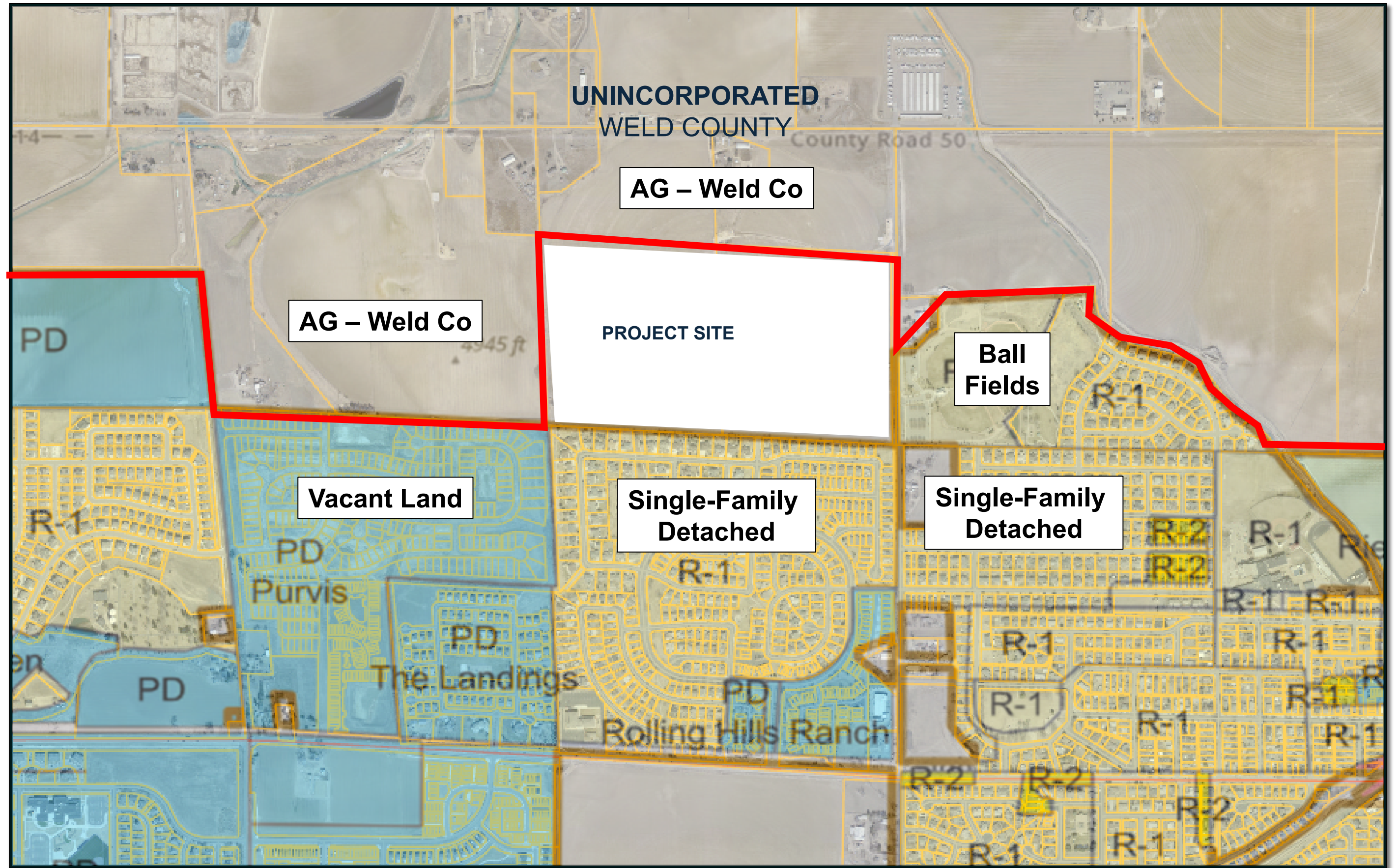
Low Density/Intensity areas will occur along collector and local street corridors, and are likely to be adjacent to MDI and HDI areas, which serve to buffer LDIs from major street corridors and busier commercial areas. LDIs will strive to offer complete neighborhoods with easy access to neighborhood services, parks, schools, and be connected to adjacent neighborhoods and multi-modal corridors with trails and walks.

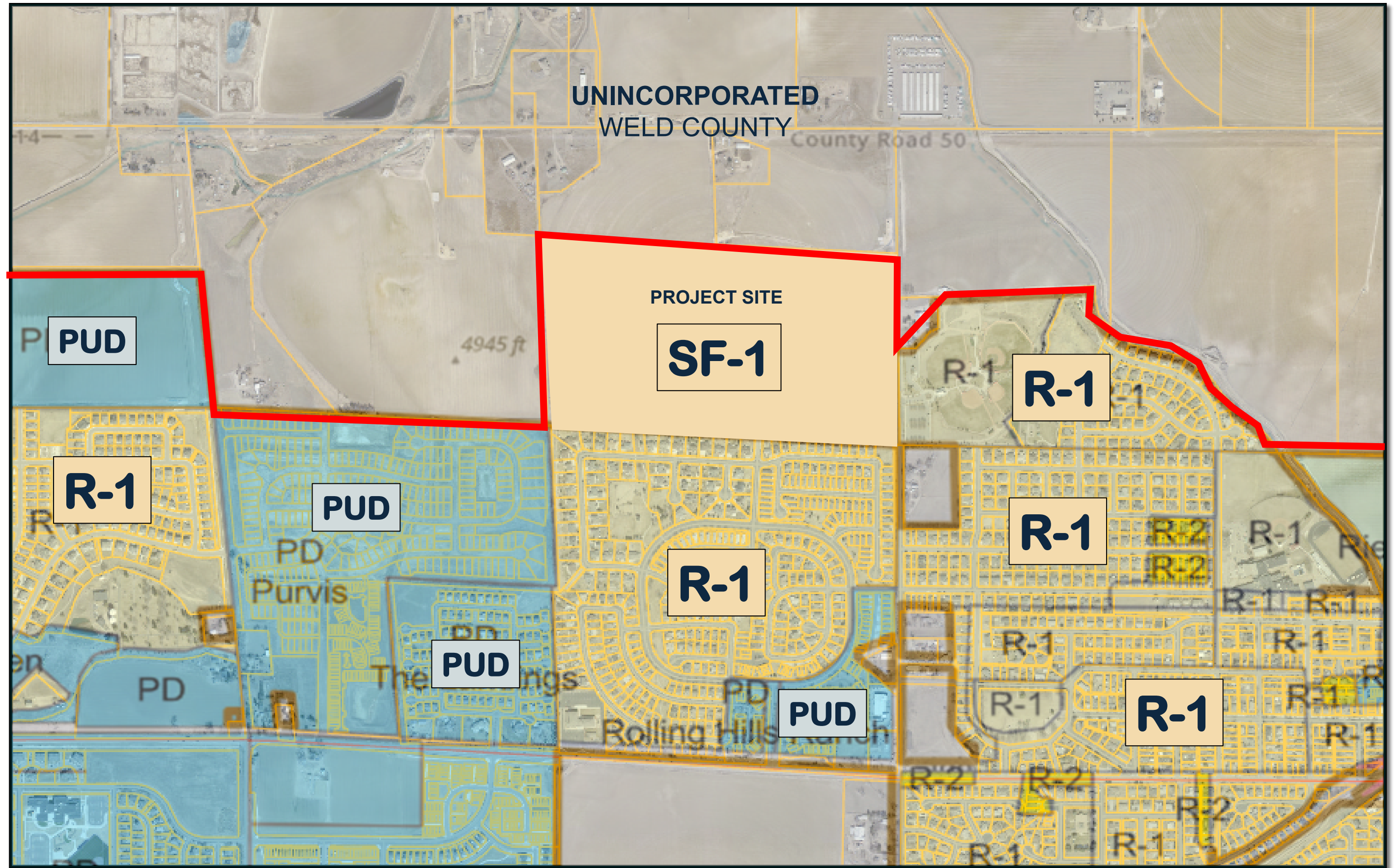
Commercial areas in LDIs will feature smaller building footprints (±3,000-30,000 SF), and be focused on providing smaller-scale retailers and services aimed at serving the immediate neighborhood and community, with more walkability and attractive landscaping that helps slow traffic and break-up parking areas, and enjoyable outdoor spaces to gather. Sidewalk patios and plazas offer patrons enjoyable places to meet and eat, gather and chat with neighbors. The commercial uses may occur in small commercial centers with multiple businesses, with cumulative commercial areas of around 100,000 SF.

Residential neighborhoods will provide multiple housing and lifestyle options within a more suburban setting. An LDI neighborhood may utilize winding internal streets and cul-de-sac configurations; perimeter fencing and landscaping for buffers, pocket parks and playgrounds within neighborhoods, connected to a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and ages into a neighborhood.









LOW DENSITY/INTENSITY (LDI)

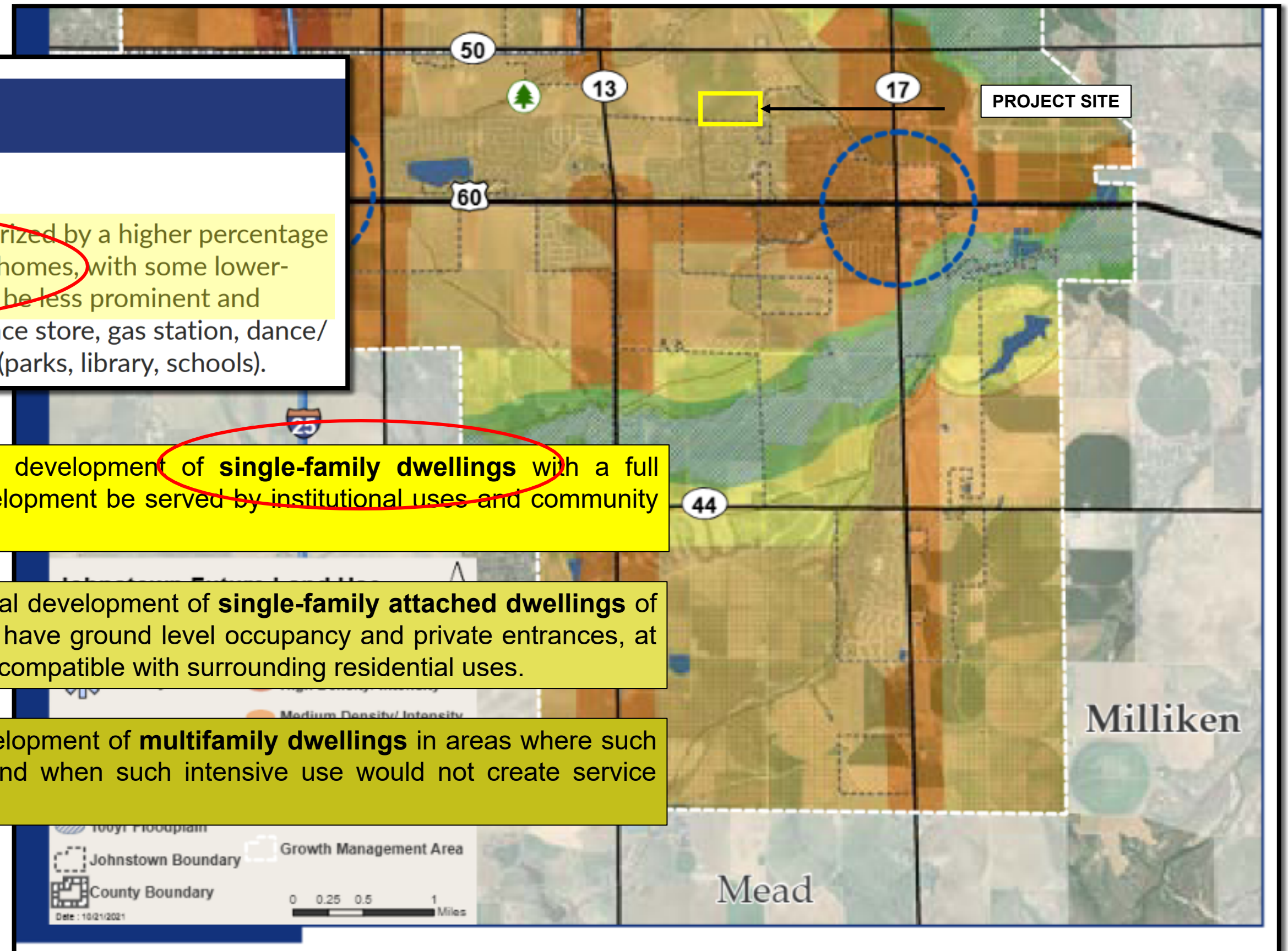
INTENT & DESIRED CHARACTER

A Low Density/Intensity area (LDI) will be generally characterized by a higher percentage of residential, predominantly lots for single-family detached homes, with some lower-density townhomes or duplex/patio homes. Commercial will be less prominent and focused on neighborhood-level services such as a convenience store, gas station, dance/karate studio, auto shop, salon, or restaurant, and civic uses (parks, library, schools).

SF-1 District: This district is intended to provide for the development of **single-family dwellings** with a full complement of accessory uses. It is intended that such development be served by institutional uses and community facilities compatible with the character of the district.

SF-2 District: This district is intended to provide for residential development of **single-family attached dwellings** of the “**duplex**” or “**townhouse**” type, where all dwelling units have ground level occupancy and private entrances, at relatively low density, and where such development would be compatible with surrounding residential uses.

MF-1 District: This district is intended to provide for the development of **multifamily dwellings** in areas where such development would be compatible with surrounding uses and when such intensive use would not create service problems.



RECOMMENDATION

The Planning & Zoning Commission recommend that the
Town Council APPROVE Ordinance 2025-277 for Change of Zone
Case No. ZON25-0002





Larson Property

Zoning

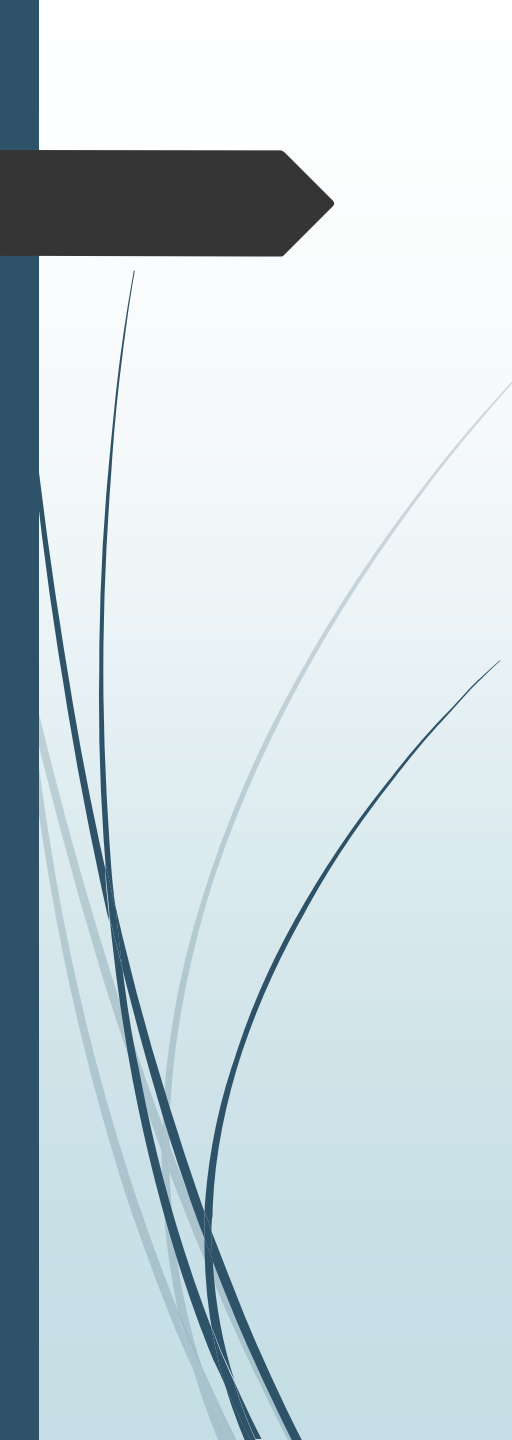
Town Council October 20th, 2025



Introduction

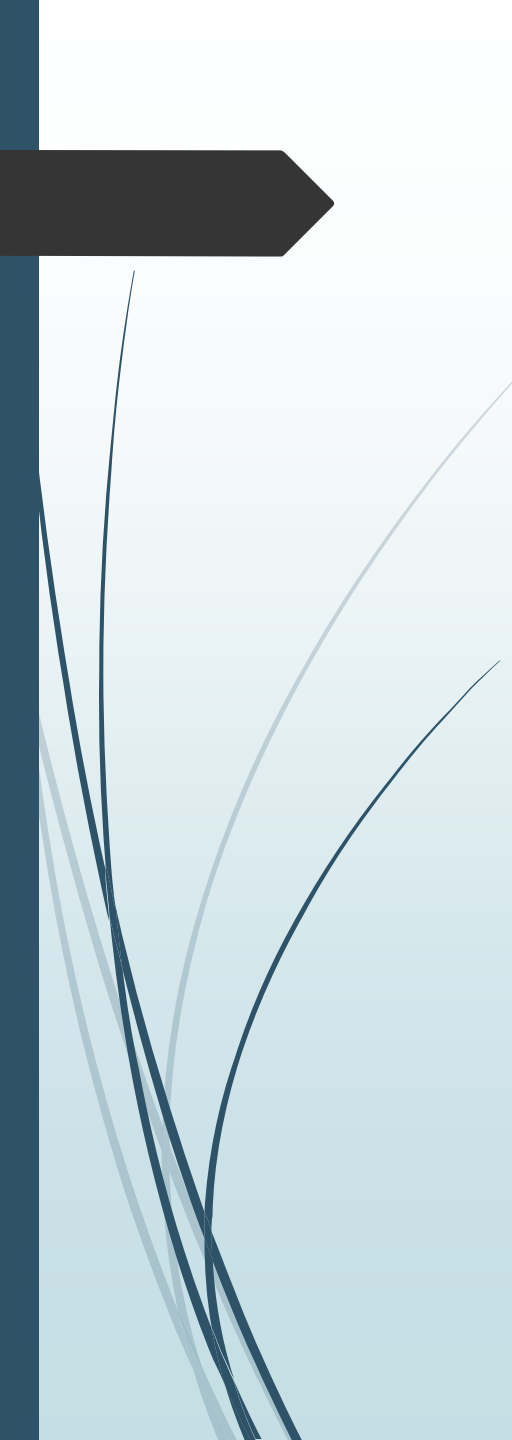


- ◆ Claire Havelda Brownstein Hyatt Farber Schreck, LLP
 - ◆ Legal Counsel
- ◆ Morgan Kidder
 - ◆ Developer Representative
- ◆ Rob Lauer
 - ◆ Avant Civil Group



Roadmap

- ◇ Project History and timeline
- ◇ Neighborhood Outreach
- ◇ Review Criteria
- ◇ Conclusion and Questions



Project Submittal Timeline

- ◇ 1st Submittal January 2022 Annexation and Zoning
- ◇ Neighborhood Meeting March 2022
- ◇ Meeting with Town Staff January 2023 to discuss comments and possible transition to new Land Use Code
- ◇ Town Board March 4, 2024 Second Reading Annexation Approved 6-0
- ◇ Town Board June 16, 2024 Holding Agriculture Second Reading Approved 6-0
- ◇ Additional neighborhood Meeting December 4, 2024
- ◇ Planning Commission Meeting January 8, 2025
- ◇ Town Board February 19, 2025
- ◇ SF-1 Zoning Submittal April 24, 2025
- ◇ Project Deemed Complete July 10, 2025
- ◇ Planning Commission September 24, 2025 6-0 Recommendation to Town Council for approval.
- ◇ Town Council October 20, 2025

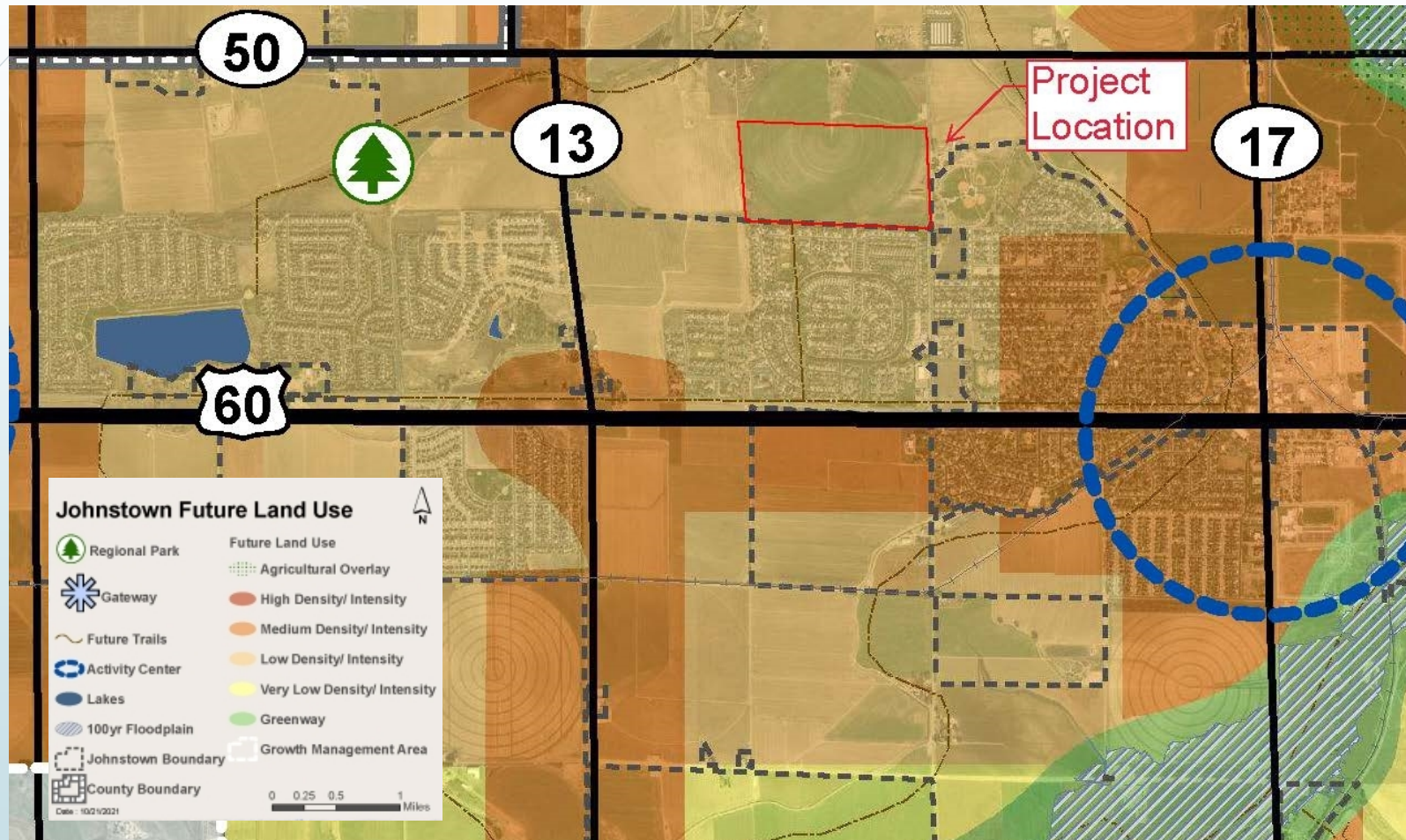


Neighborhood Outreach

- ❖ Neighborhood Meeting to discuss Annexation, Zoning and Concept Plan March 2022
- ❖ Neighborhood Meeting to Discuss PUD Zoning Concepts October 2024 Town Review Process Required Meeting
- ❖ Neighborhood Meeting to discuss PUD Refinements December 2024
- ❖ Additional Neighborhood Meeting to discuss PUD additional refinements February 2025

- ❖ Major refinements to work with neighbors from Rolling Hills Ranch from initial March 2022 Neighborhood Meeting to December 2024 Neighborhood Meeting

Future Land Use Map



Low Density Intensity Land Use

LOW DENSITY/INTENSITY (LDI)

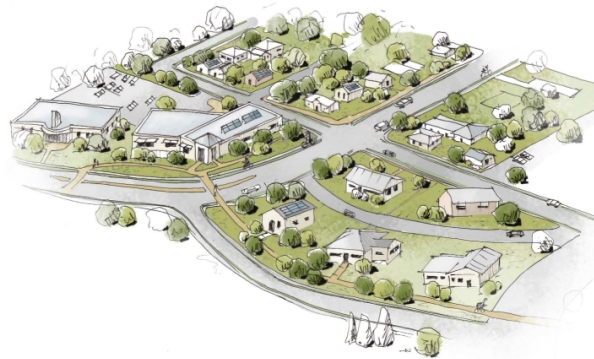
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Low Density/Intensity areas will occur along collector and local street corridors, and are likely to be adjacent to MDI and HDI areas, which serve to buffer LDIs from major street corridors and busier commercial areas. LDI's will strive to offer complete neighborhoods with easy access to neighborhood services, parks, schools, and be connected to adjacent neighborhoods and multi-modal corridors with trails and walks.

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Residential neighborhoods will provide multiple housing and lifestyle options within a more suburban setting. An LDI neighborhood may utilize winding internal streets and cul-de-sac configurations; perimeter fencing and landscaping for buffers, pocket parks and playgrounds within neighborhoods, connected to a trail system. These provide another great solution for integrating a range of lifestyles, incomes, and ages into a neighborhood.



RECOMMENDATIONS

Uses:

Streets and spaces support lower volumes of vehicles and people, with most homes and driveways accessing from local streets.

Attractive streetscape is presented along major corridors, with a more suburban-style development dominated by residential, but still allowing commercial uses and centers for small-scale uses that directly serve nearby neighborhoods and local residents.

Signage is pedestrian-scale along walking areas. Along streets, signs are monument-style or master-planned for commercial centers, and/or with adjacent neighborhoods, for consistency and aesthetics.

Density Range:

4-10 DU/Acre.

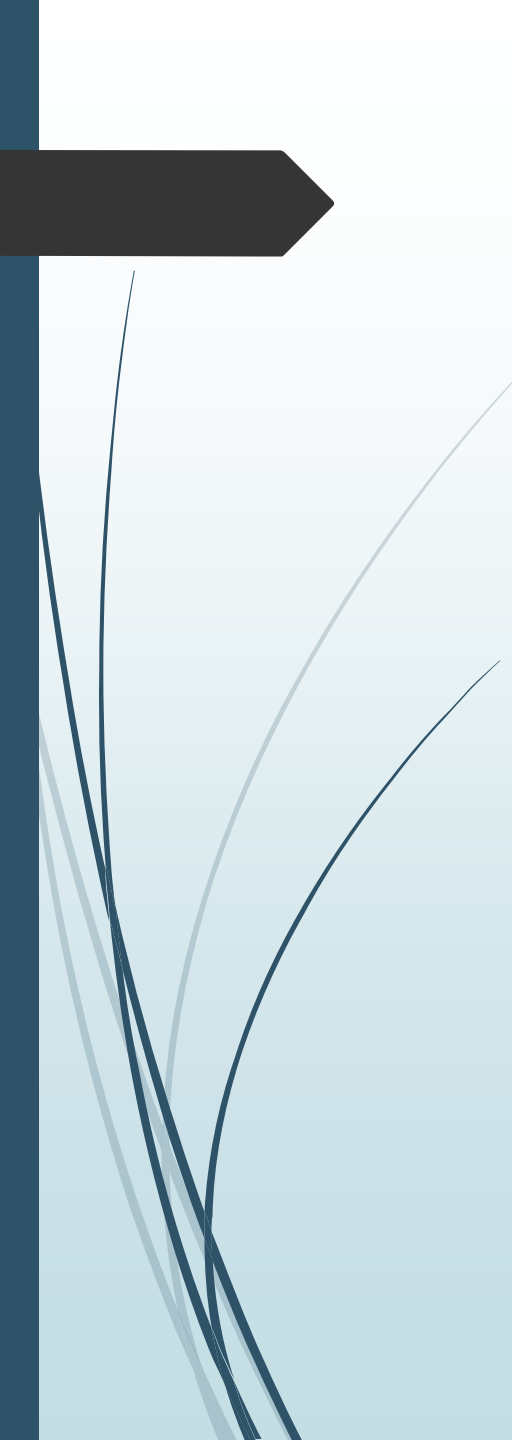
Intensity:

Maximum of 3 stories, 70% lot coverage, 20-foot setbacks from roadways with screened parking areas.

Approximate Land Use Balance:

15-20% non-residential to 80-85% residential uses.





Review Criteria

Previous Land Use Development Code

- ◇ Land Use Code Requirements
- ◇ SF-1 Zoning Designation
 - ◇ Single Family Detached
 - ◇ 6,000 SF Lot Minium
 - ◇ Compatible with surrounding uses

- ◇ Proposed Land Use
- ◇ SF-1 zoning
 - ◇ Single Family Detached
 - ◇ 6,300 SF Lot Minimum
 - ◇ Compatible with surrounding uses



Thank you

- ◇ We would like to reserve time to address any questions from Planning Commission, Town Staff or General Public prior to the closing of the public hearing.



450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: November 3, 2025

Subject: Ordinance 2025-278 for Zoning Case No. ZON24-0007: Amendment to the Granary Outline Development Plan

Attachments:

1. Ordinance 2025-278
2. Application
3. Vicinity Map
4. ODP Amendment Proposed
5. 2021 Approved ODP
6. Applicants Narrative
7. Staff Presentation
8. Applicant Presentation

Presented by: James Shrout, Planner

Agenda Item Description:

BACKGROUND & SUMMARY

Hartford Homes is requesting approval to amend the existing Granary Outline Development Plan (ODP) to introduce additional housing types, enhancing affordability and increasing the diversity of housing options within the Granary Development. The current housing option includes two different front-load single-family homes on lots sized 45' x 110' and 55' x 110', which will continue to be provided. The applicant is seeking to include rear-loaded cottages and duplexes on lot sizes of 30' x 110'. This amendment incorporates an additional neighborhood park to serve the increased residential lots.

Kerr McGee has recently removed flowlines from various sites across this property to allow for greater flexibility in design. Active oil and gas facilities will maintain 350' setbacks, plugged and abandoned well sites will maintain 150', and well sites with removed flow lines will maintain 50' setbacks. These setbacks were initially established in the ODP, before the removal of the flow lines. With the removal of flow lines, setbacks are reduced to 50', which allows for expanded use of the subdivision.

Finally, this amendment reflects changes that occurred during the preliminary and final plats for Filings 1-4, including the updated ditch alignment and the east park configuration. If approved by the Town Council, this ODP Amendment will supersede Ordinance Number 2021-193 (Weld County Reception Number 4735960), adopted on February 17, 2021.

SURROUNDING ZONING & LAND USE

North: AG - Weld County
PUD - Town of Johnstown

South: AG - Weld County
PUD - Town of Johnstown

East: AG – Weld County
PUD (R) - Town of Johnstown

West: PUD - Town of Johnstown

PROJECT DESCRIPTION & ANALYSIS

The original Granary ODP (Weld County Reception Number 4735961) allowed for a maximum of 950 dwelling units and contained an average density of 3.45 dwelling units per acre. The approved ODP allowed for two (2) lot sizes: 45' x 100' and 55' x 110' for single-family detached residential. Other permitted uses within the ODP included parks and recreation areas with a thirty percent (30%) minimum open space requirement.

The proposed ODP amendment preserves the values of the currently approved plan while introducing additional housing types, including rear-loaded single-family detached cottages and rear-loaded single-family attached duplexes on minimum lots of 30' x 110', as well as front-loaded single-family attached duplexes on 40' x 100' lots. This amendment aims to address housing affordability and enhance product diversity within the Granary. The updated plan would allow for a maximum of 1,178 dwelling units, resulting in a density of 4 units per acre. This will result in a net increase of 228 additional housing units. It is important to note, while the overall unit count for residential products is increasing, they are still required to meet the 30% open space requirement through development within the community, but are simply introducing a couple of new housing types to help reach a broader range of potential buyers.

The area of this project site that is being considered for this amendment is located within the Medium Density/Intensity land use area as depicted on the Town's Future Land Use Map. As written in the Town's adopted Comprehensive Plan,

A Medium Density/Intensity area (MDI) will generally be characterized by a more balanced, and wider-ranging mix of land uses—incorporating walk-up apartment buildings, townhomes, small lot (3,500-5,00 SF) attached and detached single-family housing, in close proximity to neighborhood-scale shopping, personal services, restaurants, small medical facilities, and facilities such as libraries and recreational center. MDI areas may also occur along arterials and other major corridors, and may serve as the next layer away from the High Density/Intensity areas they may neighbor, as a transition to lower density neighborhoods. MDI's will offer complete neighborhoods with a diversity of shops and services, including schools and civic facilities, within walking or biking distance from residential areas; and offer good walking connections along with larger-scale multi-modal trails.

Residential neighborhoods will provide a range of housing options and provide street and trail connections to adjacent neighborhoods. Housing will be encouraged to provide porches that extend closer to the sidewalks, and garages that are alley-loaded or setback to offer a safer, slower, and more interesting streetscape. Future considerations may include accessory dwelling or carriage house units to increase affordability and diversity. These are great neighborhoods to encourage and accommodate a diversity of lifestyles and income ranges, and allow active-agers to remain in Johnstown once larger family homes and yards may be less desirable.

Additionally, the Comprehensive Plan also identifies densities within Medium Density/Intensity areas as ranging between 5 – 16 dwelling units per acre. As previously stated, even with the proposed

increase in units, the project-wide density is 4 dwelling units per acre. This constitutes a very low-density project for the respective land use area.

The Granary development team has been working towards plugging and abandoning well sites in the south-west portion of the development to allow for additional flexibility in development. The results of their efforts have created reductions in setbacks from 350' to 150' where facilities have been plugged and abandoned, and in some cases, removal of the flow lines to allow for a setback of 50'. These areas will be used for recreational purposes as well as potential detention areas.

COMPREHENSIVE PLAN ALIGNMENT

The proposed ODP update meets goal L1 of the comprehensive plan, which aims to *ensure neighborhood character amenities contribute to the health and well-being of diverse residents*. Within the L1 goal, goal L1.3 seeks to *ensure updated code efforts include collaboration with local equitable housing advocates to identify and promote options and tools to create appropriate housing for senior and low-to-medium income households*. The Granary development team is pursuing this amendment to broaden its housing diversity, responding to market demand, while enabling collaboration with partner organizations to deliver more affordable housing solutions.

The Granary Development is already meeting goal L3.2 *by implementing agricultural elements and themes in neighborhoods and facilities by repurposing agricultural structures*. Existing silos and barns have been thoughtfully placed around the development as prominent entry features into the development, celebrating the agricultural heritage of the Johnstown area.

NEIGHBORHOOD MEETING

N/A

PLANNING & ZONING COMMISSION

On October 8, 2025, the Planning and Zoning Commission held a public hearing on the Granary ODP Amendment. Director Gleim presented the material, and the applicant's representative, Shelley LaMastra, PLA, RVI Planning + Landscape Consultant, provided an overview of the proposed amendment to the previously approved Granary ODP, including proposed modifications.

The Commission asked questions regarding the shared driveway design, housing price range, status of the oil and gas facilities, housing affordability, traffic improvements, and the community pool.

One member of the public expressed concerns about how the project might affect their adjacent property. Ms. Thorpe indicated that the development team is willing to work with the property owners regarding boundary considerations.

At the conclusion of the public hearing, a motion was made to recommend that the Town Council approve the Granary ODP Amendment, Case No. ZON24-0007; the motion was seconded and passed 6-0.

Strategic Plan Alignment:

Natural & Built Environment

- Expect and encourage community-centered design
- Support a broad range of housing options

Legal Advice:

The Town Attorney has provided Ordinance 2025-278.

Financial Advice:

N/A

Recommended Action:

The Planning & Zoning Commission recommend that the Town Council approve Ordinance 2025-278 on first reading.

Suggested Motions:

For Approval: Consistent with the Planning & Zoning Commission's recommendation, I move that the Town Council approve Ordinance 2025-278 for Zoning Case No. ZON24-0007 on first reading.

For Denial: I move that the Town Council deny Ordinance 2025-278 for Zoning Case No. ZON24-0007, pursuant to the following finding...

Reviewed and Approved for Presentation

Town Manager

**TOWN OF JOHNSTOWN, COLORADO
ORDINANCE NO. 2025-278**

**ORDINANCE APPROVING THE GRANARY OUTLINE
DEVELOPMENT PLAN - AMENDMENT 01 FOR THE GRANARY
SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 7,
TOWNSHIP 4 NORTH, RANGE 67 WEST OF THE 6TH PRINCIPAL
MERIDIAN, TOWN OF JOHNSTOWN, COUNTY OF WELD, STATE
OF COLORADO, CONSISTING OF APPROXIMATELY 275 ACRES**

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 Ordinance No. 2021-193, dated on or about February 17, 2021, the Town Council approved and adopted a P.U.D. Outline Development Plan for the subdivision known as The Granary, located in the South Half of Section 7, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 275 acres (“2021 ODP”); and

WHEREAS, the 2021 ODP is recorded in the Office of Weld County Clerk and Recorder at Reception No. 4735961; and

WHEREAS, Hartford Acquisitions, LLC, a Colorado limited liability company, the property owner, submitted an application to the Town for approval of an amended outline development plan for The Granary, referred to as the Granary Outline Development Plan – Amendment 01; and

WHEREAS, on October 8, 2025, the Planning and Zoning Commission held a public hearing and recommended approval of the Granary Outline Development Plan – Amendment 01; and

WHEREAS, on November 3, 2025, the Town Council held a public hearing concerning approval of the Granary Outline Development Plan – Amendment 01; and

WHEREAS, after considering the Planning and Zoning Commission’s recommendation for approval, reviewing the file and conducting such public hearing, the Town Council finds that the Granary Outline Development Plan – Amendment 01 is consistent with, and furthers the goals of, the *Johnstown Area Comprehensive Plan* goals and is compatible with all other applicable Town standards and regulation; and

WHEREAS, based on the foregoing, the Town Council desires to approve the Granary Outline Development Plan – Amendment 01.

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

Section 1. Granary Outline Development Plan – Amendment 01 Approval.

The Granary Outline Development Plan – Amendment 01 for The Granary subdivision, located in located in South Half of Section 7, Township 4 North, Range 67 West of the 6th Principal Meridian, Town of Johnstown, County of Weld, State of Colorado, consisting of approximately 275 acres (“Property”), attached hereto and incorporated herein by reference as Exhibit A, is hereby approved.

Section 2. Supersede and Replace. The Granary Outline Development Plan – Amendment 01 adopted herein shall supersede and replace the 2021 ODP approved by the Town Council pursuant to Ordinance No. 2021-193; except that this Ordinance shall not supersede and replace Section 2 of Ordinance No. 2021-193.

Section 3. 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 _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, 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 _____, 2025.

TOWN OF JOHNSTOWN, COLORADO

ATTEST:

By: _____
Meghan Martinez, Town Clerk

By: _____
Michael P. Duncan, Mayor

EXHIBIT A
Granary Outline Development Plan – Amendment 01
(Attached)



Town of Johnstown

LAND USE APPLICATION FORM

Check all boxes that apply for the subject submittal.

Land Use	Land Division	Miscellaneous
☐ Annexation & Establishment of Zoning	☐ Major Subdivision & Development Plan	☐ Wireless Communication Facility (WCF)
☐ Change of Zone	☐ Preliminary	☐ Small Cell
☒ Planned Development	☐ Final	☐ EFR or Base Station
☐ Site Development Plan	☐ Combined	☐ Mt. Tower Structure
☐ Use by Special Review (USR)	☐ Minor Subdivision	☐ Tower/Other - USR
☐ 17-10-3 Facility - USR	☒ Major Amendment	☐ Variance
☐ Amendment/Conversion	☐ Minor Amendment	☐ Permit, Home Occupation, Compliance Review, Other

Property Information:

Parcel Number(s):	105907307019, 105907312012, 105907312013	County:	Larimer ☒ Weld ☒
Site Address:	CR 46, between Co Blvd and Telep	Zoning:	PUD
Legal Description:		Acres:	
Project Name:	The Granary		
Project Description:	Amendment to include cottages and duplex to increase affordability and product diversity		

Applicant / Developer Contact: ☐ Check if Primary Point of Contact

Company:	Hartford Homes	Phone:	
Name:	Jamie Thorpe	Email:	jthorpe@hartfordco.com
Address:	4801 Goodman St.	City, State, Zip:	Timnath, CO 80547

Consultant / Representative Contact: ☒ Check if Primary Point of Contact

Company:	RVi Planning + Landscape	Phone:	970-484-8855
Name:	Shelley LaMastra, PLA	Email:	Slamastra@rviplanning.com
Address:	506 S College Unit A	City, State, Zip:	Fort Collins, CO 80525

Property Owner Authorization for Land Use Action: (Required*) ☐ Check if Primary Point of Contact

The undersigned (1) affirms ownership or authorized representation thereof of the subject property, and (2) hereby authorizes the individuals or entities listed herein as "Applicant" and/or "Representative" to represent me/us in all aspects of the land use process for the project being submitted with this application.

Company:	Granary Development, LLC	Phone:	
Name:	Jamie Thorpe	Email:	jthorpe@hartfordco.com

*Signature of Property Owner

Date

12/20/24

*Signature of Property Owner

Date

Submit trust documents for any above-listed trust entity.

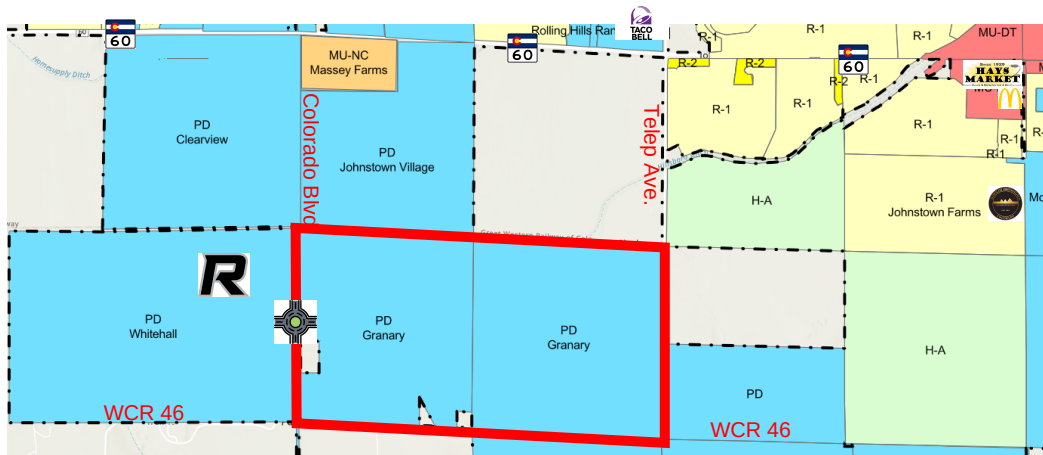
Submit a Statement of Authority and Certificate of Good Standing for any above-listed business entity.

Version 4.10.23

The Community That Cares

www.TownofJohnstown.com

P: 970.587.4664 | 450 S. Parish Ave, Johnstown CO | F: 970.587.0141



GRANARY OUTLINE DEVELOPMENT PLAN - AMENDMENT 01

Johnstown, Colorado

Owner/Applicant



Hartford Acquisitions
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

Planner



RVi Planning + Landscape Architecture
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

Civil Engineer



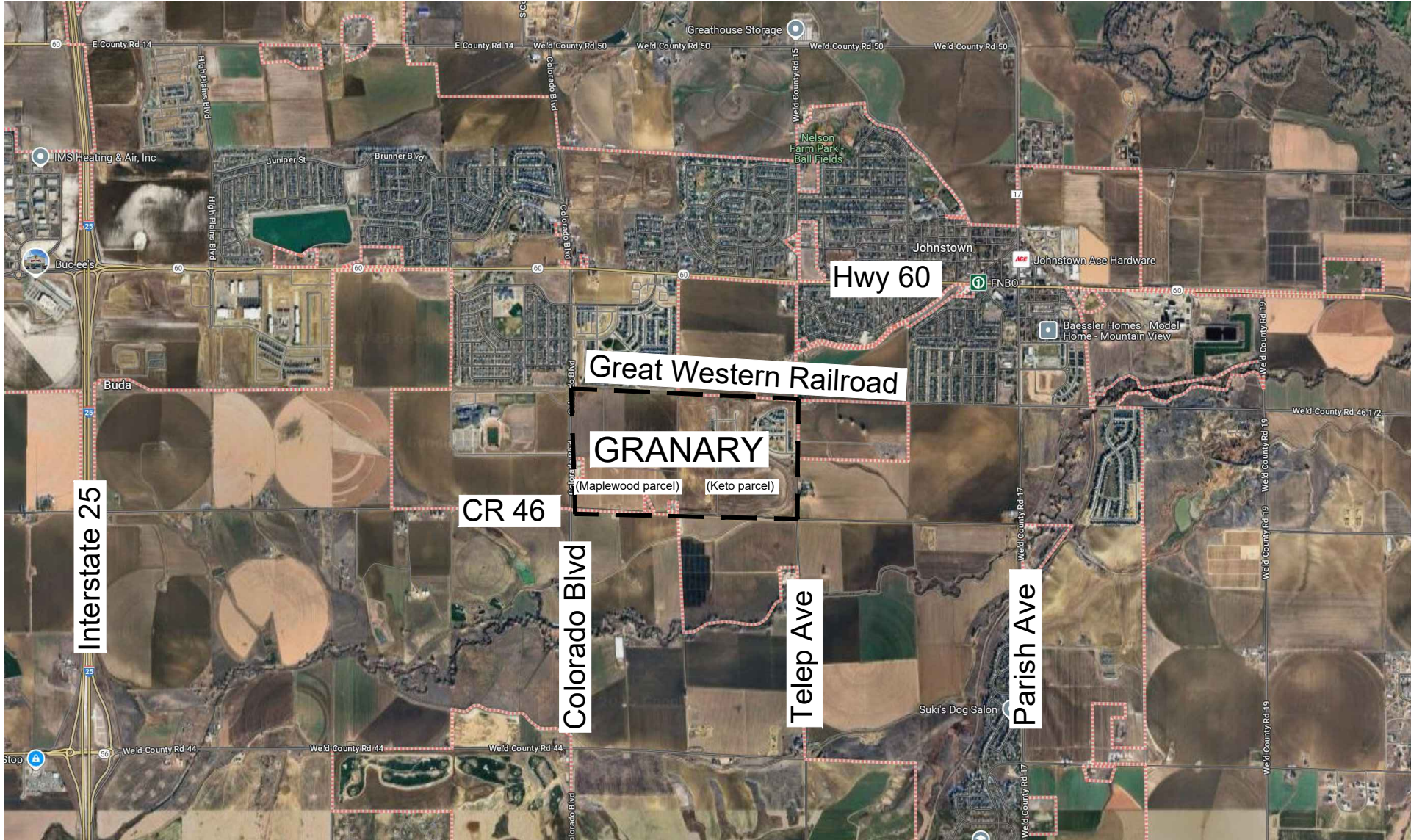
Galloway
5235 Ronald Reagan Blvd.
Suite 200
Johnstown, CO 80534
970.800.3300

Traffic Engineer

Rollins Consult, LLC
PO Box 1164
Fort Collins, Co 80522
970.213.2393

Sheet Index

- ODP 1 - Cover Sheet
- ODP 2 - Framework Plan
- ODP 3 - Framework Plan - Street and Development Standards
- ODP 4 - Regulating Plan - Lot Typicals and Architectural Diversity
- ODP 5 - Regulating Plan - Lot Typicals and Architectural Diversity
- ODP 6 - Regulating Plan - Lot Typicals and Architectural Diversity
- ODP 7 - Regulating Plan - Lot Typicals and Architectural Diversity
- ODP 8 - Concept Plan - Overall
- ODP 9 - Concept Plan - Parks
- ODP 10 - Concept Plan - Parks
- ODP 11 - Concept Plan - Central Park
- ODP 12 - Concept Plan - Entry Feature
- ODP 13 - Side Use Easement and Fencing Plans
- ODP 14 - Fencing Details
- ODP 15 - Signed Ordinance



Vicinity Map

MAPLEWOOD ACRES LEGAL DESCRIPTION

Lot B, Recorded Exemption No. 1059-7-3-RE-135, according to the map recorded May 8, 1974 at Reception Number 1636091, being a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

And

Lot B, Recorded Exemption No. 1059-7-3-RE3403, according to the map recorded December 4, 2002 at Reception Number 3011360, being a part of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

KETO LEGAL DESCRIPTION

The SE1/4 of Section 7, in Township 4 North, of Range 67 West of the 6th P.M., County of Weld, State of Colorado EXCEPTING therefrom right of way conveyed to The Great Western Construction Company by deed recorded in Book 194, page 290 and right of way conveyed to the Great Western Railway Company by deed recorded in Book 163, page 246, Weld County records, also except reservations contained in Patent recorded in Book 153, page 40, and in Deed recorded in Book 50, page 233, Weld County records.

PROJECT HISTORY/INTENT/SUMMARY

The Keto and Maplewood Acres parcels will be acquired by a subsidiary of Hartford Homes, LLC. Maplewood Acres was annexed into the Johnstown in 2008. The Keto Parcel (Keto 161 Annexation) was annexed into Johnstown with a previous ODP plan associated with it that will be replaced by this ODP.

The proposed, consolidated GRANARY PD will allow development within the framework of the Town of Johnstown PD development standards. The total number of units across PD will be capped at 1,178 units. The plan will primarily consist of front-loaded single-family residential lots ranging from 4,950 to 6,050 square feet, with the western portion of the PD featuring rear-loaded cottage and duplex lots ranging from 3,300 to 4,000 square feet. These lots sizes are necessary to meet residential building demand for various market price points, which will increase market absorption rates and promote a successful project.

Open spaces containing trail systems, neighborhood parks and amenities shall be located throughout the development. Parks shall utilize equipment and site furnishings that create unique and noteworthy differences between the three different parks.

A modified collector street section and residential local street section will be provided in order to provide safe multi-modal transportation across the site and to the north.

Consistent fencing along property lines types/locations shall provide a distinctive character to the PD. Landscape within the open space areas will utilized low-water/drought tolerant species that will be planted in such a way as to highlight entrances, block unsightly views and establish a perimeter character that defines the development.

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

The provisions of this PD shall prevail and govern development to the extent permitted by the Town of Johnstown Municipal Code (JMC). Where standards, details, and guidelines of the PD - outline, preliminary, or final development plans - do not clearly address a specific subject or are silent, the Town of Johnstown Municipal Code, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

PLANNED DEVELOPMENT (PD) OR OUTLINE DEVELOPMENT PLAN (ODP) AMENDMENT

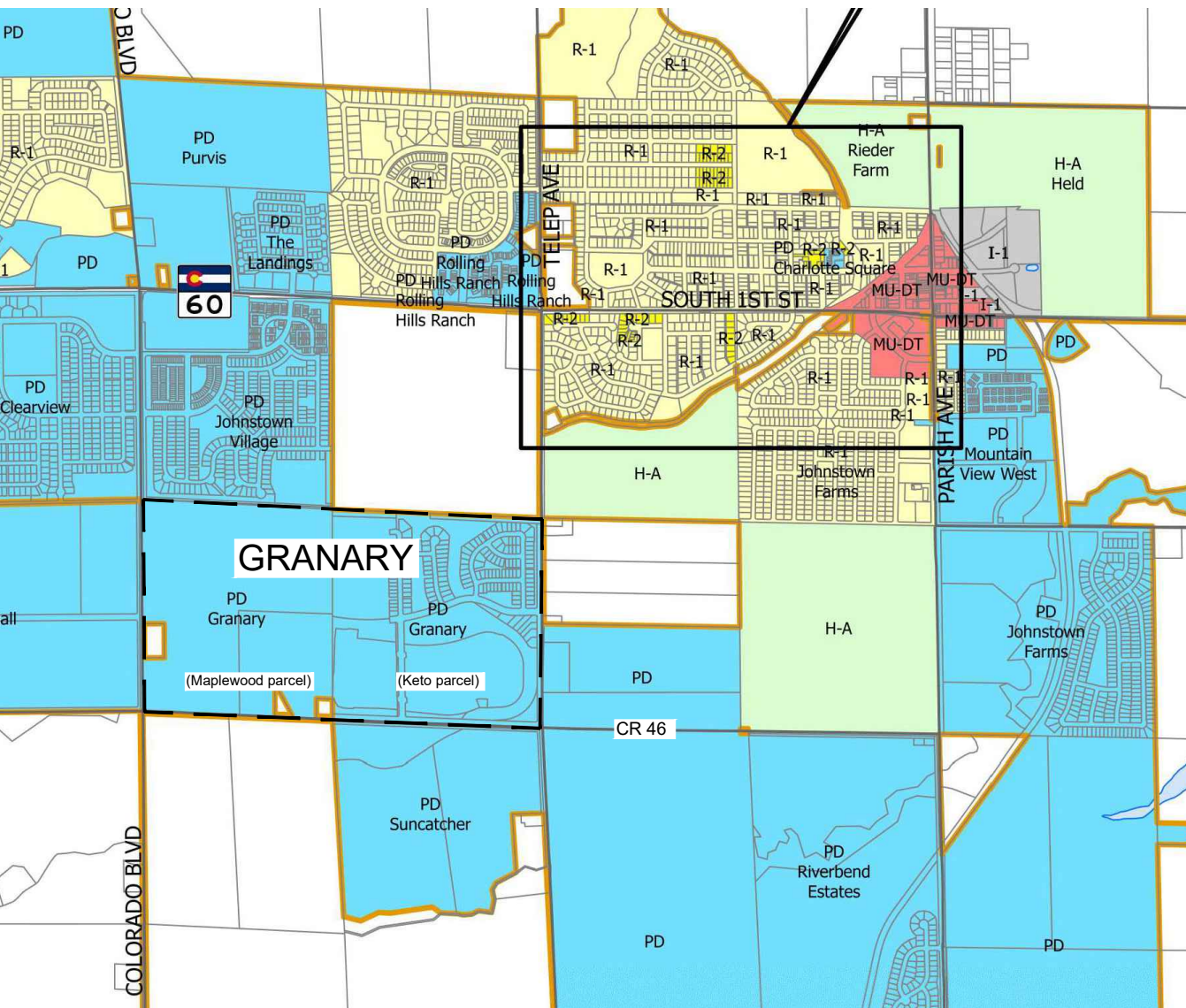
The ODP/PD for Granary is requesting an amendment to the current plans in order to address changing market conditions and costs since its original recording. As housing costs have risen across the Front Range new and innovative products types are needed in order to bring a naturally more affordable and attainable price point. The rear load single-family cottage product will address housing costs for buyers. The front load paired home product (duplexes) provides an additional housing type with a ground-floor master for additional product diversity and buyer choice.

AMENDMENT 01 AREAS FINAL PLANS AND PLAT APPROVAL PROCESS

Refer to Concept Plan for areas with the ODP the following section refers to.

All areas depicted on Concept Plan as part of Amendment 01 shall be permitted the following approval process:

- Preliminary Plan and Plat: Discussion items with The Planning and Zoning Commission (recommendation) and Town Council (decision maker).
- Final Plans and Plat: Consent agenda with Town Council only. Final Plans and Plat may be pulled by either a member of the community or by Council Member for a formal Hearing.



Zoning Map: Existing Zone District PD



LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

The GRANARY PD is bounded by the existing Great Western Railroad to the north, County Road 15 to the east, Country Road 46 to the south, and County Road 13/Colorado Blvd to the west.

The properties are partially developed per existing approved Final Development Plans. An existing ditch runs through the eastern portion of the Keto property. There are several existing oil facilities that have been plugged and abandoned.

Right-of-way dedication would occur along Colorado Boulevard, Telep Avenue and County Road 46 in order to accommodate the required street sections.

SURROUNDING ZONING/ADJACENT USES

North of property:

PD - Johnstown Village and unincorporated land.

East of property:

Vacant land zoned PD and unincorporated land.

South of property:

Vacant land zoned PD - Suncatcher and unincorporated land.

West of property:

Vacant land zoned PD - Whitehall and school.

GENERAL NOTES

- All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of detention/retention ponds, channels, and storm sewer, will be made in accordance with the applicable final drainage reports and plans.
- A metro district shall be established to provide for common area maintenance and financing of the public improvements.

DEVELOPMENT OBJECTIVES

The GRANARY PD will support a number of priorities and objectives, including:

- Meet goals and objectives of Town's Comprehensive Plan and applicable sections of the Land Use and Development Code.
- Increased density with smaller lot sizes that will allow for a better entry level pricing for high demand single-family homes as well as the ability to maximize the high quality open space within the development.
- Variation in product types: Variation of indoor living space between SFD, Cottages and Duplexes for a broad range of age group, life styles and economics.
- Off-street trail system connecting neighborhood parks and open spaces.
- Streets with wide sidewalks comfortable for biking on collectors.
- Recreational neighborhood parks that will serve the development as well as the community at large with active recreation including sports courts and playground equipment. Passive recreation opportunities include shelters with tables, trails and enhanced landscaping areas.
- Expansive open spaces centered around existing oil facilities, ditches and detention areas.
- Collector connection east-west for future school connection.

UTILITIES/PUBLIC FACILITIES

- Water: Town of Johnstown
- Sewer: Town of Johnstown
- Refuse Collection: Town of Johnstown
- Electric: Xcel Energy
- Natural Gas: Xcel Energy
- Schools: Weld County School District RE 5-J, Aims Junior College District
- Police: Town of Johnstown Police Department
- Fire Protection: Front Range Fire Rescue
- Library: High Plains Library District
- Storm Drainage: Metro District
- Floodplain: Town of Johnstown
- Streets/Pedestrian System: Town of Johnstown

APPROVALS

TOWN COUNCIL

THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER _____, PASSED AND ADPOTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE DAY OF _____, _____.

BY: _____ ATTEST: _____
TOWN MAYOR TOWN CLERK

RECEPTION NUMBER _____

GRANARY
Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.19.2025

Drawn By: SL

Checked By: CR

COVER SHEET

Sheet

ODP 1



REV.	COMMENT	DATE

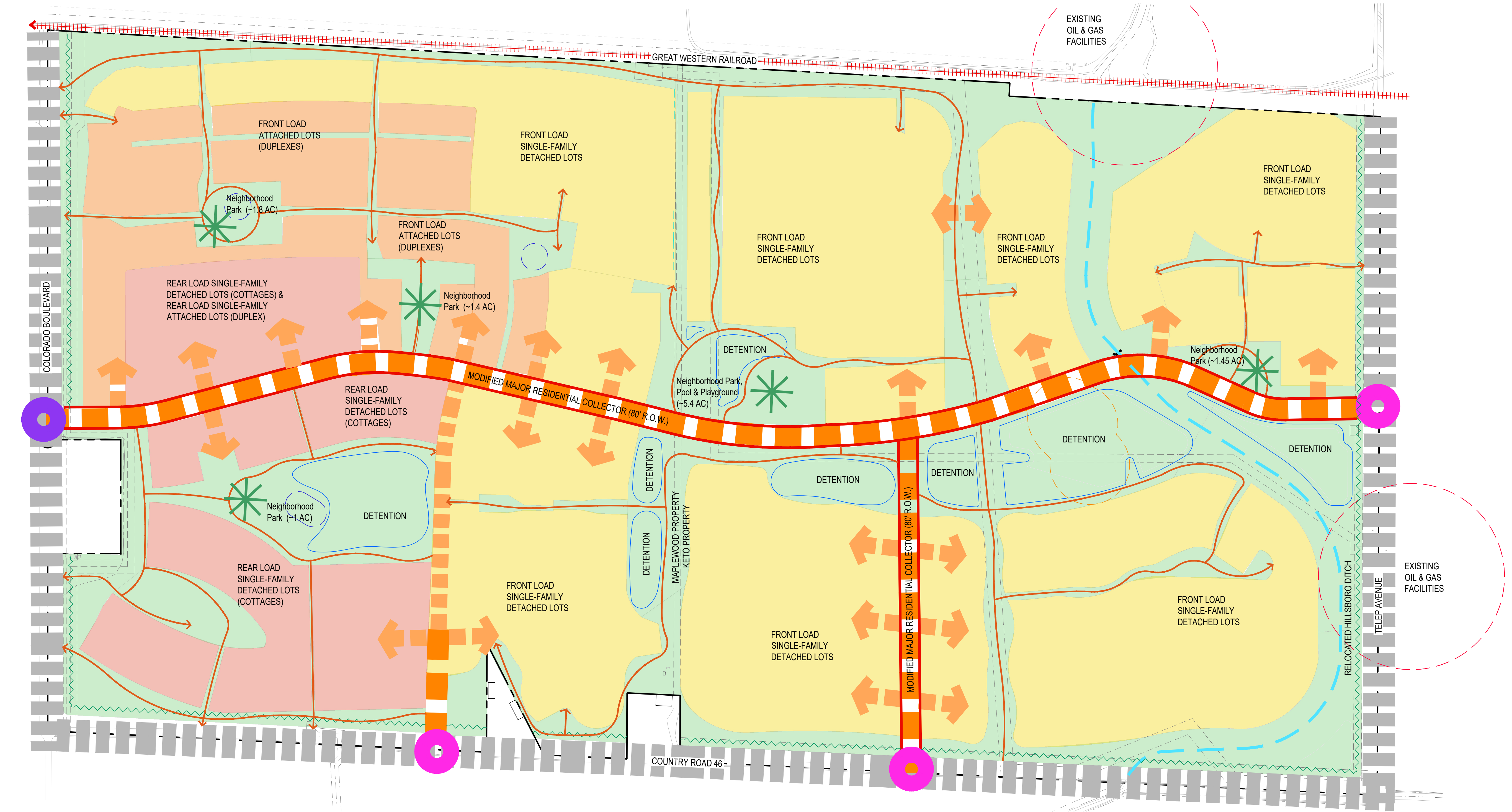
OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025
Drawn By: SL, LJ
Checked By: CR

Framework Plan

Sheet

ODP 2



LEGEND:

- PROPERTY LINE
- EASEMENT
- EXISTING RAILROAD
- MAJOR ARTERIAL STREET
- MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
- MODIFIED RESIDENTIAL LOCAL ROLLOVER (70' ROW)
- RESIDENTIAL LOCAL (60' ROW)
- PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
- PRIMARY INTERSECTION / ROUNDABOUT
- POTENTIAL DETENTION AREA
- 50' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- 150' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- 350' SETBACK FROM PLUGGED & ABANDONED OIL & GAS FACILITIES
- RELOCATED HILLSBOROUGH DITCH
- TRAIL SYSTEM
- MULTI-MODAL SIDEWALK
- OPEN SPACE
- REAR LOAD SINGLE FAMILY DETACHED LOTS (COTTAGE) & REAR LOAD SINGLE FAMILY ATTACHED LOTS (DUPLEX) (30' X 110')
- FRONT LOAD SINGLE-FAMILY ATTACHED LOTS (40' X 100') (DUPLEXES)
- FRONT LOAD SINGLE FAMILY DETACHED LOTS (45' X 110' and 55' X 110')
- PARK / PLAZA AREA
- 30' LANDSCAPE BUFFER

LAND USE INFORMATION:	
KETO PROPERTY	155.69 AC
MAPLEWOOD ACRES PROPERTY	138.937 AC
TOTAL THE GRANARY AREA	294.627 AC
MAXIMUM DWELLING UNITS	1,178 UNITS
MAXIMUM DENSITY	4 DU/AC (overall - density may be higher or lower in some areas)
GRANARY PD	
Permitted uses:	
Front Load Single-Family Detached	
Front Load Single-Family Attached (Duplex)	
Rear Load Single-Family Detached (Cottage)	
Rear Load Single-Family Attached (Duplex)	
Parks and recreation areas	
Minimum lot area for Single-family (front load) 45' x 110' (4,950 SF)	
Minimum lot area for Single-family Cottage (rear load) 30' x 110' (3,300 SF)	
Minimum lot area for Single-family Duplex (front load) 40' x 100' (4,000 SF - Per unit)	
Minimum 30% Open Space required for overall development (individual filings are not required a certain amount. Open Space will accrue with each filing to count toward total amount of 30%)	

- NOTES:
- ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS OR APPROVED ODP STREET SECTIONS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.
 - CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.





REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025

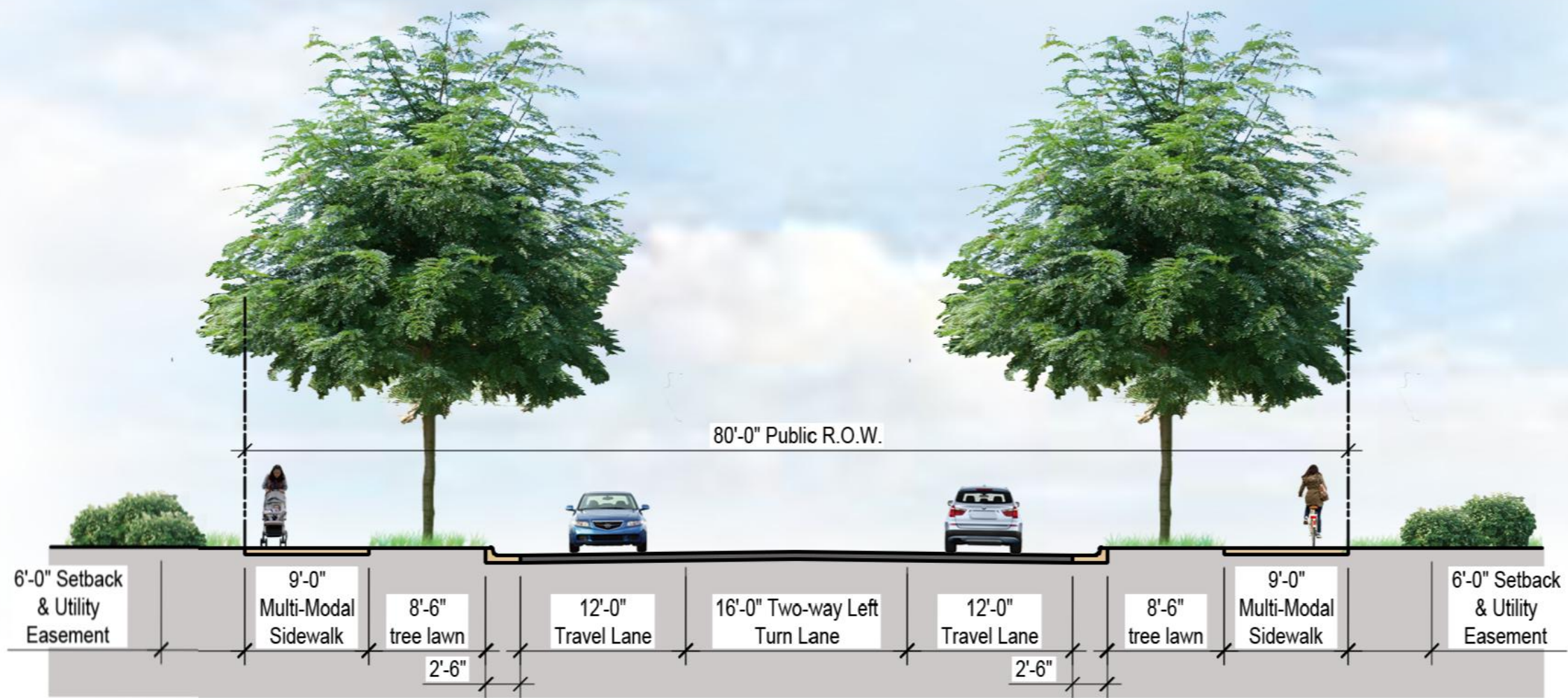
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Checked By: CR

Framework Plan -
Streets and
Development Standards

Sheet

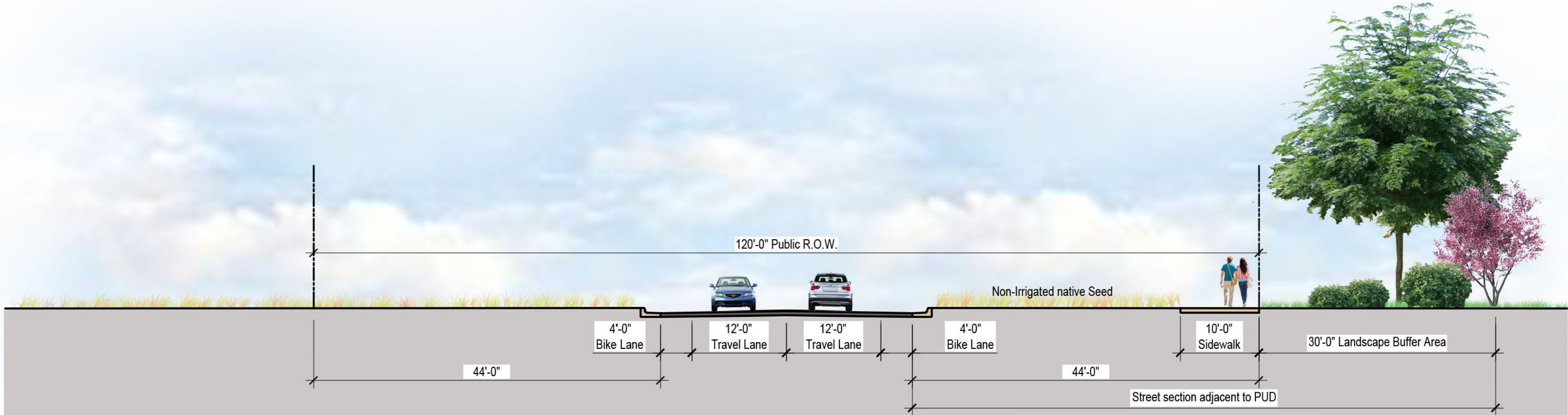
ODP 3



Modified Major Residential Collector

Notes:

- Standard Major Residential Collector has 12'-6" tree lawns and 5'-0" sidewalks.



Major Arterial - Initial Phase

Notes:

- Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
- On-street bike lanes.
- Utilities should be located under the road or sidewalk, where possible.
- Ultimate Major Arterial Road cross section will be built when volumes require it's construction.

IRRIGATION

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family lots will provide permanent irrigation for both front and rear yards.

PARKS AND OPEN SPACE

A large portion of the PD will be open space with a natural character and trail system for more passive recreation. The existing ditch and detention pond areas will be maintained as open space with trails along them. These areas also will provide a natural/native plant palette that will enhance views and areas of use. Three neighborhood parks will be located centrally within the development. A playground with play areas for both 2-5 and 5-12 years, shelter, picnic tables, and turf areas will support active recreation needs within the development. The larger Central Park will also provide a neighborhood pool.

LANDSCAPE STANDARDS

The design intent for the THE GRANARY PD is to create a planned community that celebrates the surrounding plains ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project.

- Entry Point Treatment** - Entry points into the THE GRANARY PD from the east, south and west will be emphasized with more dense landscape areas that create a visual backdrop and entry point definition. Architectural elements such as monument signage, large rock displays etc will be utilized to further define these points of access.
- Open Space / Buffer Yard Treatment** - Landscape edges along arterial streets will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem.
- Modified Residential Collector Street Treatment** - Tree lawns with shade/canopy trees at 40' o.c. shall be located along modified residential collector street. Trees shall be a minimum 40' from all street lights. Tree lawns shall be drought tolerant species of bluegrass and fescue species.
- Front Load Single-Family Residential (detached or attached) Lot Treatment** - Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One (1) canopy tree per lot shall be required in the front yard, two (2) canopy trees shall be required in the front yard of corner lots, one(1) within the front yard and one (1) in the the side yard facing public R.O.W. If utility constraints prevent canopy tree (1) small ornamental tree maybe planted with 7' utility separation. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.

- Rear Load Single-Family Residential Lot (Cottage)Treatment (applies to Right-of-Way fronting lots only)** - Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One (1) canopy tree per lot shall be required in the front yard, if utility constraints prevent canopy tree (1) small ornamental tree maybe planted with 7' utility separation. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.
- Park Treatment** - The park playground and activity node areas shall contain irrigated turf areas for field recreation and structured activity uses. Remaining areas shall be landscaped with shrub beds that contain native/drought resistant species. Large shade/canopy trees will be located around areas of congregation to provide shade and structure to the spaces.
- Detention Pond Treatment** - Native seed mix with species appropriate for more moist conditions shall be utilized within detention and water channel areas. No irrigated turf lawn shall be permitted within these areas. Shrubs and trees along the edges shall be utilized at source points to filter and clean run off water. Forbays shall be created to contain sediment and create easy maintenance of these structures.

MAXIMUM BUILDING HEIGHT

The maximum building height is 35 feet (midpoint of highest ridge and eave).

PORCHES (45' and 55' Front Load SFD lots)	PORCHES (40' Front load SFD - Duplex Lots)	PORCHES (30' SFD/SFA Cottages)
Minimum porch depth to be 4'	Minimum porch depth to 4'	Minimum porch depth to 4'
Minimum porch area to be 48 SF	Minimum porch area to be 24 SF	Minimum porch area to be 32 SF

FENCING

Fencing shall be located as per Fence Type Location Diagram. Three fencing types shall be provided as per details. Side yard Fencing shall terminate a minimum of 5' behind front elevation of house.

SIGNAGE

A monument sign identifying the final development name shall be located at all four major development entrances. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

STORAGE

Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.

ADDITIONAL DWELLING UNIT (ADU)

Shall be permitted over homes with detached duplex (shared) garages only.

SIDE YARD USE EASEMENT

Side yard use easements occur from front property line to rear property line (unless otherwise noted on plot plan) and extend from the grantor's building foundation to the lot line between the grantor's and grantee's parcels that shall be granted to the easement grantee per the restrictions outlined below.

Within the Granary PD, side yard use easements may be designed and used within a series of adjacent lots for review and approval at the time of final plot plan. side yard use easements may be used on all detached single family lot types. The following restrictions apply to the side yard use easements:

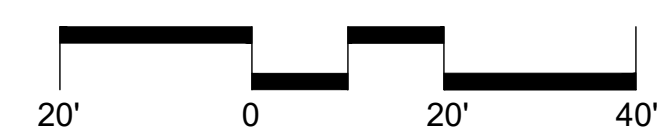
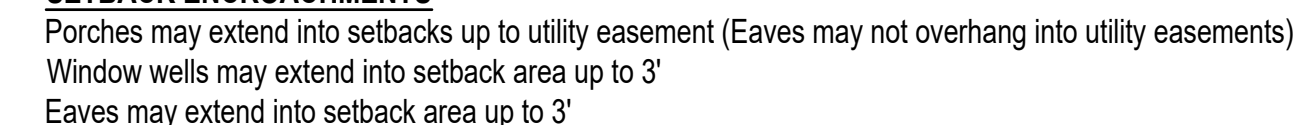
- Easement grantee shall have full access and enjoyment of the easement including construction of improvements, use, and maintenance of the space included in the easement. Fences and walls used as privacy screens may not encroach into the front and rear setback. Non-combustible improvements including but not limited to decks, patios, landscaping, walls, fences, rails, furniture and similar elements are permitted within the defined side yard use easement. Decks, patios and walls, other than privacy screens, in excess of 30-inches in height (as measured from finished grade) are not permitted in side yard use easements. No combustible building materials may be used in the construction of improvements within 5' of the property line (resulting in a 10' clear zone for all combustible materials between homes). A minimum of 10' is required between all habitable structures. Only landscaping, hardscape, and irrigation improvements are permitted within front and rear setbacks. Irrigation is not permitted within 5' of any foundation. No improvements may be implemented at the detriment of the grantor's structure or their ability to maintain their home.
- Side yard use easements are permitted on detached single family lots only.
- All improvements by grantee located within the side yard use easement shall be maintained by the easement grantee.
- Easement grantor is ensured of access within this easement for maintenance and repair of the principal building located on the easement grantor's lot and for no other purpose.
- All principal buildings and garages owned by easement grantor shall be maintained by easement grantor.
- Side yard use easements may also be used for drainage. Neither the grantee nor the grantor shall alter finished grade and/or drainage patterns on the grantor's property without the approval of the metropolitan district and approval by a qualified registered professional engineer. any change in drainage patters must be approved by a professional engineer.
- Side yard use easement procedures and policies shall be managed by the metropolitan district.

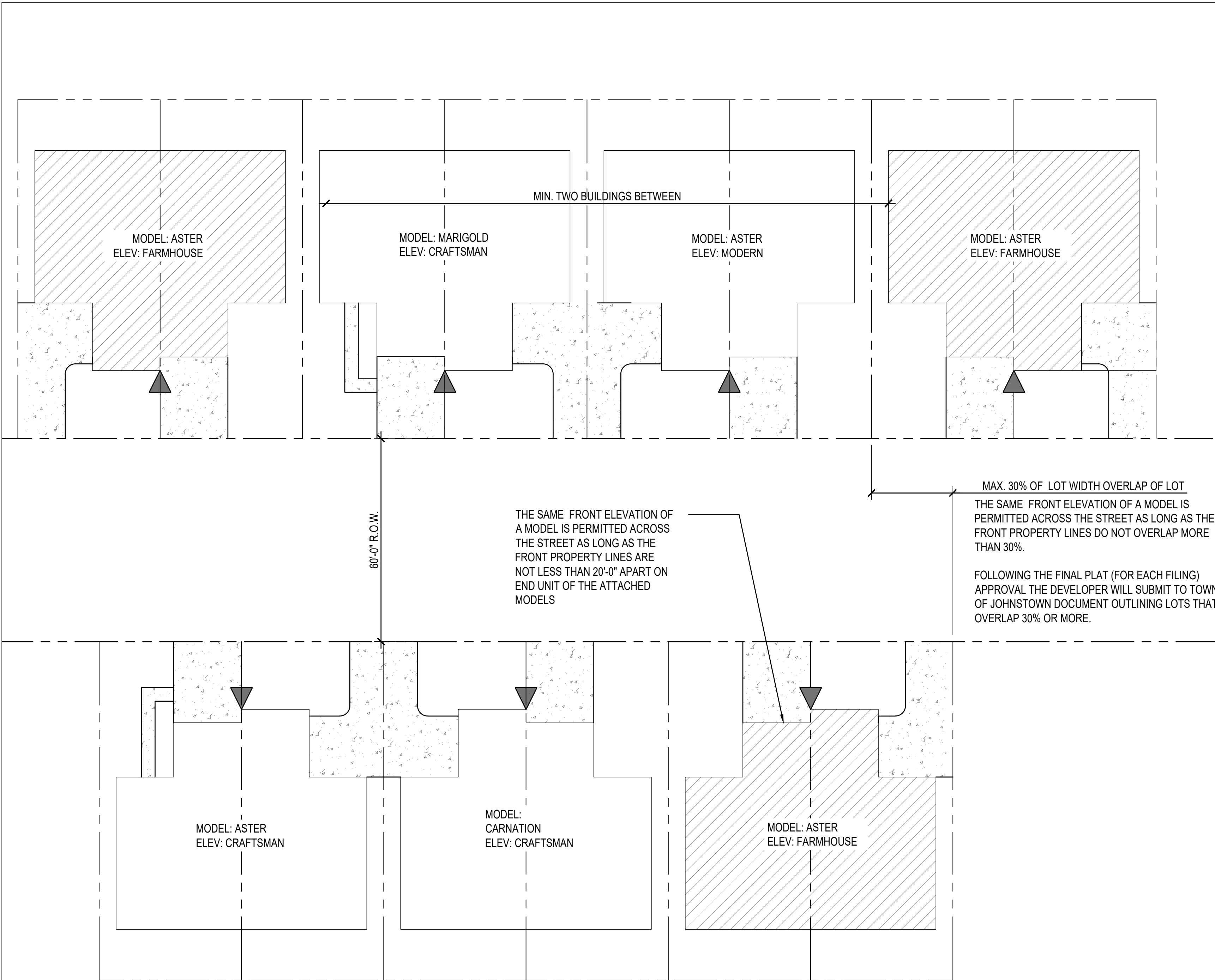
DEFINITIONS:

Easement grantor: the lot owner granting side yard area to adjacent lot owner for use.
Easement grantee: the lot owner gaining side yard area from adjacent lot owner for use.
Habitable Living Space: the conditioned interior portion of a home that is full enclosed with walls.

[illegible]

ODP 4





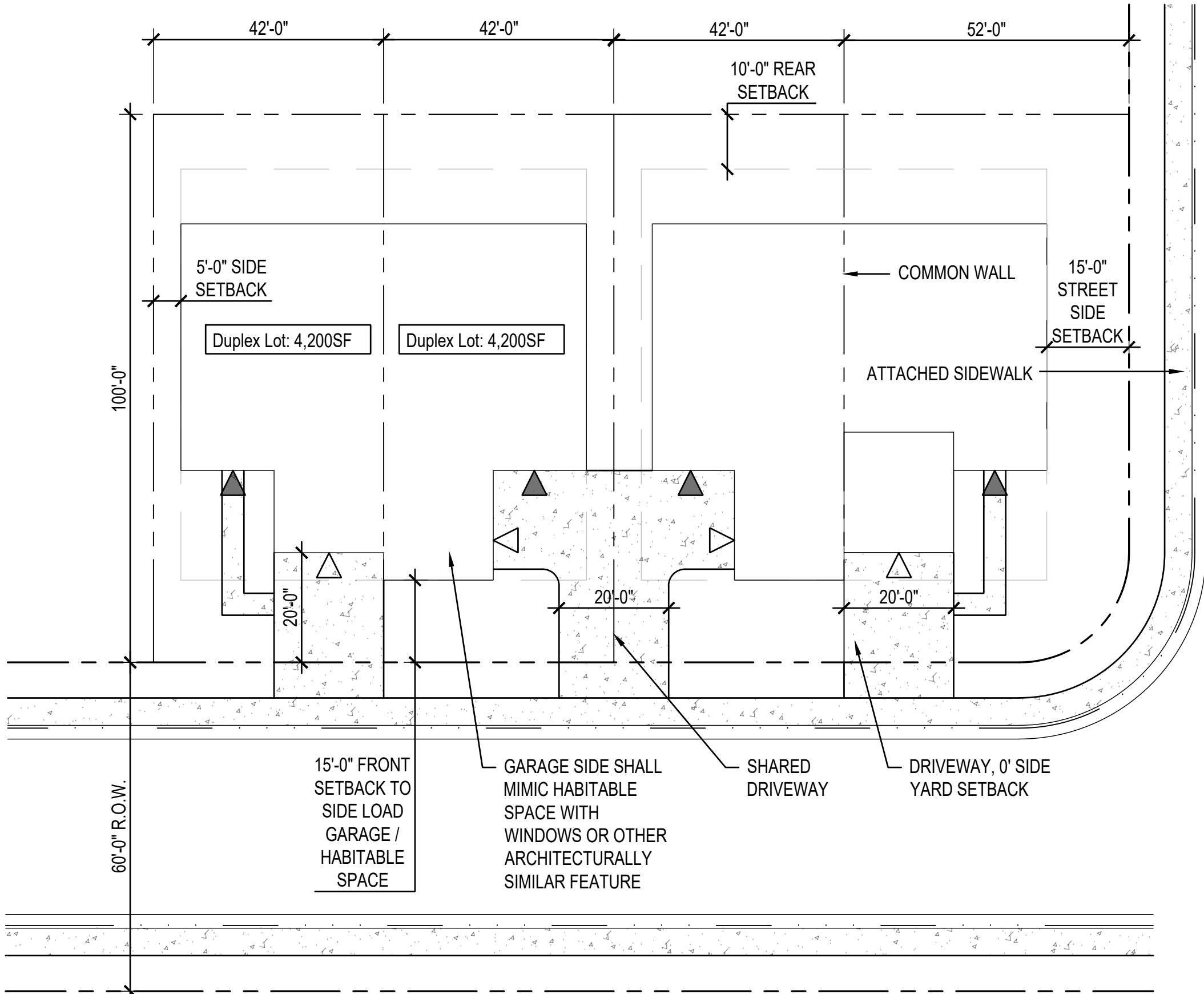
FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) ARCHITECTURAL DIVERSITY DIAGRAM

INCLUDES : MINIMUM 40'X100' SINGLE FAMILY ATTACHED LOTS

FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) STANDARDS AND DIVERSITY REQUIREMENTS

- Front Load Single Family Attached lots:
 - A minimum of two (2) front load home models/floorplans shall be available within the development. Models are distinguished by varying floorplans, windows size / locations, entry door location, porch configuration, etc will vary between the models. models typically have names such as "Primrose, Marigold, etc." that are defined by the builder.
 - A minimum of two (2) front elevations per model shall be available. Elevations shall be deemed to be similar if there is no substantial difference in the roof lines, fenestration, or color/type of cladding. Elevations are typically classified by an architectural character such as "Craftsman, Farmhouse, etc".
 - Buildings that are the same model and front elevation and shall have a minimum of two different models and/or front elevations between them on along R.O.W.
 - Identical and/or mirrored floor plans with different front elevations are permitted on immediately adjacent lots.
 - Model homes shall be allowed within the PUD in the discretion of the developer; however, the architectural provisions of this PUD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
 - Sheds are not permitted on single-family attached lots.
 - Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
- Materials:
 - Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
 - Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
 - Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
- Building orientation: The primary pedestrian entry and/or windows shall face a street.
- Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
- Roofs: The maximum length of a continuous street facing roof ridge is 45 feet (does not apply to side street elevation), unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
- Garages of attached single-family units (duplexes) shall meet the following standards:
 - Garages that extend more than 10'-0" in front of living space of the house shall have garages doors located perpendicular to the street. The side of the garage facing the street shall be clad with the same predominant materials, architectural detail, and windows that mimic the features of the living portion of the dwelling.
 - Garages facing street shall be set back a minimum of 4'-0" from habitable living space, front porch or perpendicular garage that meets the above architectural requirements of (a).
- ADUs are not permitted.

▲ INDICATES FRONT ELEVATION



TYPICAL FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) LOT SETBACKS

DUPLEX WITH FRONT LOAD DRIVEWAY DIAGRAM:

- ▲ = FRONT ELEVATION LOCATION
- △ = GARAGE DOOR FACE

FRONT LOAD SINGLE-FAMILY ATTACHED (DUPLEX) MIN. SETBACKS	
Front Yard	15' Habitable Living Area or side load garage mimicking habitable space / 20' to street facing garage
Side Yard	5'
Side yard (common wall)	0'
Street Side Yard	15' to R.O.W.
Rear Yard	10'
SETBACK ENCROACHMENTS	
Porches may extend into setbacks up to utility easement (Eaves may not overhang into utility easements)	
Window wells may extend into setback area up to 3'	
Eaves may extend into setback area up to 3'	



III

HARTFORD

H O M E S

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REV.	COMMENT	DATE

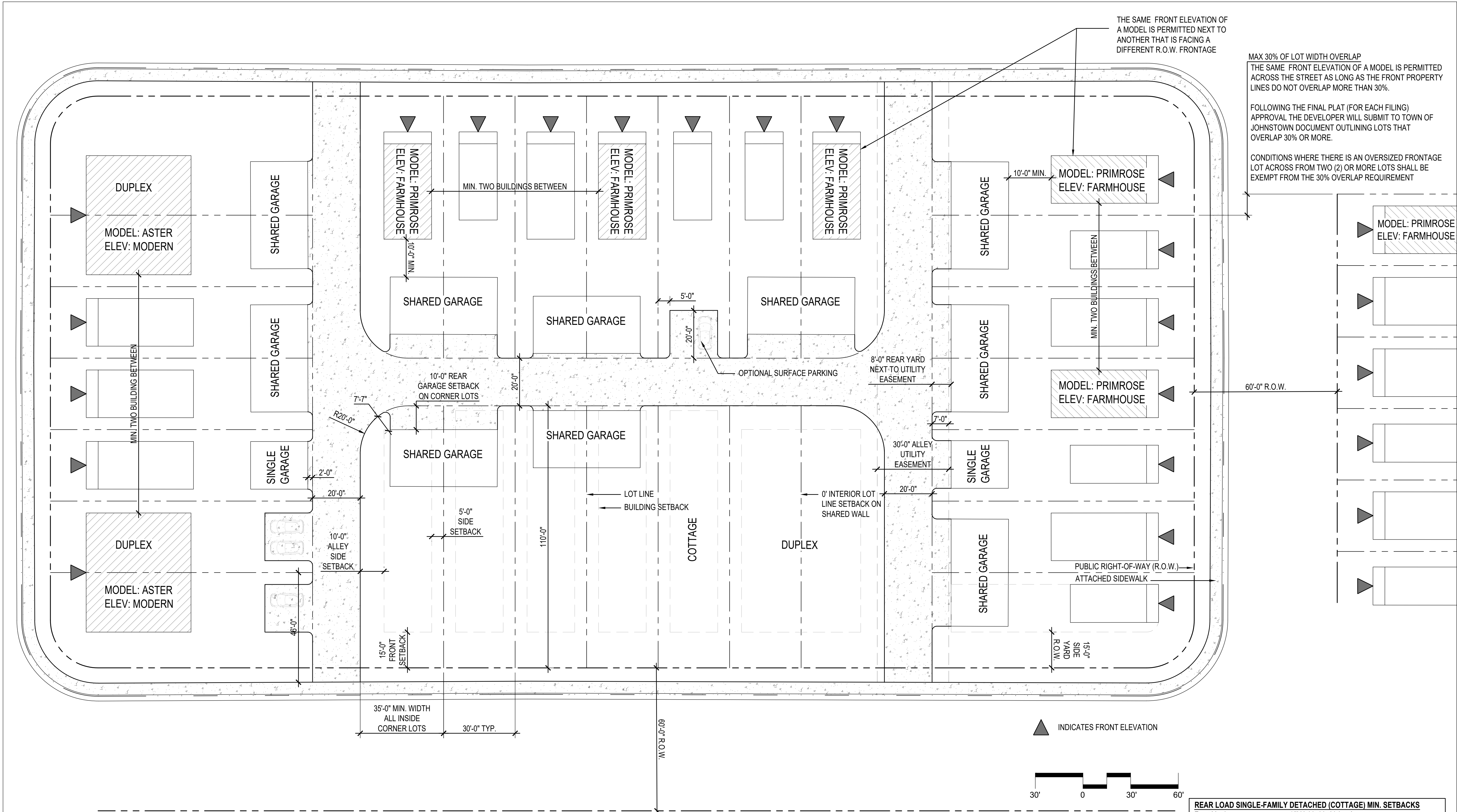
**OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01**

Date: 08.22.2025
Drawn By: SL, LJ
Checked By: CR

**Regulating Plan -
Lot Typicals and
Architectural Diversity**

Sheet

ODP 5



REAR LOAD SINGLE-FAMILY DETACHED (COTTAGE) & REAR LOAD SINGLE-FAMILY ATTACHED (DUPLEX) ARCHITECTURAL DIVERSITY DIAGRAM AND SETBACKS

REAR LOAD SINGLE-FAMILY COTTAGE STANDARDS AND DIVERSITY REQUIREMENTS

1. Rear Load Single-family Cottage lots:
 - a. A minimum of four (4) rear load home models/floorplans shall be available within the development. Models are distinguished by varying floorplans, windows size / locations, entry door location, porch configuration, etc will vary between the models. models typically have names such as "Primrose, Marigold, etc." that are defined by the builder.
 - b. A minimum of two (2) front elevations per model shall be available. Front elevations shall be deemed to be similar if there is no substantial difference in the roof lines, fenestration, or color/type of cladding. Elevations are typically classified by an architectural character such as "Craftsman, Farmhouse, etc".
 - c. Buildings that are the same model and front elevation and shall have a minimum of two different models and/or front elevations between them on along R.O.W.
 - d. Identical and/or mirrored floor plans with different front elevations are permitted on immediately adjacent lots.
 - e. Model homes shall be allowed within the PD in the discretion of the developer; however, the architectural provisions of this PD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
 - f. Sheds are not permitted on rear load single-family detached lots (cottage) or single-family attached lots (duplex).
 - g. Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
2. Materials:
 - a. Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
 - b. Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
 - c. Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
3. Building orientation: The primary pedestrian entry and/or windows shall open to a porch or other similar covered front entry feature.

4. Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
5. Roofs: The maximum length of a continuous street facing roof ridge is 45 feet (does not apply to side street elevation), unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
6. Garages / Parking:
 - a. Detached garages (shared of single) shall have a minimum of 10'-0" of separation from primary residential cottage structure and garage or meet fire department code.
 - b. Attached garages are permitted.
 - c. Cottage/Duplex lots are not required a garage. If a garage is not constructed a 20'x20' concrete parking area shall be provided.
7. Additional Dwelling Units (ADUs) are permitted on all SFD/SFA Cottage and Duplex lots over detached garages or on ground level as stand alone units. ADUs shall be shown at time of plot plan submittal or shall follow Town of Johnstown process for future ADU additions. Garages with an ADU on the second floor are subject to the same setback standards as standalone garages.

REAR LOAD SINGLE-FAMILY DETACHED (COTTAGE) MIN. SETBACKS

Front Yard	15' Habitable Living Area
Side Yard	5' to interior lot line / 15' to R.O.W. / 10' to alley 0' interior side yard lot line for shared garages
Rear Yard*	10' for detached garages on inside corner lots 2' for detached garages on interior lots

SETBACK ENCROACHMENTS

Porches may extend up to utility easement (Eaves may not overhang into easement)
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

REAR LOAD SINGLE-ATTACHED (DUPLEX) MIN. SETBACKS

Front Yard	15' Habitable Living Area
Side Yard	0' to interior lot line / 15' to R.O.W. / 10' to alley 0' interior side yard lot line for shared garages
Rear Yard*	10' for detached garages on inside corner lots 8' for detached garages with alley utilities 2' for detached garages on interior lots

SETBACK ENCROACHMENTS

Porches may extend into setbacks up to utility easement (Eaves may not overhang into utility easements)
Window wells may extend into setback area up to 3'
Eaves may extend into setback area up to 3'

*Applies to habitable space (ADU) over garages as well

GRANARY

Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025

Drawn By: SL, JJ

Checked By: CR

Regulating Plan -
Lot Typicals and
Architectural Diversity

Sheet

ODP 6



REV.	COMMENT	DATE

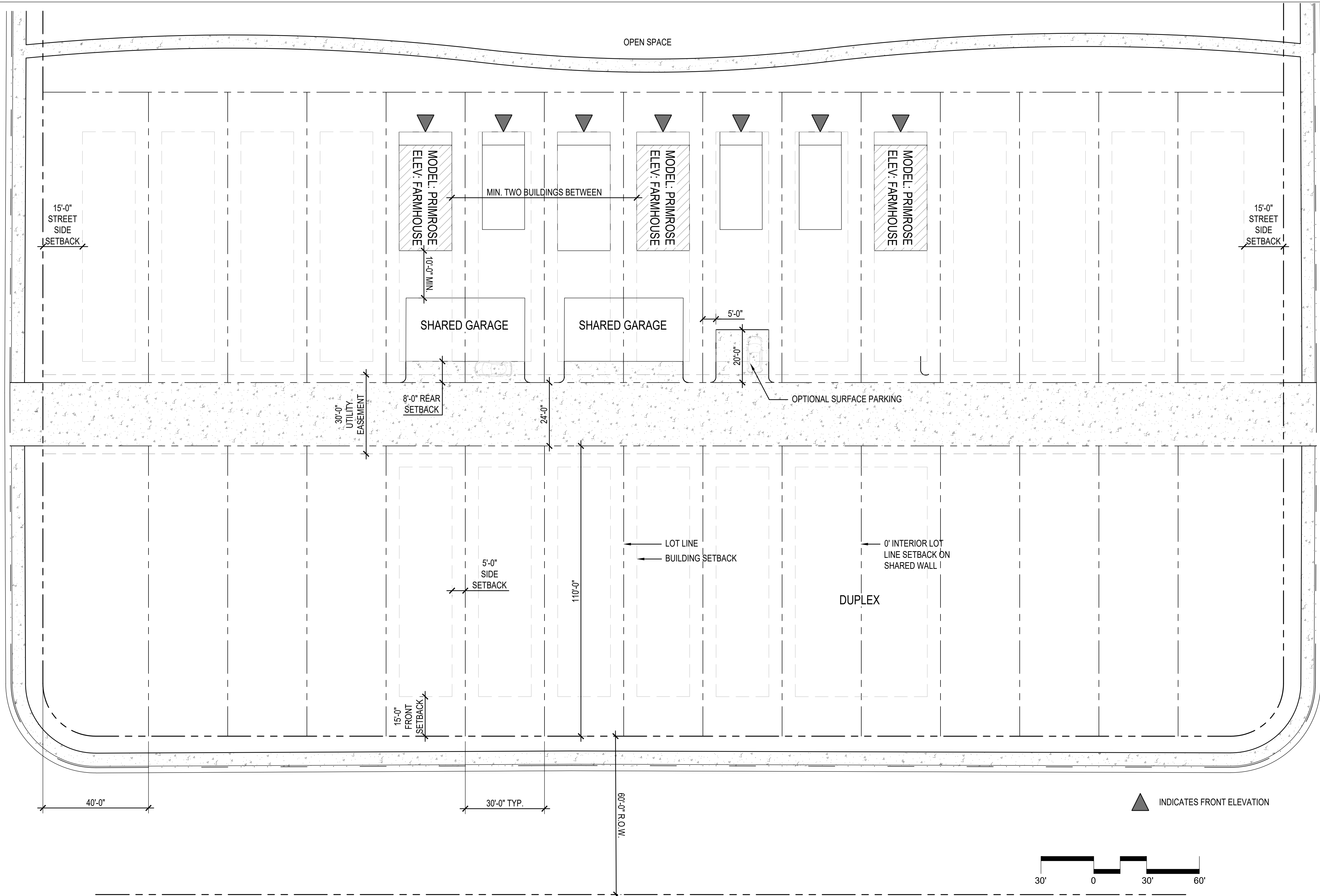
OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025
Drawn By: SL, JJ
Checked By: CR

Regulating Plan -
Lot Typicals and
Architectural Diversity

Sheet

ODP 7



REAR LOAD SINGLE-FAMILY DETACHED (COTTAGE) & REAR LOAD SINGLE-FAMILY ATTACHED (DUPLEX) ARCHITECTURAL DIVERSITY DIAGRAM AND SETBACKS

REAR LOAD SINGLE-FAMILY COTTAGE STANDARDS AND DIVERSITY REQUIREMENTS

- Rear Load Single-family Cottage lots:
 - A minimum of four (4) rear load home models/floorplans shall be available within the development. No one model/floorplan may comprise more than 50% of all rear load cottage. Models are distinguished by varying floorplans, windows size / locations, entry door location, porch configuration, etc will vary between the models. Models typically have names such as "Primrose, Marigold, etc." that are defined by the builder.
 - A minimum of two (2) Front elevations per model shall be available. Front elevations shall be deemed to be similar if there is no substantial difference in the roof lines, fenestration, or color/type of cladding. Elevations are typically classified by an architectural character such as "Craftsman, Farmhouse, etc".
 - Buildings that are the same model and front elevation and shall have a minimum of two different models and/or front elevations between them on along R.O.W.
 - Identical and/or mirrored floor plans with different front elevations are permitted on immediately adjacent lots.
 - Model homes shall be allowed within the PD in the discretion of the developer; however, the architectural provisions of this PD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
 - Sheds are not permitted on rear load single-family detached lots (cottage) or single-family attached lots (duplex).
 - Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
- Materials:
 - Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
 - Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
 - Exposed foundations exceeding eight-inch height on the front elevation are not permitted.

- Building orientation: The primary pedestrian entry and/or windows shall open to a porch or other similar covered front entry feature.
- Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
- Roofs: The maximum length of a continuous street facing roof ridge is 45 feet (does not apply to side street elevation), unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
- Garages / Parking:
 - Detached garages (shared of single) shall have a minimum of 10'-0" of separation from primary residential cottage structure and garage or meet fire department code.
 - Attached garages are permitted.
 - Cottage/Duplex lots are not required a garage. If a garage is not constructed a 20'x20' concrete parking area shall be provided.
- Additional Dwelling Units (ADUs) are permitted on all SFD/SFA Cottage and Duplex lots over detached garages or on ground level as stand alone units. ADUs shall be shown at time of plot plan submittal or shall follow Town of Johnstown process for future ADU additions.

REAR LOAD SINGLE-FAMILY DETACHED (COTTAGE) MIN. SETBACKS

Front Yard	15' Habitable Living Area
Side Yard	5' to interior lot line / 15' to R.O.W. / 10' to alley
Rear Yard*	0' interior side yard lot line for shared garages 8' for detached garages with alley utilities

SETBACK ENCROACHMENTS

Porches may extend up to utility easement (Eaves may not overhang into easement)
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

REAR LOAD SINGLE-ATTACHED (DUPLEX) MIN. SETBACKS

Front Yard	15' Habitable Living Area
Side Yard	0' to interior lot line / 15' to R.O.W. / 10' to alley
Rear Yard*	0' interior side yard lot line for shared garages 8' for detached garages with alley utilities

SETBACK ENCROACHMENTS

Porches may extend up to utility easement (Eaves may not overhang into easement)
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

*Applies to habitable space (ADU) over garages as well



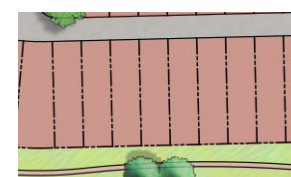
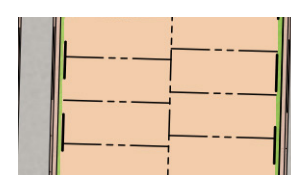
Legend

- Property Boundary
- 50' Plugged and Abandoned Well Setback
- 150' Plugged and Abandoned Well Setback
- 350' Well Setback
- - - Utility Easement
- - - Gas Line Easement

← AMENDMENT 01 AREAS FINAL PLANS AND PLAT APPROVAL PROCESS

All areas that are part of Amendment 01 shall be permitted the following approval process:

1. Preliminary Plan and Plat: Discussion items with The Planning and Zoning Commission (recommendation) and Town Council (decision maker).
2. Final Plans and Plat: Consent agenda with Town Council only. Final Plans and Plat may be pulled by either a member of the community or by Council Member for a formal Hearing.

-  30'x110' Rear Load Single-Family Detached Lot (Cottage) and Single-Family Attached Lot (Duplex)
-  42'x100' Front Load Single-Family Attached Lot (Duplex)
-  45'x110' Front Load Single-Family Detached Lot
-  55'x110' Front Load Single-Family Detached Lot

- Existing barn as entry feature
- 150' oil + gas setback from plugged well
- Sanitary sewer line easement
- 350' oil + gas setback
- Relocated ditch with 100' easement
- Thornton pipeline easement, typ.

CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



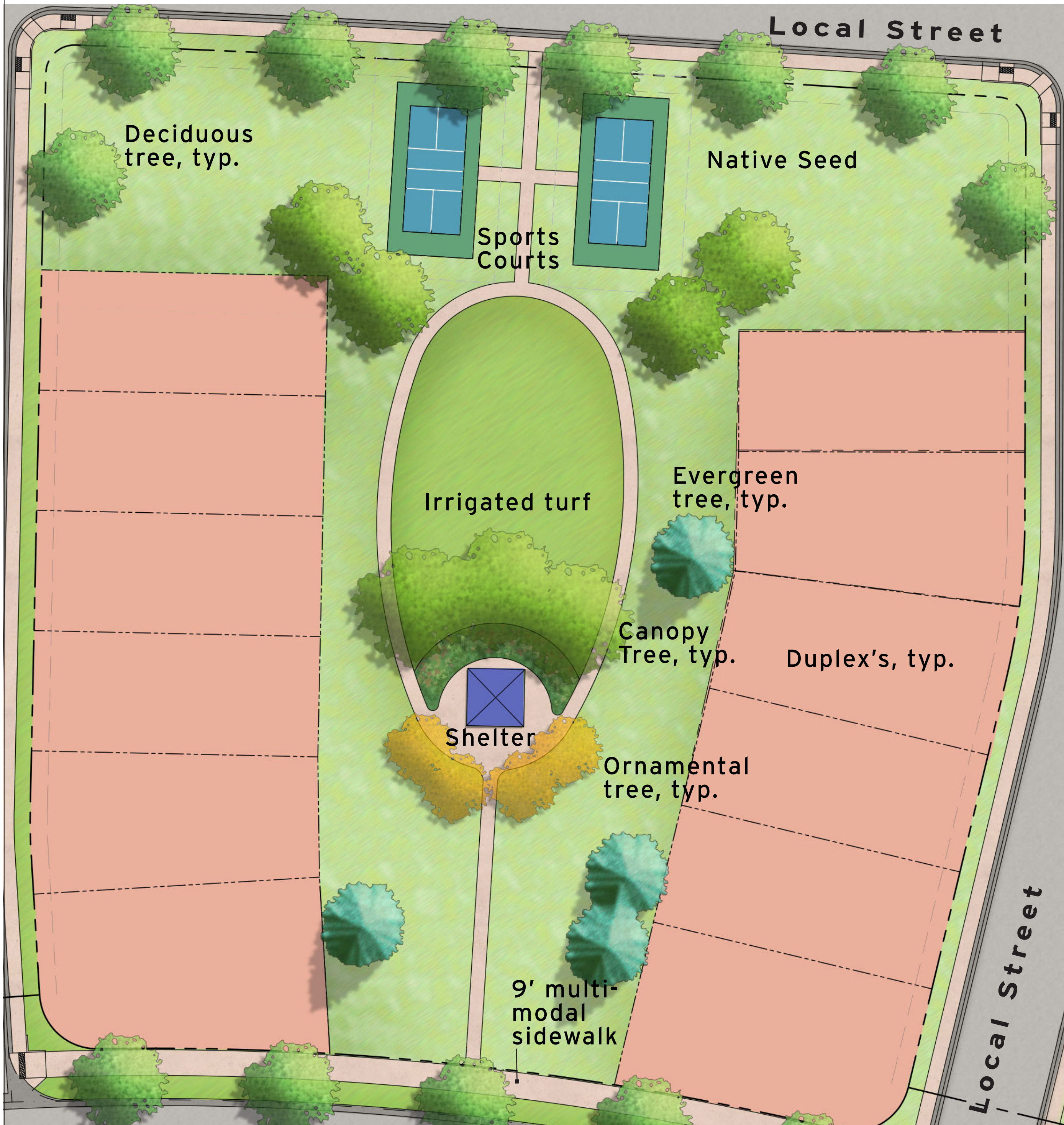
REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025
Drawn By: SL
Checked By: CR

Concept Plan -
Overall

Sheet
ODP 8



Duplex Park



West Park



CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

GRANARY

Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025

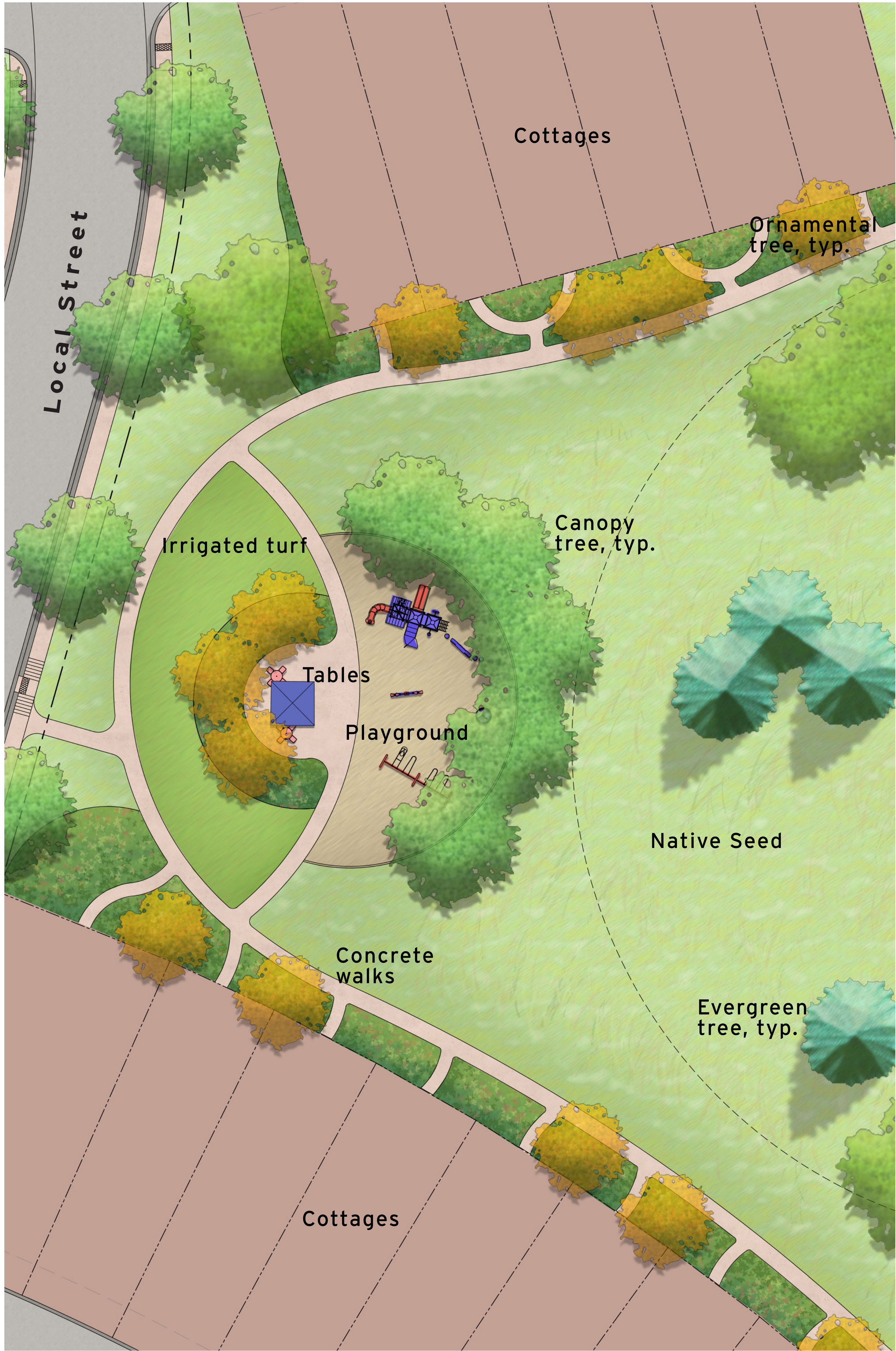
Drawn By: SL

Checked By: CR

Concept Plan -
Parks

Sheet

ODP 9



South Park



East Park



CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

REV.	COMMENT	DATE



Central Park

CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025
Drawn By: SL
Checked By: CR

Concept Plan -
Central Park

Barn to be used as an entry monument feature. No interior access will be provided. Barn will be reviewed by Structural Engineer to ensure structural integrity and all required elements for repair will be completed.



Reconstructed barn along Telap Avenue



Existing silos (3) to be relocated along CR 46 and Colorado Blvd collector street entrances



Telap Avenue Entry Feature

CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025
Drawn By: SL
Checked By: CR

Concept Plan -
Entry Feature



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date: 08.22.2025

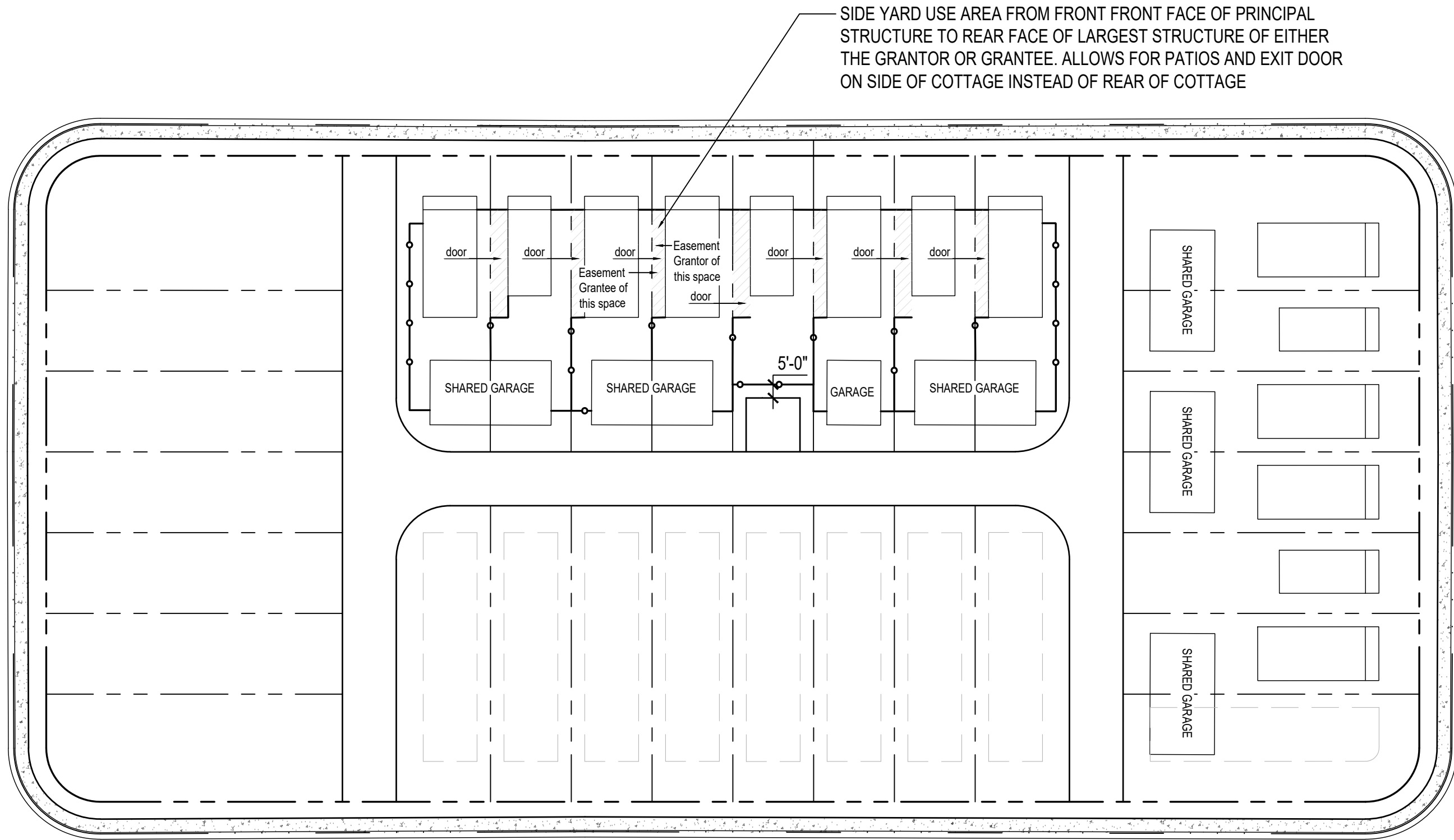
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Checked By: CR

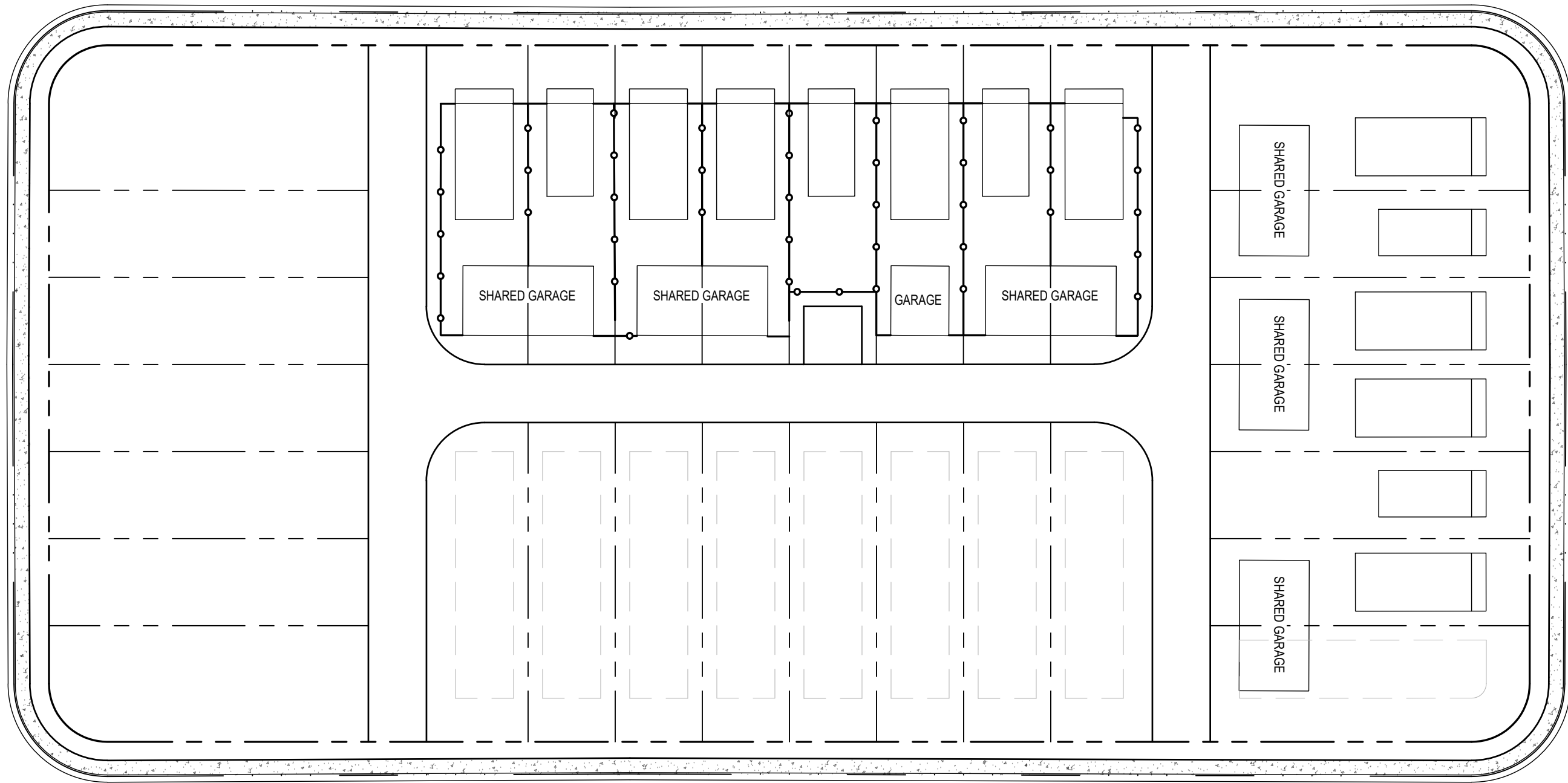
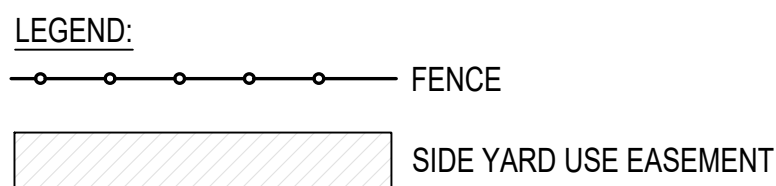
Side Use Easement
and
Fencing Plans

Sheet

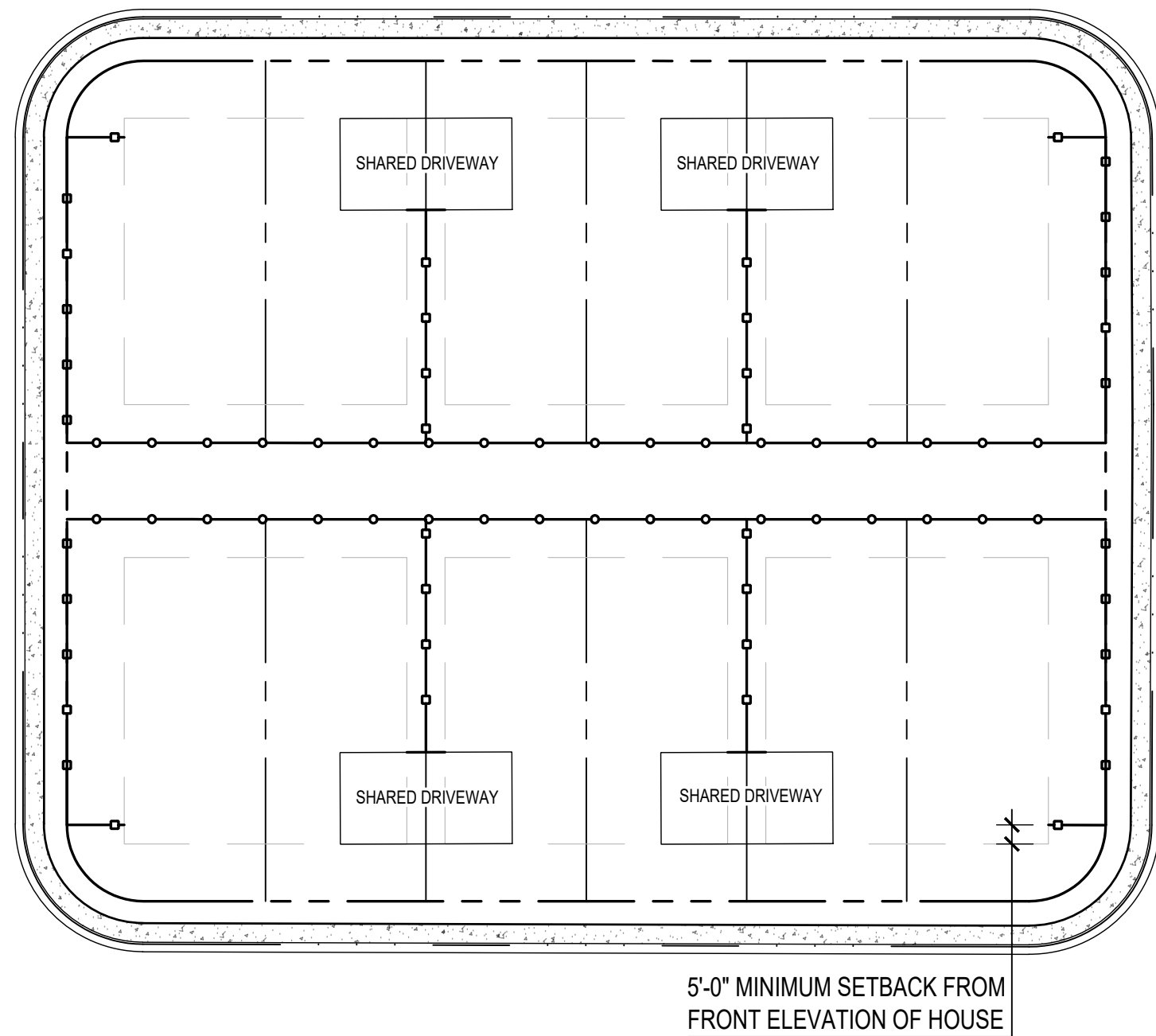
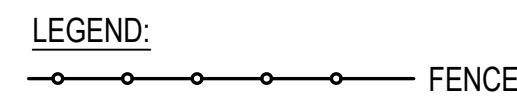
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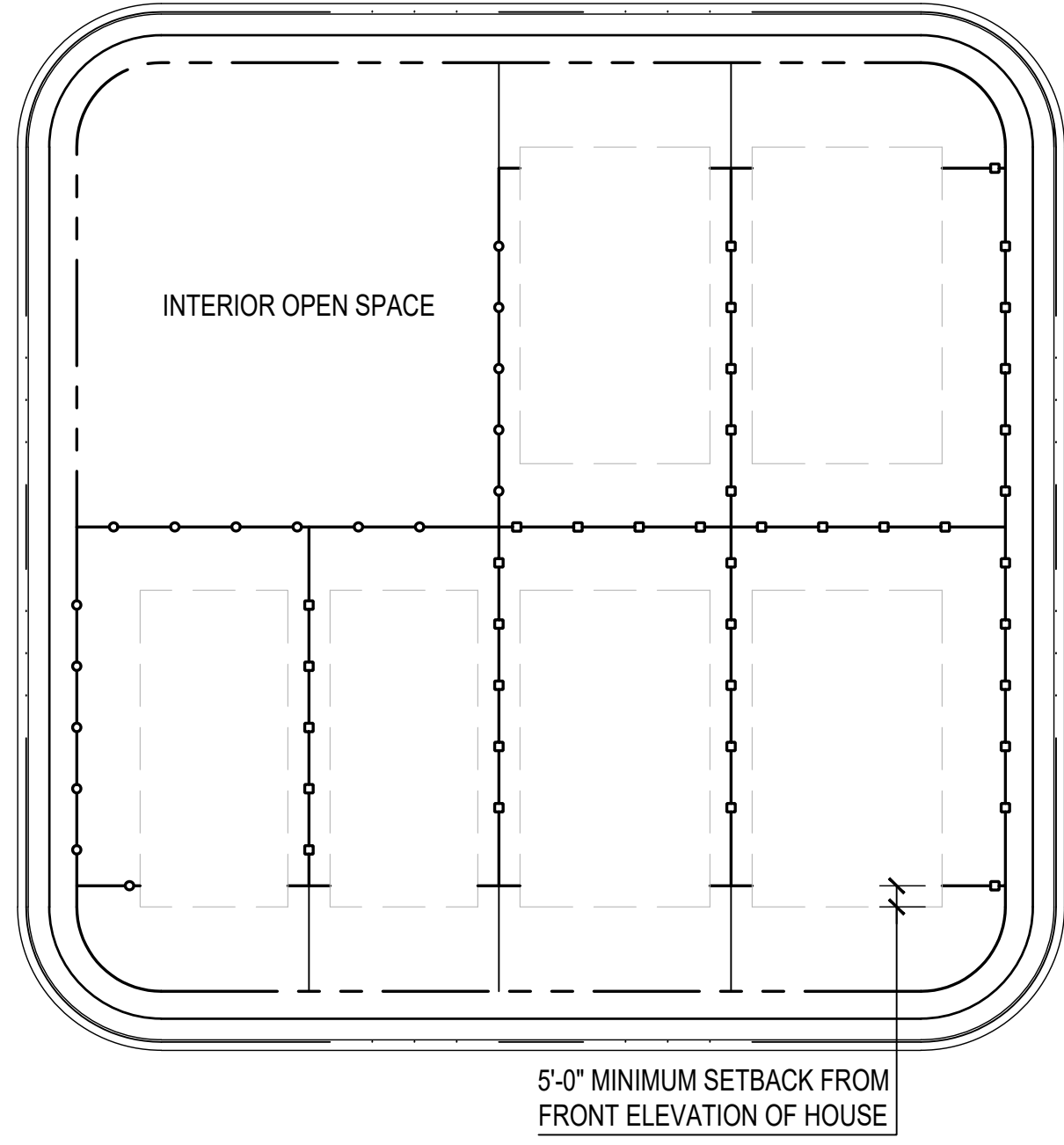
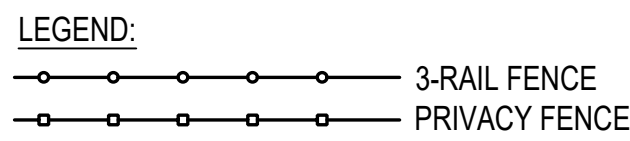
Side Yard Use Easement (SYUE) Diagram:
Rear Load Single-Family Detached (Cottage)



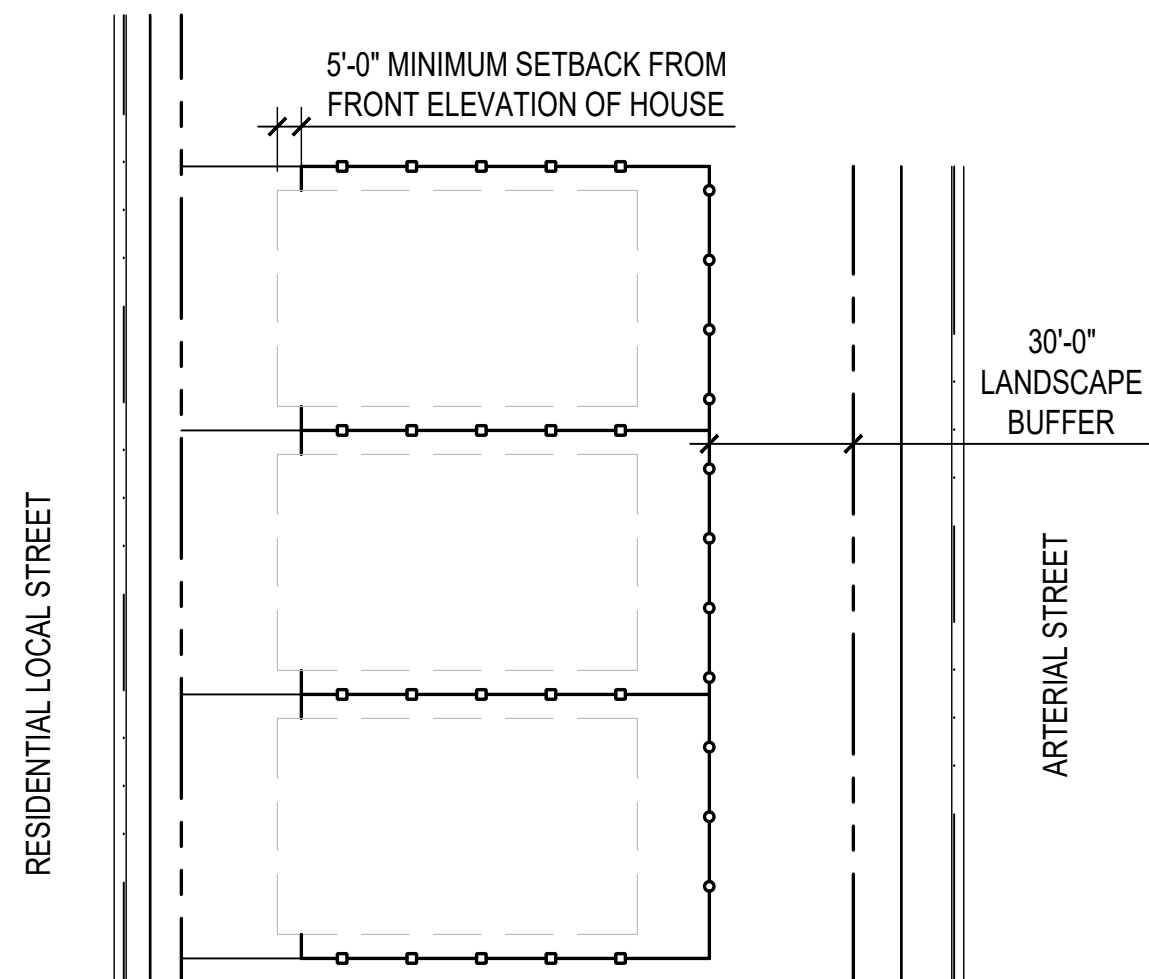
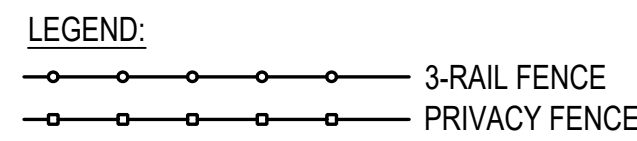
Conceptual Fence Location Diagram:
Rear Load Single-Family Detached (Cottage)



Conceptual Fence Type Location Diagram:
Front Load Single-Family Attached Duplex



Conceptual Fence Type Location Diagram:
Front Load Single-Family Detached





REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN
AMENDMENT 01

Date:08.22.2025

Drawn By:SL, LJ

Checked By:CR

Signed Ordinance

GRANARY OUTLINE DEVELOPMENT PLAN
Johnstown, Colorado

Owner/Applicant

Hartford Acquisitions
4801 Goodman Rd
Timnath, CO 80547
970.614.4219

Planner

Russell + Mills Studios
506 S College Ave, Unit A
Fort Collins, CO 80524
970.484.8855

Civil Engineer

Galloway
5265 Ronald Reagan Blvd.
Suite 210
Johnstown, CO 80534
970.800.3300

Traffic Engineer

Rollins Consult, LLC
PO Box 1164
Fort Collins, Co 80522
970.213.2393

SHEET INDEX

- ODP 1 - COVER SHEET
ODP 2 - LAND USE & CIRCULATION PLAN
ODP 3 - DEVELOPMENT STANDARDS
ODP 4 - FENCING DETAILS
ODP 5 - ILLUSTRATIVE MASTER PLAN
ODP 6 - CONCEPTUAL PARK ENLARGEMENT PLANS
ODP 7 - CONCEPTUAL PARK ENLARGEMENT PLAN
ODP 8 - CONCEPTUAL ENTRY FEATURE PLAN

MAPLEWOOD ACRES LEGAL DESCRIPTION

Lot B, Recorded Exemption No. 1059-7-3-RE-135, according to the map recorded May 8, 1974 at Reception Number 1636091, being a portion of the Southeast Quarter of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.
And
Lot B, Recorded Exemption No. 1059-7-3-RE3403, according to the map recorded December 4, 2002 at Reception Number 3011360, being a part of the Southwest Quarter of Section 7, Township 4 North, Range 67 West of the 6th P.M., County of Weld, State of Colorado.

KETO LEGAL DESCRIPTION

The SE1/4 of Section 7, in Township 4 North, of Range 67 West of the 6th P.M., County of Weld, State of Colorado EXCEPTING therefrom right of way conveyed to The Great Western Construction Company by deed recorded in Book 194, page 290 and right of way conveyed to the Great Western Railway Company by deed recorded in Book 163, page 246, Weld County records, also except reservations contained in Patent recorded in Book 153, page 40, and in Deed recorded in Book 50, page 233, Weld County records.

PROJECT HISTORY/INTENT/SUMMARY

The Keto and Maplewood Acres parcels will be acquired by a subsidiary of Hartford Homes, LLC. Maplewood Acres was annexed into the Johnstown in 2008. The Keto Parcel (Keto 161 Annexation) was annexed into Johnstown with a previous ODP plan associated with it that will be replaced by this ODP.

The proposed, consolidated THE GRANARY PUD will allow development within the framework of the Town of Johnstown PUD development standards. The total number of units across PUD will be capped at 950 units. The plan will consist of single-family residential lots, ranging from 4,950 square feet to 6,050 square feet. These lot sizes are necessary to meet residential building demand for various market price points, which will increase market absorption rates and promote a successful project.

Open spaces containing trail systems, neighborhood parks and amenities shall be located throughout the development. Parks shall utilize equipment and site furnishings that create unique and noteworthy differences between the three different parks.

A modified collector street section will be provided in order to provide safe multi-modal transportation across the site.

Consistent fencing along property lines types/locations shall provide a distinctive character to the PUD. Landscape within the open space areas will utilized low-water/drought tolerant species that will be planted in such a way as to highlight entrances, block unsightly views and establish a perimeter character that defines the development.

RELATIONSHIP TO TOWN CODE & DEVELOPMENT STANDARDS

The provisions of this PUD shall prevail and govern development to the extent permitted by the Town of Johnstown municipal code. Where standards, details, and guidelines of the PUD - outline, preliminary, or final development plans - do not clearly address a specific subject or are silent, the Johnstown municipal code and other standards, regulations, and guidelines shall be used. All proposed development is subject to Town of Johnstown review procedures.

DEVELOPMENT PHASING

Phasing will occur in a logical and cost-effective manner based on infrastructure extension, availability of utility service, and market conditions. The project will be built in multiple phases, as conditions dictate. This shall be done in coordination with the Town of Johnstown and Front Range Fire Rescue Authority.

LOCATION AND EXISTING CONDITIONS/RIGHT-OF-WAY DEDICATION

The THE GRANARY PUD is bounded by the existing Great Western Railroad to the north, County Road 15 to the east, Country Road 46 to the south, and County Road 13/Colorado Blvd to the west.

The properties are presently undeveloped. An existing ditch runs through the eastern portion of the Keto property. The ditch will be realigned along Telep Avenue. There are several existing oil facilities.

Right-of-way dedication would occur along Colorado Boulevard, Telep Avenue and County Road 46 in order to accommodate the required street sections.

SURROUNDING ZONING/ADJACENT USES

North of property:
Vacant land zoned PUD-R and unincorporated land and residential subdivision.

East of property:
Vacant land zoned PUD-R and unincorporated land.

South of property:
Unincorporated land.

West of property:
Unincorporated land.

GENERAL NOTES

- 1. All drainage elements are conceptual in nature and final determinations of the drainage system, to include the placement of detention/retention ponds, channels, and storm sewer, will be made in accordance with the applicable final drainage reports and plans.
2. A metro district shall be established to provide for common area maintenance and financing of the public improvements.

DEVELOPMENT OBJECTIVES

- The THE GRANARY PUD will support a number of priorities and objectives, including:
- Increased density with smaller lot sizes that will allow for a better entry level pricing for high demand single-family homes as well as the ability to maximize the high quality open space within the development.
- Off-street trail system connecting neighborhood parks and open spaces.
- Streets with wide sidewalks comfortable for biking on collectors.
- Recreational neighborhood parks that will serve the development as well as the community at large with active recreation including sports courts and playground equipment. Passive recreation opportunities include shelters with tables, trails and enhanced landscaping areas.
- Expansive open spaces centered around existing oil facilities, ditches and detention areas.
- Collector connection east-west for future school connection.

UTILITIES/PUBLIC FACILITIES

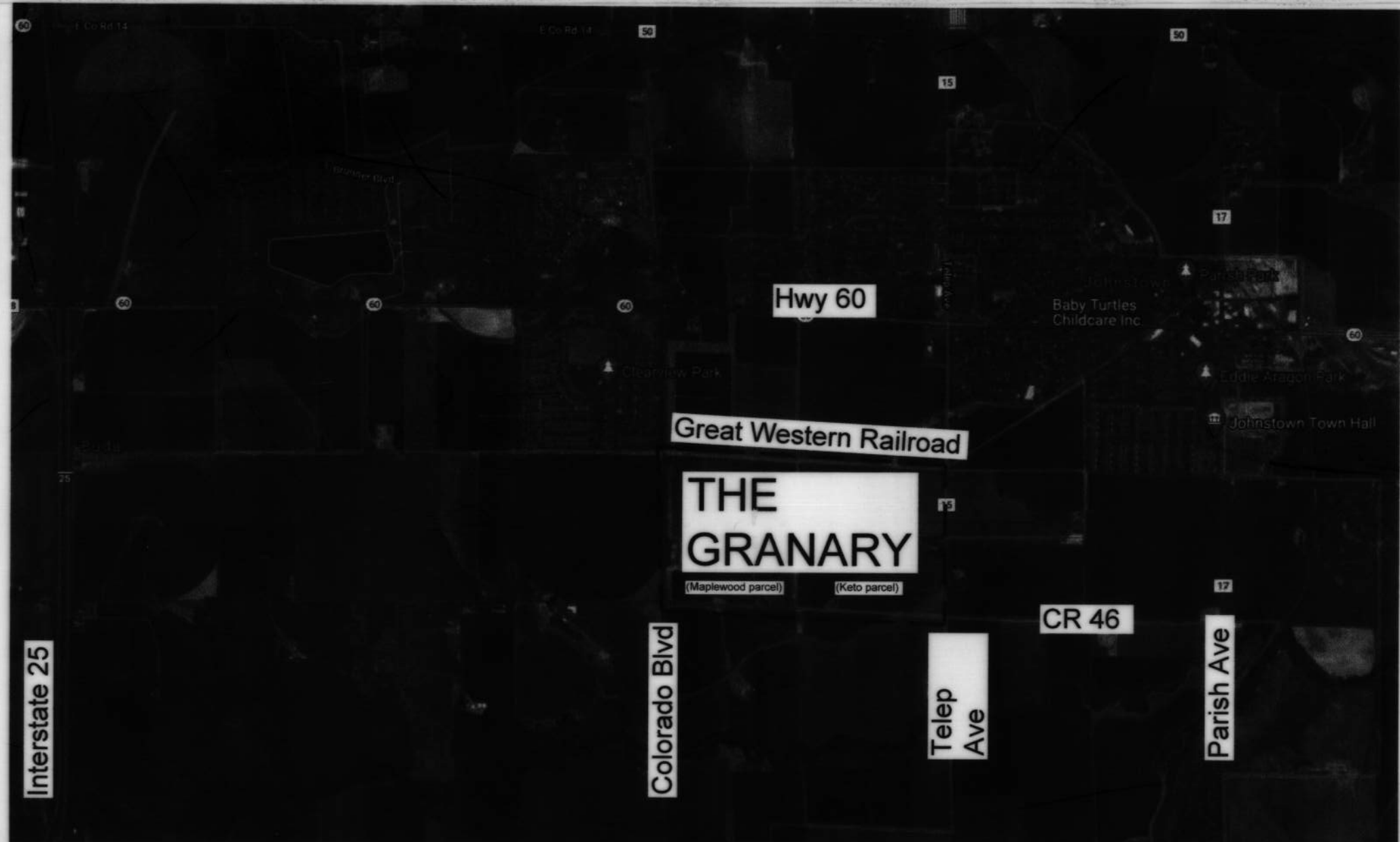
- Water: Town of Johnstown
Sewer: Town of Johnstown
Refuse Collection: Town of Johnstown
Electric: Xcel Energy
Natural gas: Xcel Energy
Schools: Weld County School District re 5-J, Aims Junior College District
Police: Town of Johnstown Police Department
Fire Protection: Front Range Fire Rescue
Library: High Plains Library District
Storm Drainage: Metro District
Floodplain: Town of Johnstown
Streets/Pedestrian System: Town of Johnstown

APPROVALS

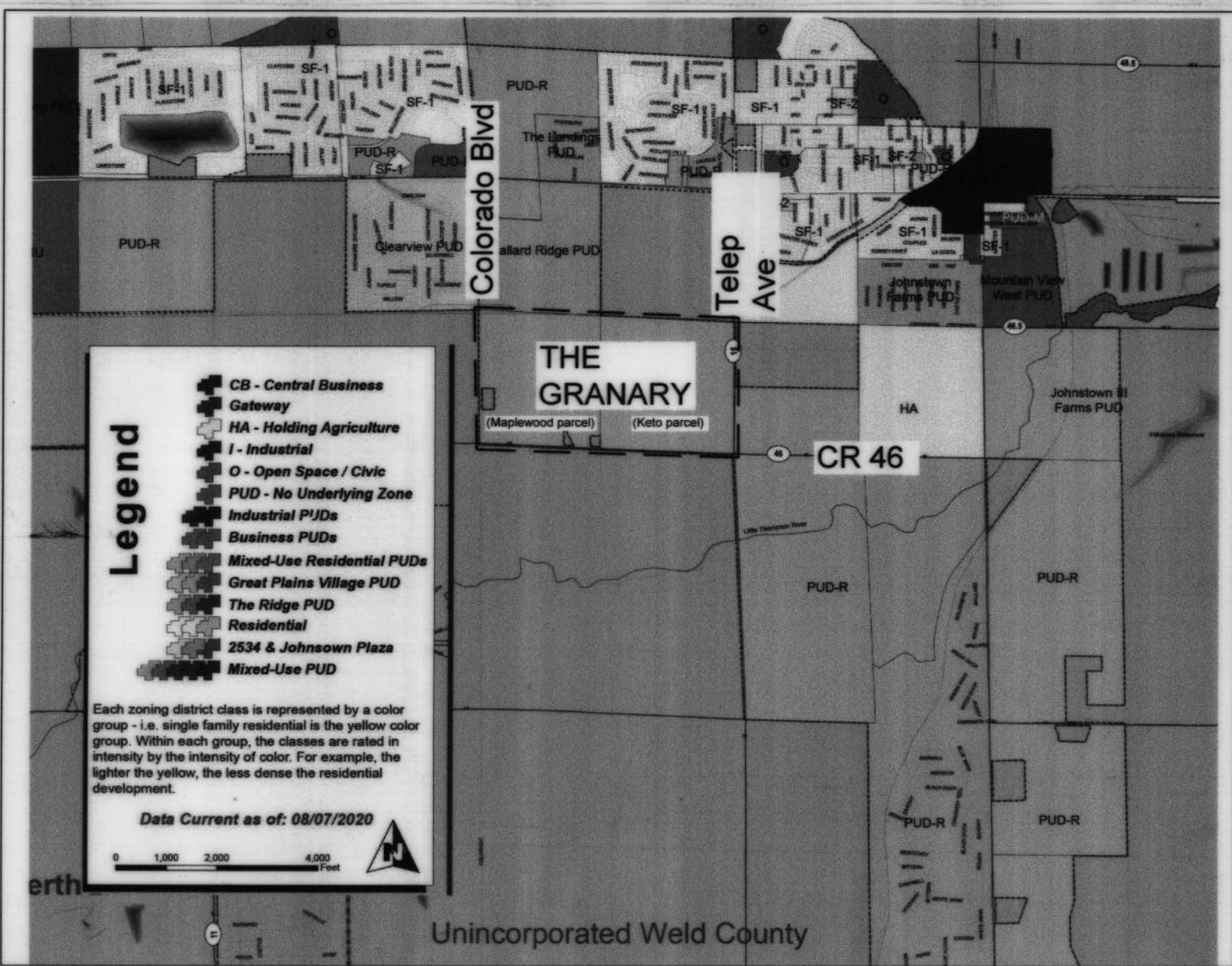
PLANNING AND ZONING COMMISSION
THIS OUTLINE DEVELOPMENT PLAN TO BE KNOWN AS THE GRANARY ODP, WAS APPROVED BY ACTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF JOHNSTOWN, COLORADO AT A REGULAR MEETING HELD ON THE 13 DAY OF January, 2021.

TOWN COUNCIL
THIS OUTLINE DEVELOPMENT PLAN, TO BE KNOWN AS THE GRANARY ODP, IS APPROVED AND ACCEPTED BY THE TOWN OF JOHNSTOWN, BY ORDINANCE NUMBER 2021-193, PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE TOWN COUNCIL OF THE TOWN OF JOHNSTOWN, COLORADO HELD ON THE 14 DAY OF January, 2021.

BY: [Signature] TOWN MAYOR
ATTEST: [Signature] TOWN CLERK



Vicinity Map



Zoning Map: Existing Zone District PUD-R

GRANARY

Johnstown, Colorado



Table with 3 columns: REV., COMMENT, DATE. Multiple empty rows for revision tracking.

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

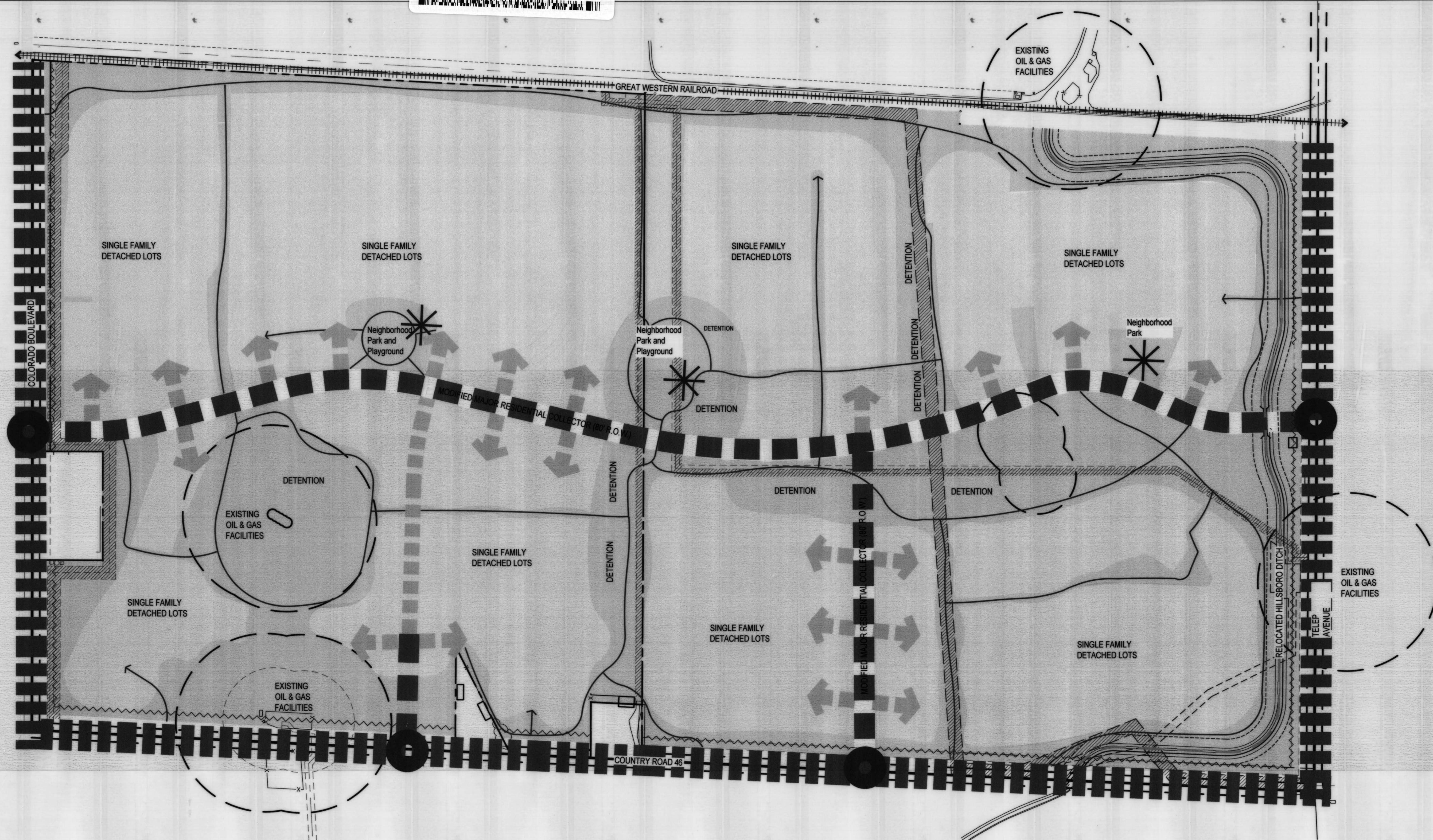
Checked By: CR

Sheet Name

COVER SHEET

Sheet

ODP 1



- LEGEND:**
- PROPERTY LINE
 - EASEMENT
 - EXISTING RAILROAD
 - MAJOR ARTERIAL STREET
 - MODIFIED MAJOR RESIDENTIAL COLLECTOR (80' ROW)
 - RESIDENTIAL LOCAL (60' ROW)
 - PRIMARY ENTRANCE / FULL MOVEMENT INTERSECTION
 - POTENTIAL DETENTION AREA
 - 350' SETBACK FROM OIL & GAS FACILITIES

- RELOCATED HILLSBORO DITCH
- TRAIL SYSTEM
- OPEN SPACE
- SINGLE FAMILY DETACHED LOTS (45' X 100 and 55' X 110')
- PLAYGROUND / PLAZA AREA
- 30' BUFFER YARD

NOTES:

- ALL STREETS TO BE DESIGNED TO TOWN OF JOHNSTOWN STREET DESIGN & CONSTRUCTION STANDARDS. ANY MAJOR AND LOCAL RESIDENTIAL STREETS THAT WILL REQUIRE TRAFFIC CALMING IMPROVEMENTS WILL BE DETERMINED BY THE DEVELOPMENT TRAFFIC ENGINEER FOR REVIEW AND CONCURRENCE BY THE TOWN TRAFFIC ENGINEER.

LAND USE INFORMATION:

KETO PROPERTY 161 AC
MAPLEWOOD ACRES PROPERTY 114 AC
TOTAL THE GRANARY AREA 275 AC

MAXIMUM DWELLING UNITS 950 UNITS
MAXIMUM DENSITY 3.45 DU/AC

THE GRANARY PUD

Permitted uses: Single-Family Detached Dwelling, parks, recreation areas

Minimum lot area for single-family 45' x 110' (4,950 SF)

Minimum 30% Open Space required



GRANARY

Johnstown, Colorado



russell+
mills

REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

Drawn By: SL & DD

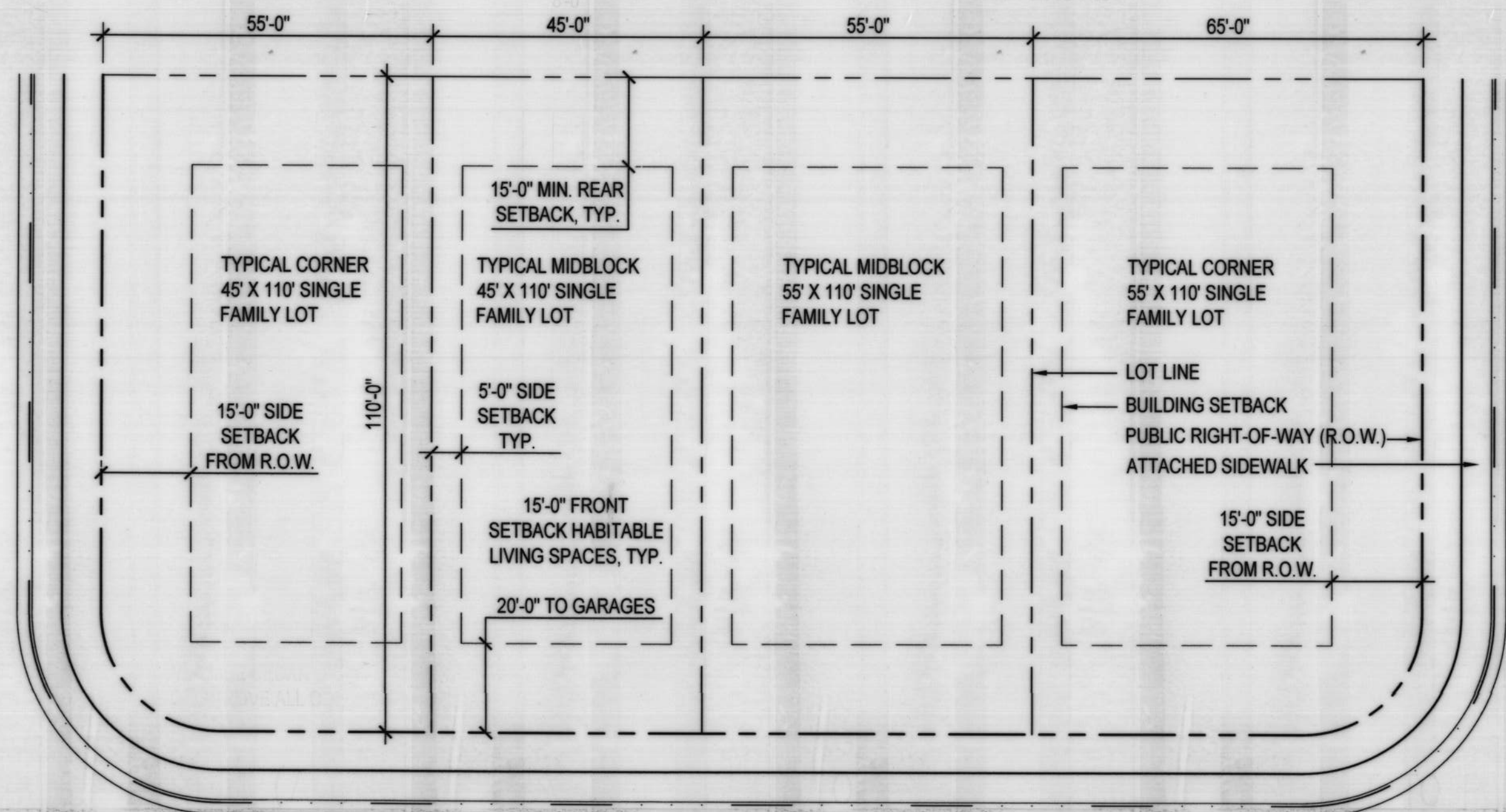
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Sheet Name

Land Use
and Circulation Plan

Sheet

ODP 2

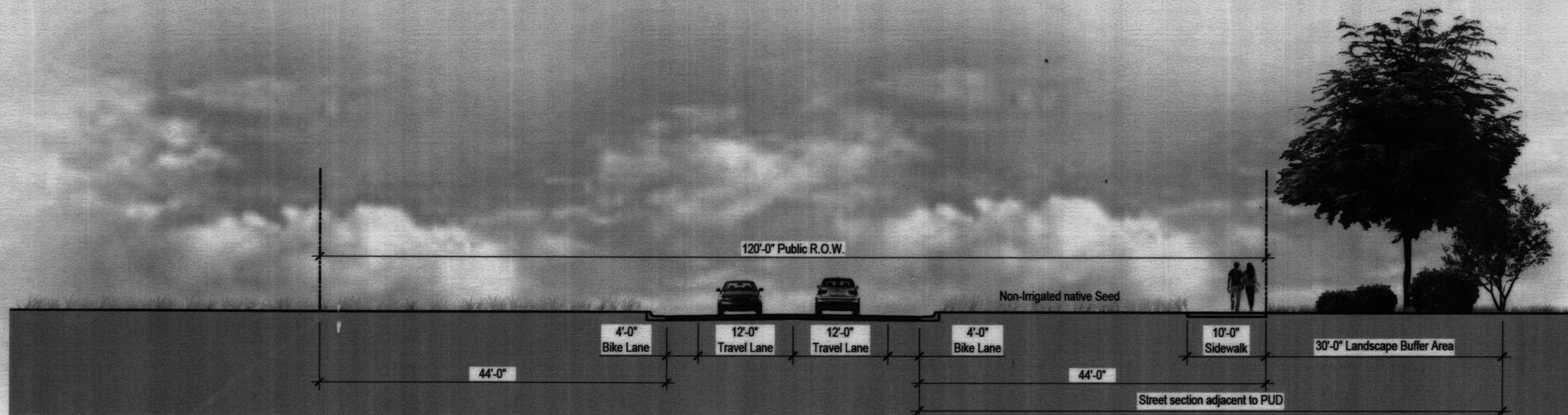


Typical Front Load Single-Family Detached Lots



Modified Major Residential Collector

- Notes:
- Standard Major Residential Collector has 12'-6" tree lawns and 5'-0" sidewalks.



Major Arterial - Initial Phase

- Notes:
- Left and right turn lanes at intersection and accesses as required per Traffic Impact Study.
 - On-street bike lanes.
 - Utilities should be located under the road or sidewalk, where possible.
 - Ultimate Major Arterial Road cross section will be built when volumes require it's construction.

BUILDING DESIGN STANDARDS

- Detached Single family lots:
 - A minimum of 5 home floorplans/styles shall be available within the development. No one floorplan/style may comprise more than 35% of all homes. These can be modified to meet the below requirements.
 - Similar house elevations shall not be placed on immediately adjacent lots, which is defined as next to each other or directly across the street (sharing 30% or more of street frontage).
 - Adjacent elevations shall have at least two distinguishing characteristics. These may include differences in exterior materials, changes in roof lines, and garage placement / orientation.
 - Identical and/or mirrored floor plans are not permitted on immediately adjacent lots.
 - Model homes shall be allowed within the PUD in the discretion of the developer; however, the architectural provisions of this PUD shall apply equally to all such model homes. Developer shall be allowed early model home(s) provided there is initial acceptance of subdivision improvements in the area of the model homes that will allow access to and of operation of said home(s). A maximum of one(1) of each model will be permitted.
 - Sheds less than 120 SF shall be allowed on single-family lots.
 - Minor cosmetic changes such as different paint color, reversing or creating mirror images of the exterior architectural elevations, shutters, decorative brackets, or using different brick or stone color shall not meet the intent of defining a different elevation.
- Materials:
 - Acceptable materials include vinyl, cementitious hardboard siding and shingles, stained cedar shingles, painted wood siding, and stucco. Brick and stone (including faux stone) are encouraged but not required.
 - Siding patterns may include clapboard, shiplap, drop siding, tongue-and-groove (vertical or horizontal), board & batten, and shingle coursing.
 - Exposed foundations exceeding eight-inch height on the front elevation are not permitted.
- Building orientation: The primary pedestrian entry and windows shall face a street.
- Front porches: Homes shall include a covered front porch associated with the entry, or other suitable covered architectural feature to accentuate the entry to the home.
- Roofs: The maximum length of a continuous street facing roof ridge is 40 feet, unless the roof is punctuated by dormers or intersections with perpendicular roof systems.
- Garages:
 - The dwelling units on a block face shall have recessed garages that are a minimum of 4 feet behind either the living area of the home or the front of a covered porch.
 - Three-car garages, if proposed, shall be:
 - Third garage shall be recessed by at least two feet from the two-car garage plane; or,
 - Separated by a two-foot width masonry column from the two-car garage.
 - Tandem configuration

PARKS AND OPEN SPACE

A large portion of the PUD will be open space with a natural character and trail system for more passive recreation. The existing ditch and detention pond areas will be maintained as open space with trails along them. These areas also will provide a natural/native plant palette that will enhance views and areas of use. Three neighborhood parks will be located centrally within the development. A playground with play areas for both 2-5 and 5-12 years, shelter, picnic tables, and turf areas will support active recreation needs within the development.

LANDSCAPE STANDARDS

The design intent for the THE GRANARY PUD is to create a planned community that celebrates the surrounding plains ecosystem. Water conservation through appropriate landscaping techniques and plant species selection will be emphasized for the project.

Entry Point Treatment

Entry points into the THE GRANARY PUD from the east, south and west will be emphasized with more dense landscape areas that create a visual backdrop and entry point definition. Architectural elements such as monument signage, large rock displays etc will be utilized to further define these points of access.

Open Space / Buffer Yard Treatment

Landscape edges along arterial streets will contain a native seed mix with forbes and native perennials. Clusters of drought resistant shrubs (i.e. rabbitbrush, sages, mormon tea, etc) will create a diverse understory with deciduous and evergreen trees (i.e. hackberry, sand cherry, oaks alders, spruce, pine, etc) creating visual interest that is rooted in the context of the upland ecosystem.

Modified Residential Collector Street Treatment

Tree lawns with shade/canopy trees at 40' o.c. shall be located along modified residential collector streets. Trees shall be a minimum 40' from all street lights. Tree lawns shall be drought tolerant species of bluegrass and fescue species.

Single-Family Residential Lot Treatment

Individual lot landscaping will be provided by each homeowner, or the builder at the builder's discretion. Design shall be in accordance with the covenants of the community. One(1) tree per lot shall be required in the front yard, two(2) trees shall be required in the front yard of corner lots, one(1) within the front yard and one(1) in the side yard facing public R.O.W. A minimum of 30% of each single-family lot shall consist of drip irrigated shrub beds with low to medium water use plants.

Park Treatment

The park playground and activity node areas shall contain irrigated turf areas for field recreation and structured activity uses. Remaining areas shall be landscaped with shrub beds that contain native/drought resistant species. Large shade/canopy trees will be located around areas of congregation to provide shade and structure to the spaces.

Detention Pond Treatment

Native seed mix with species appropriate for more moist conditions shall be utilized within detention and water channel areas. No irrigated turf lawn shall be permitted within these areas. Shrubs and trees along the edges shall be utilized at source points to filter and clean run off water. Forbays shall be created to contain sediment and create easy maintenance of these structures.

IRRIGATION

The site will utilize irrigation through the native seed open areas for a three(3) year establishment period, depending on significant droughts. All native seed areas will have irrigation with the exception of the bottoms of the detention ponds. All trees in within native seed areas will be on a separate drip zone. Turf areas along collector street tree lawns and in park areas will have spray/rotor irrigation. All formal shrub beds within the parks will be provided with drip irrigation. Single-family lots will provide permanent irrigation for both front and rear yards.

SETBACKS

Front Yard 15' Habitable Living Area / 20' to Garage
Side Yard 5' to interior lot line / 15' to R.O.W.
Rear Yard 15'

SETBACK ENCROACHMENTS

Porches may extend into setback area up to 3'
Window wells may extend into setback area up to 3'
Roof overhangs may extend into setback area up to 3'

MAXIMUM BUILDING HEIGHT

The maximum building height is 35 feet (midpoint of highest ridge and eave).

PORCHES

Minimum porch depth to be 6'
Minimum porch area to be 48 SF

FENCING

Fencing shall be located as per Fence Type Location Diagram. Three fencing types shall be provided as per details. Side yard Fencing shall terminate a minimum of 5' behind front elevation of house.

SIGNAGE

A monument sign identifying the final development name shall be located at all four major development entrances. Materials and character of signage shall reflect the overall theme and character of the development. All lighting shall meet Town of Johnstown standards.

STORAGE

Boats, campers, and trailer vehicles shall only be permitted to be stored within completely closed structures or within areas specifically designated for such storage, provided such areas are behind building setback lines.

GRANARY

Johnstown, Colorado

HARTFORD
HOMES

russell+
mills

REV.	COMMENT	DATE

OUTLINE DEVELOPMENT PLAN

Date: 01.08.2021

Drawn By: SL & DD

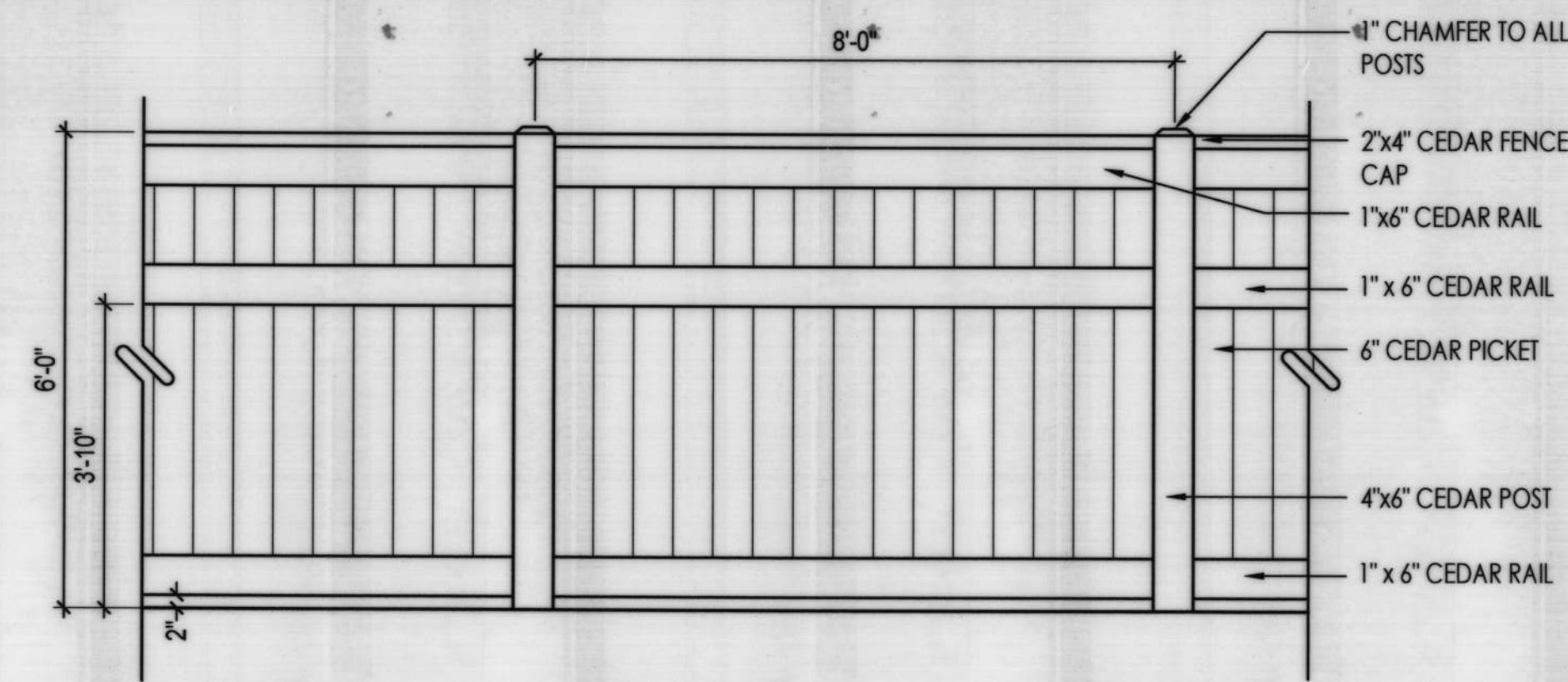
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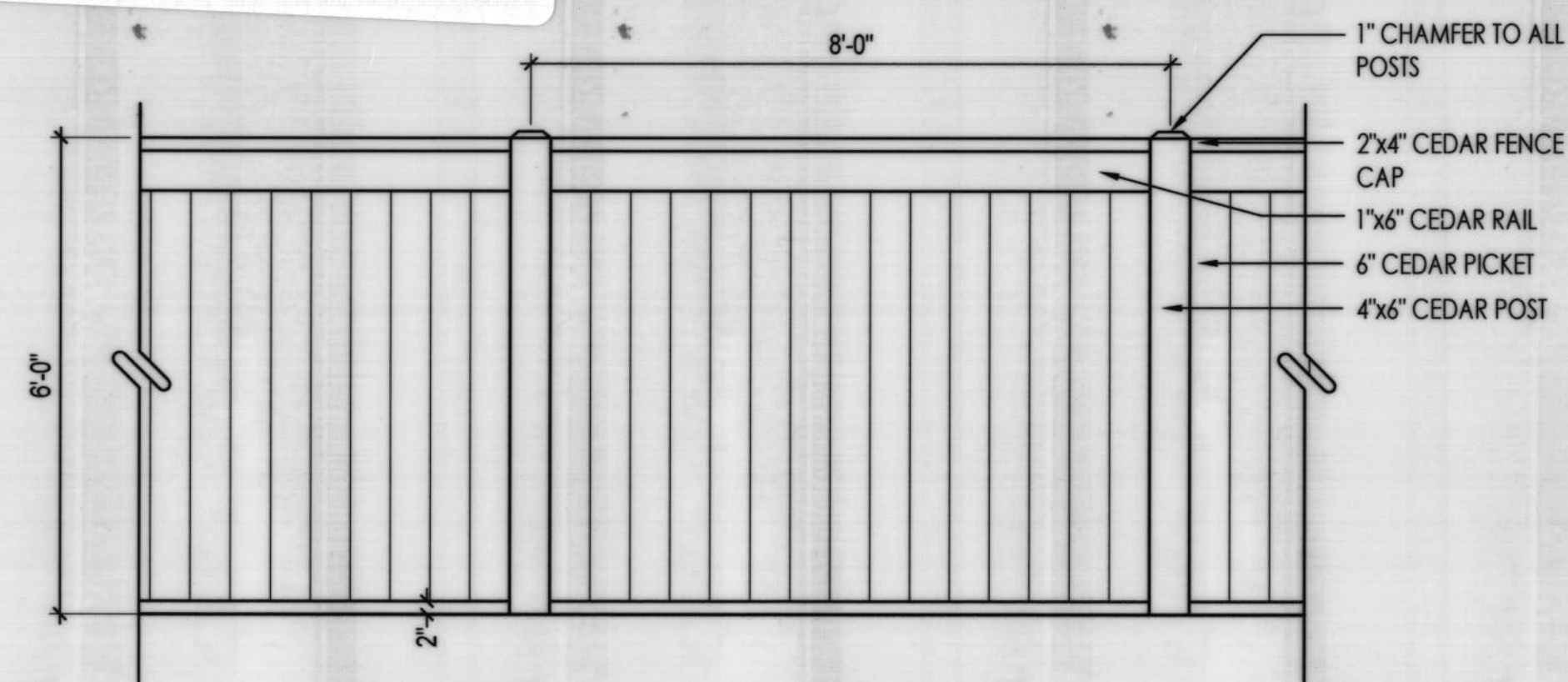
Development
Standards

Sheet

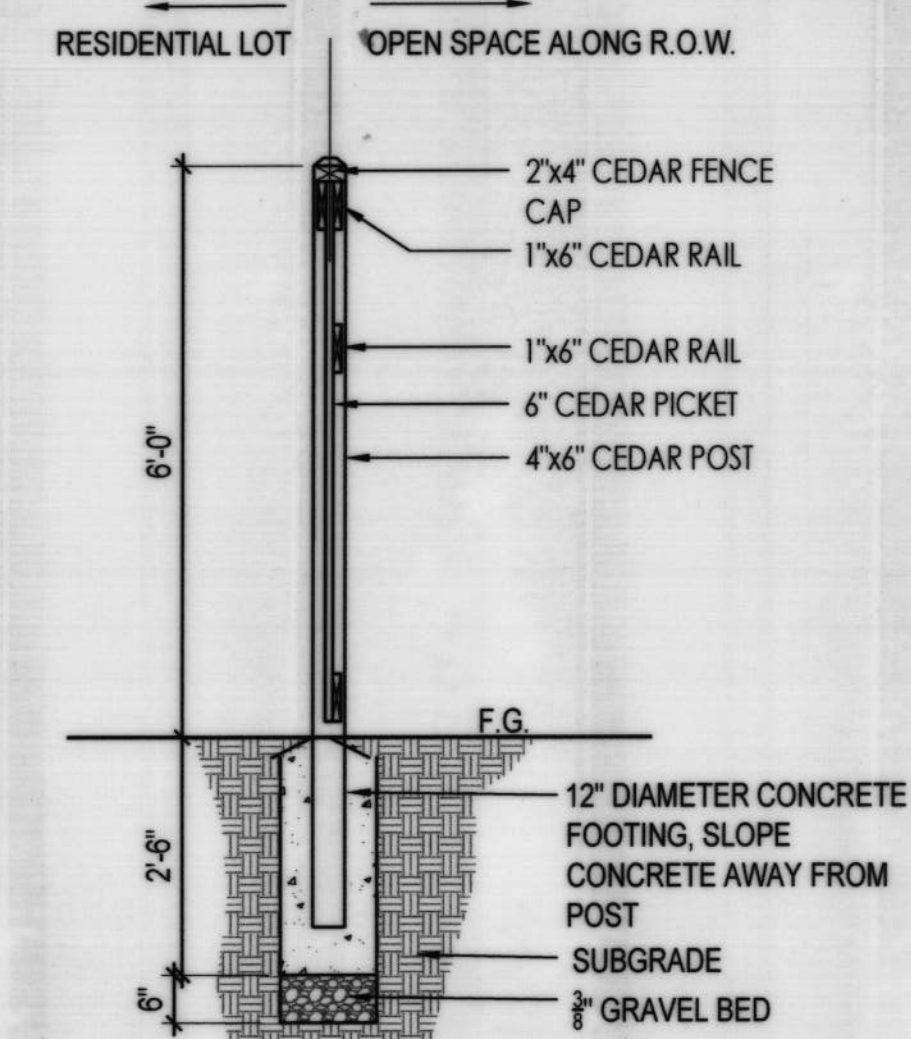
ODP 3



OUTSIDE ELEVATION (VIEW FROM R.O.W. ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)

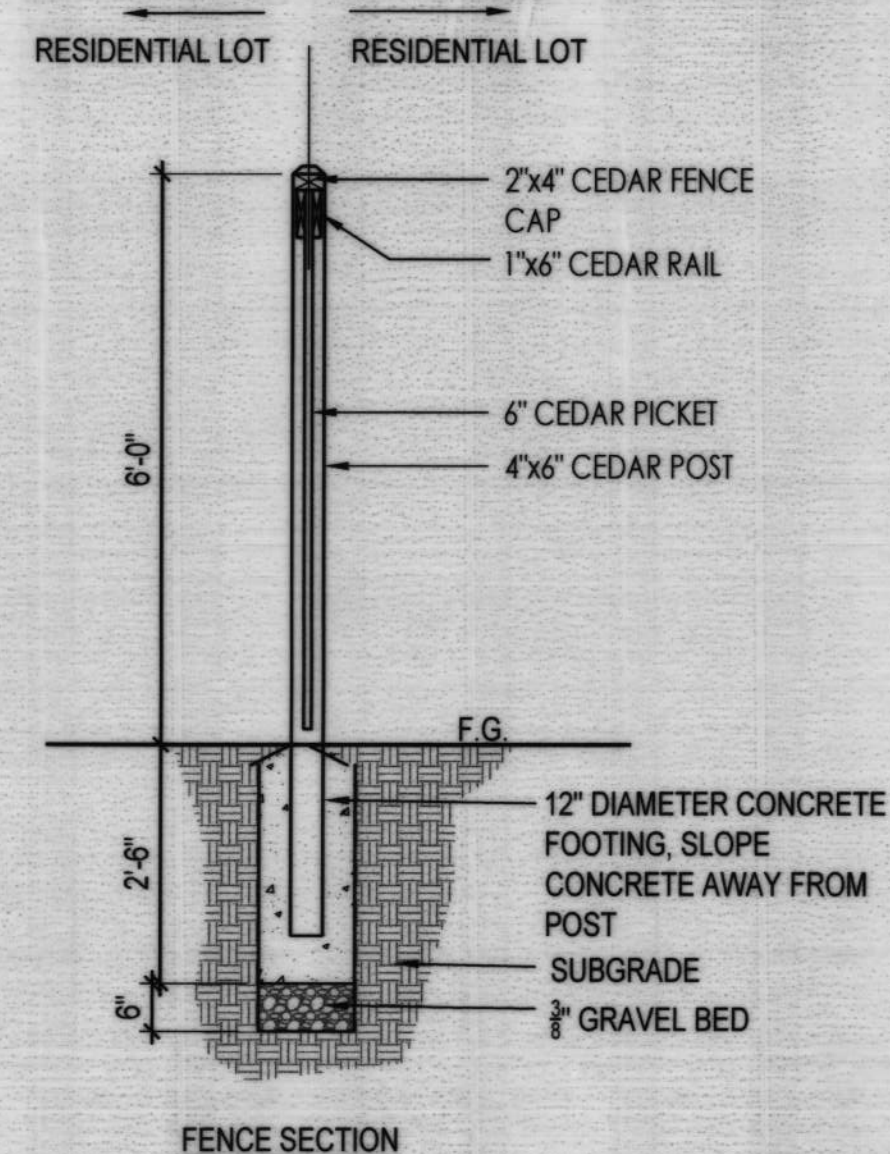
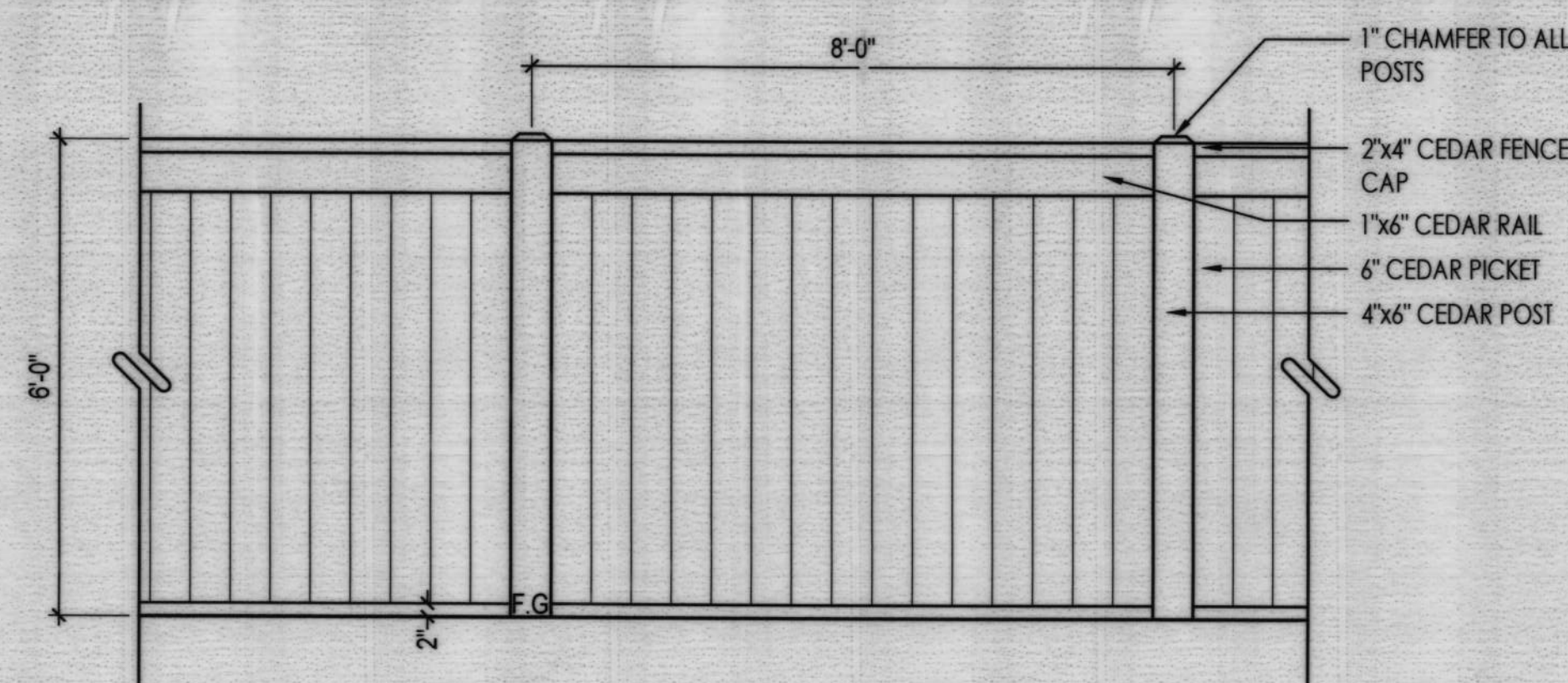


FENCE SECTION

- NOTES:
- FENCE TYPE 1 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK OPEN SPACE ALONG COLORADO BOULEVARD, TELEP AVENUE, CR 46 AND RAILROAD TO THE NORTH.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.
 - STRUCTURAL ENGINEER TO APPROVE ALL COLUMN FOOTINGS.

A FENCE TYPE 1 (ALONG SINGLE-FAMILY REAR LOT PROPERTY LINES ADJACENT TO PUBLIC ARTERIAL R.O.W.)

SCALE: 1/2"=1'-0"



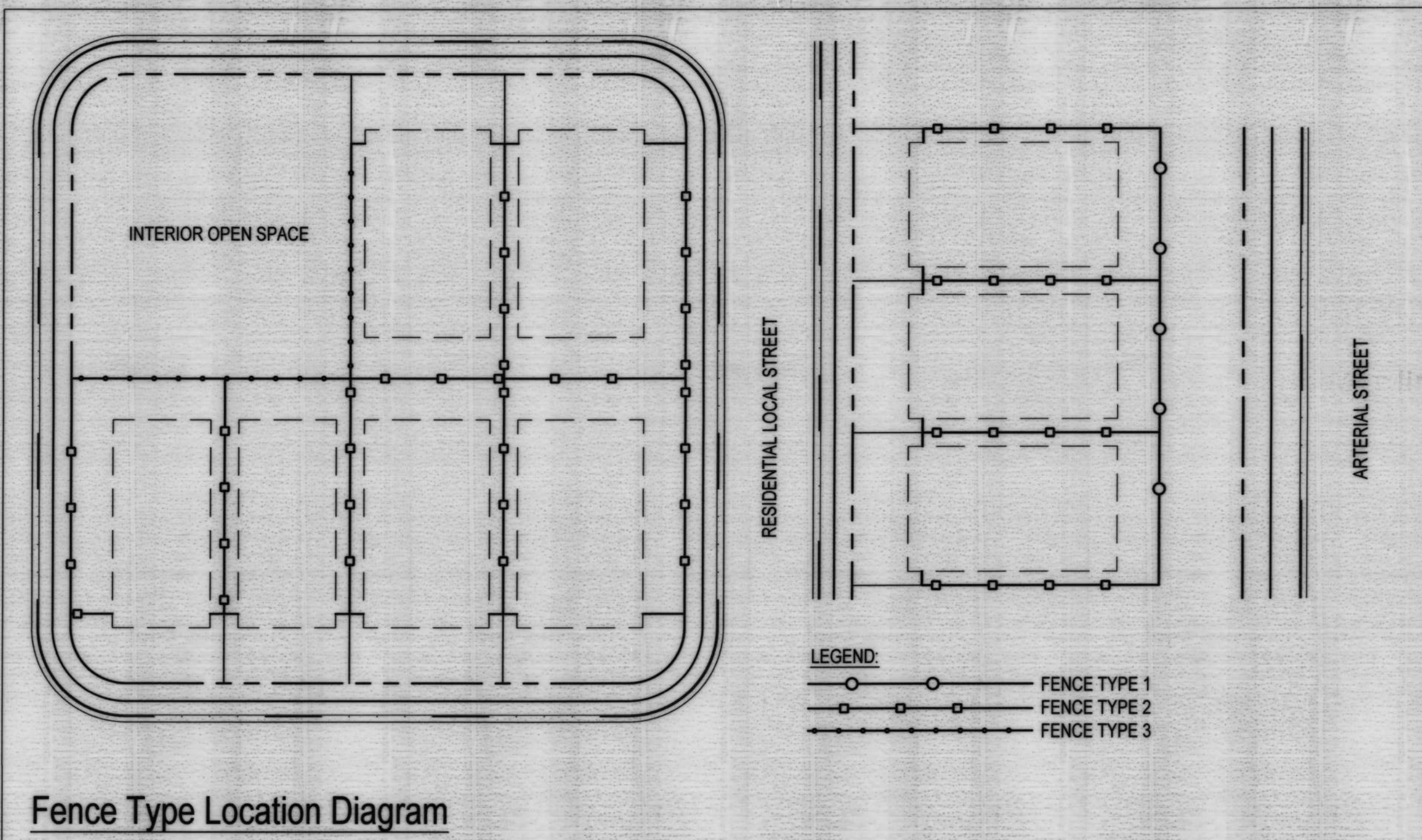
FENCE SECTION

- NOTES:
- FENCE TYPE 2 SHALL BE LOCATED AT ALL SINGLE-FAMILY LOT SIDE PROPERTY LINES.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

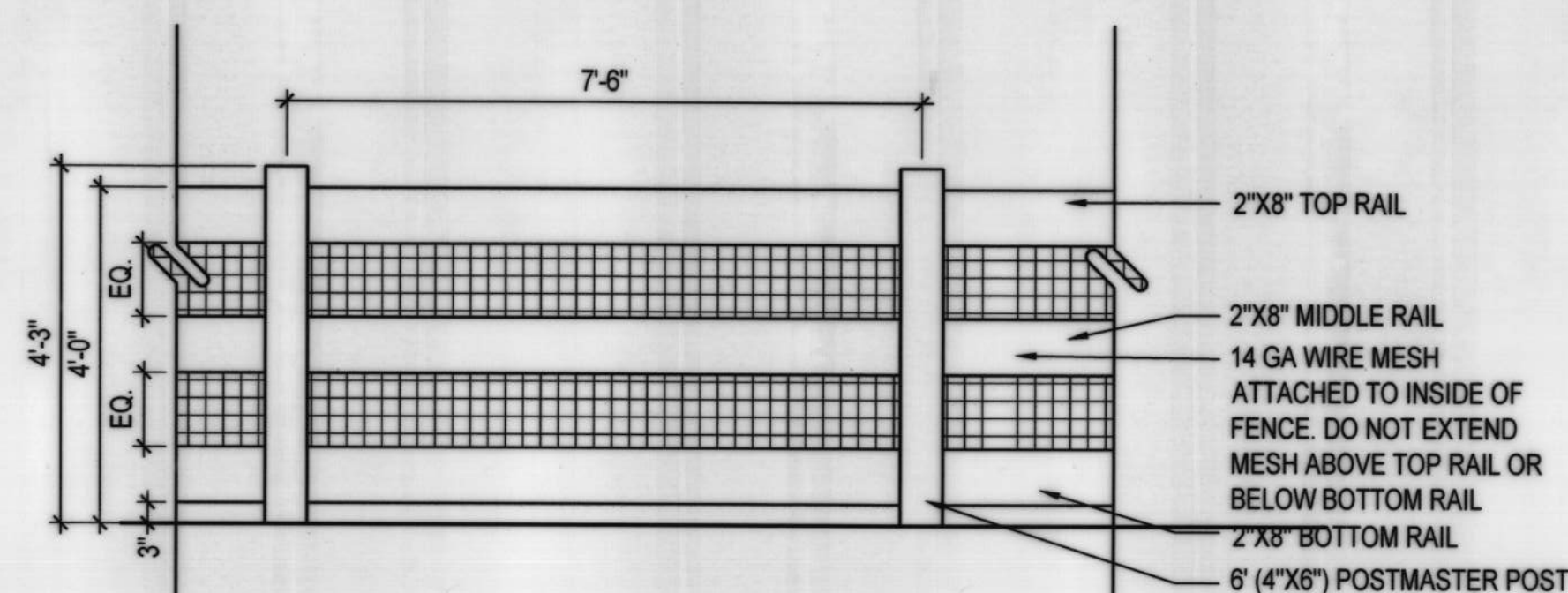
B FENCE TYPE 2 (ALONG SINGLE-FAMILY SIDE LOT PROPERTY LINES)

SCALE: 1/2"=1'-0"

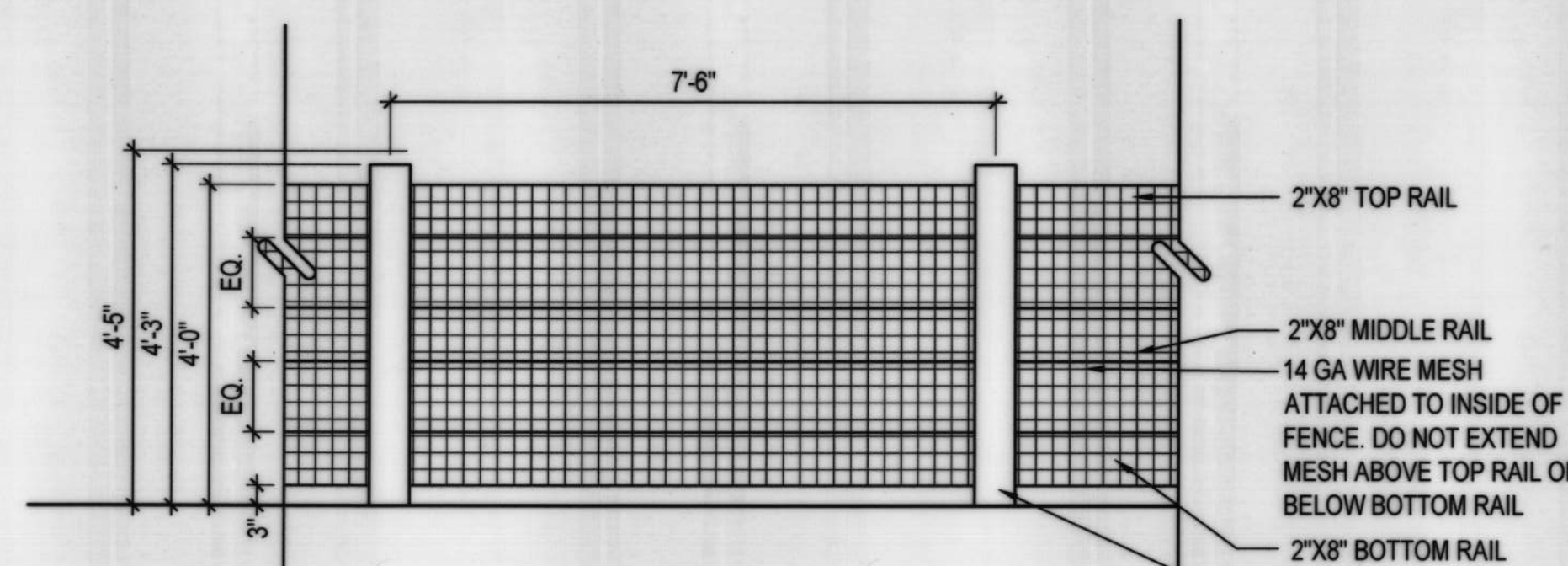
DT-FENC-TYPE 2



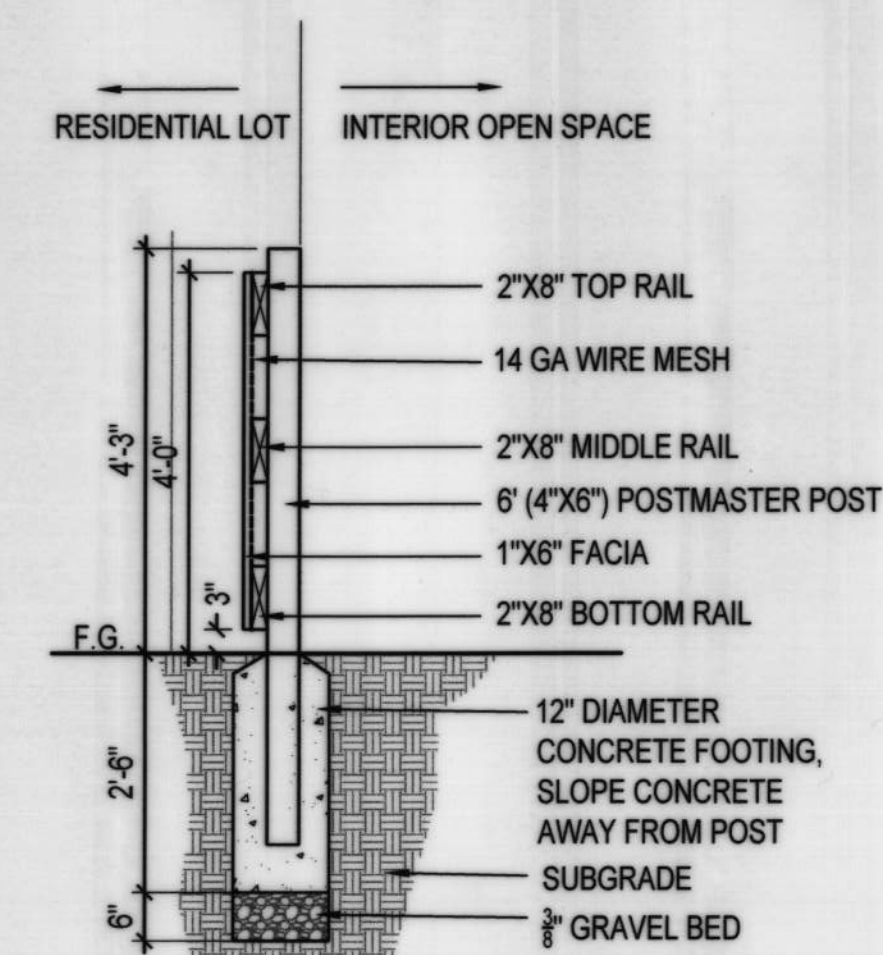
Fence Type Location Diagram



OUTSIDE ELEVATION (VIEW FROM OPEN SPACE)



INSIDE ELEVATION (VIEW FROM RESIDENTIAL LOT)



FENCE SECTION

- NOTES:
- FENCE TYPE 3 SHALL BE LOCATED ON ALL SINGLE-FAMILY LOT REAR PROPERTY LINES THAT BACK INTERIOR OPEN SPACE.
 - ALL FENCING MATERIALS SHALL BE CEDAR OR PRESSURE TREATED LUMBER #1 GRADE.

C FENCE TYPE 3 (ALONG SINGLE-FAMILY LOT LINES THAT ARE ADJACENT TO INTERIOR OPEN SPACE)

SCALE: 1/2"=1'-0"

DT-FENC-TYPE 3

GRANARY

Johnstown, Colorado

HARTFORD
HOMES

russell+
mills

REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name

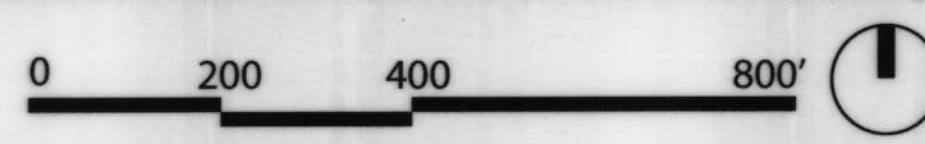
Fencing Details

Sheet

ODP 4



- Legend**
- 45'x110' single-family lot
 - 55'x110' single-family lot
 - Irrigated native seed
 - Detention
 - Irrigated sod



GRANARY
Johnstown, Colorado



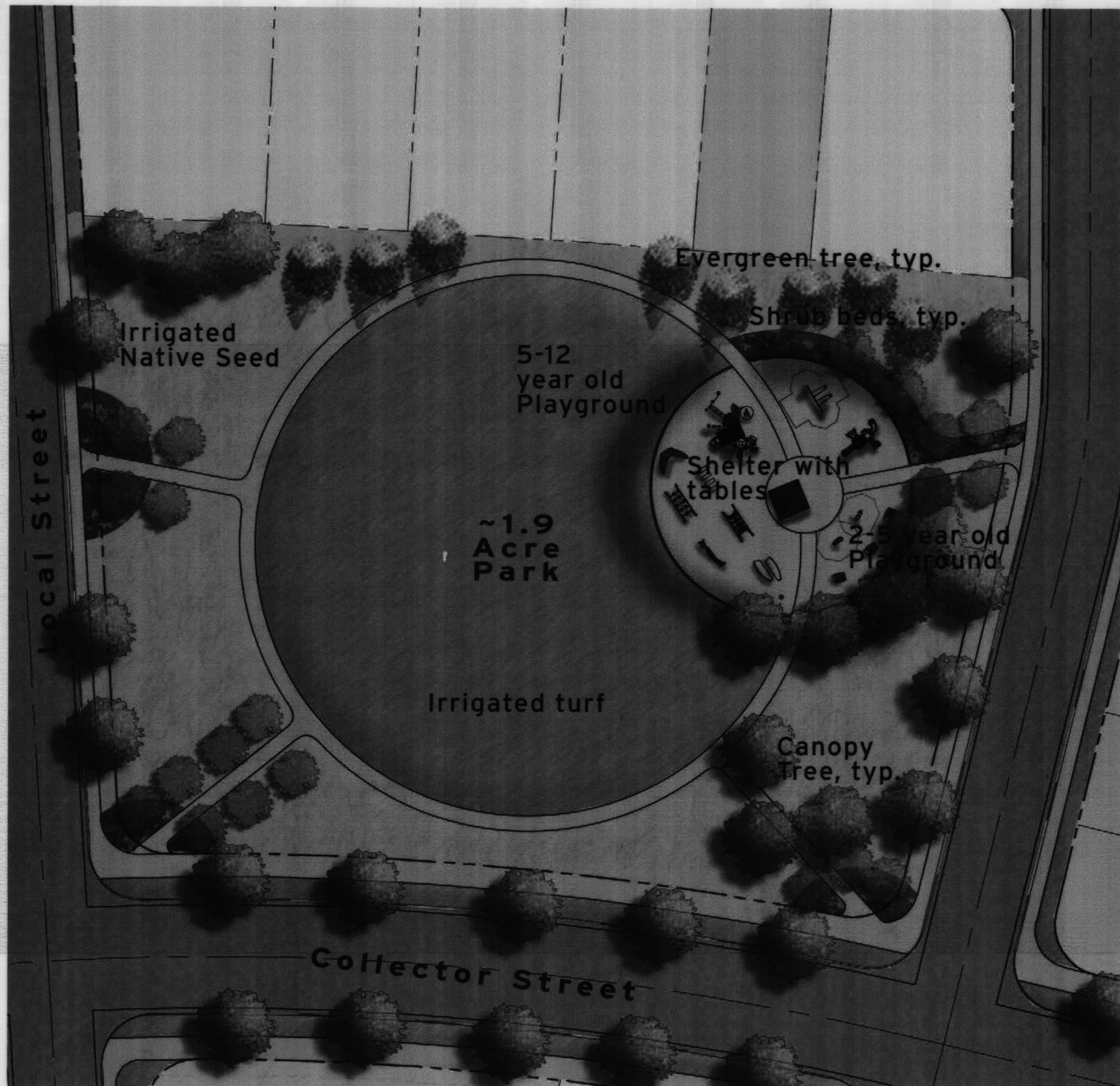
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OUTLINE
DEVELOPMENT
PLAN

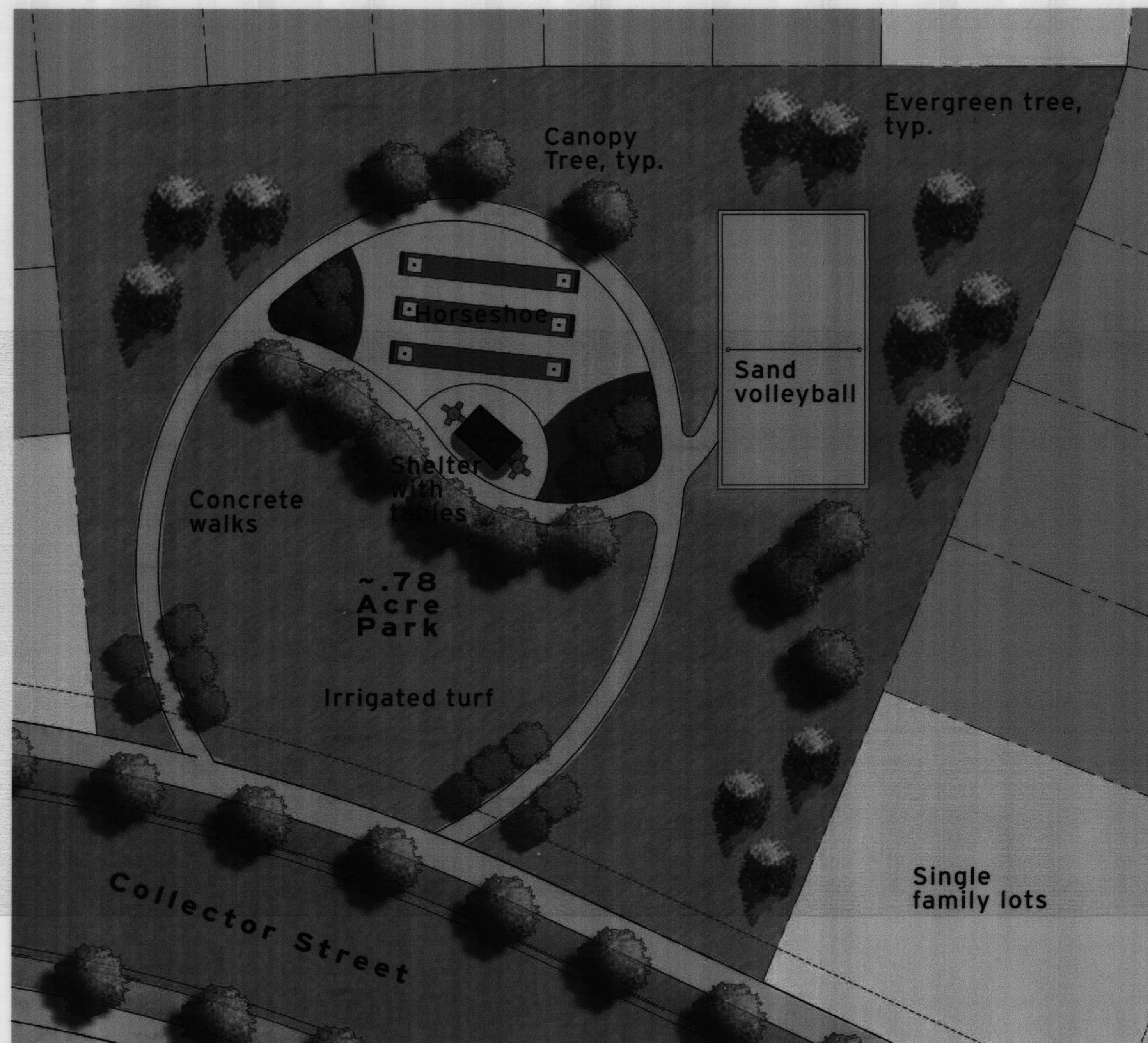
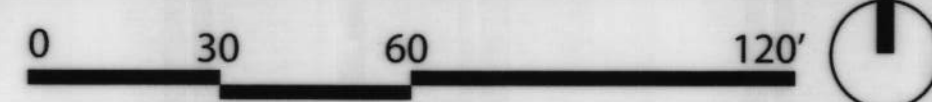
Date: 01.08.2021
Drawn By: SL & DD
Checked By: CR

Sheet Name
ILLUSTRATIVE
MASTER PLAN

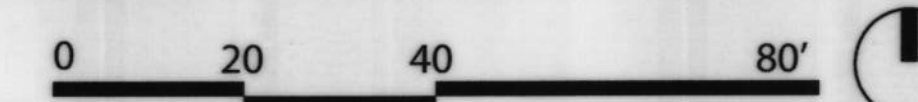
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ODP 5



WEST PARK



EAST PARK



GRANARY

Johnstown, Colorado



russell+mills

REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

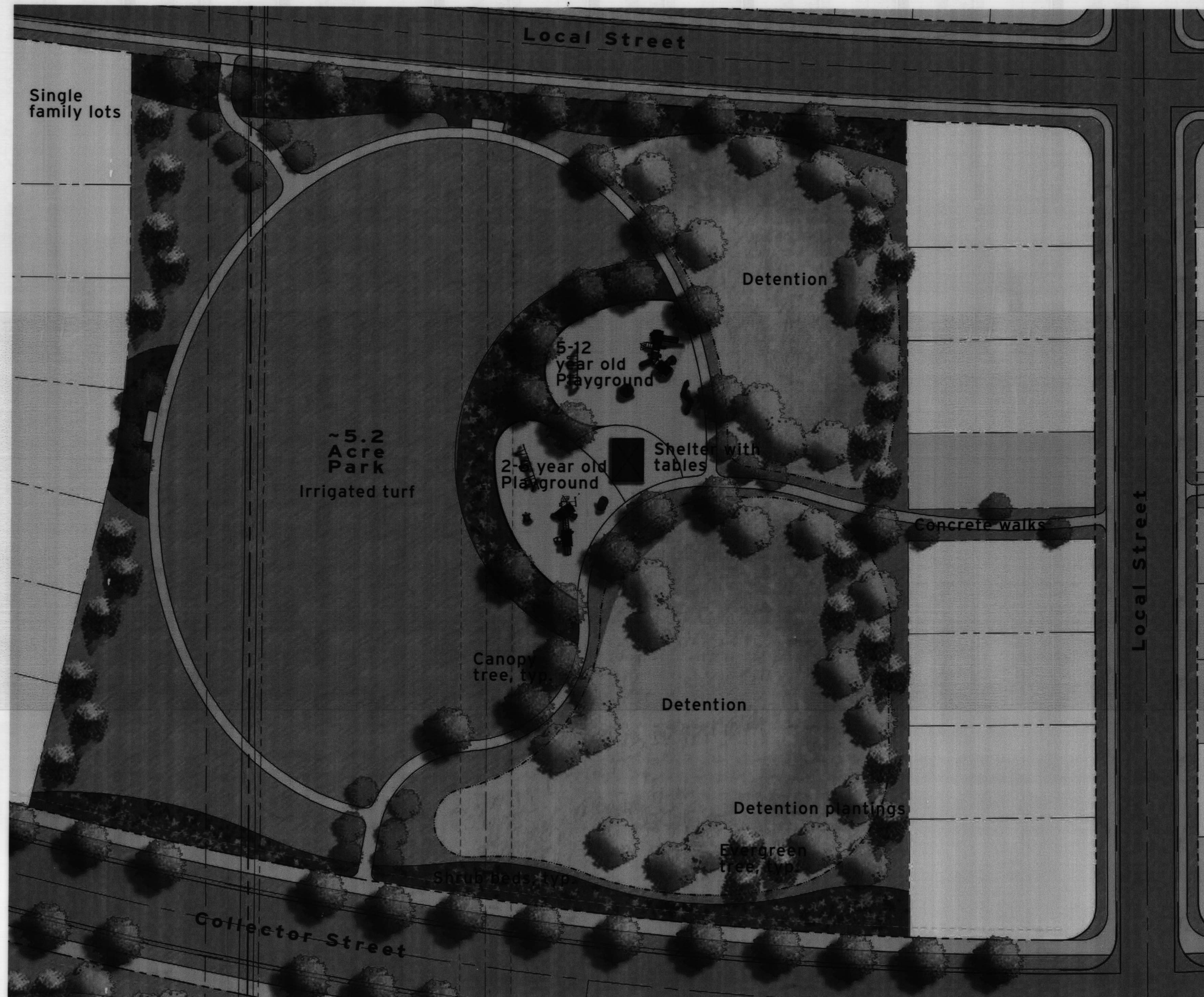
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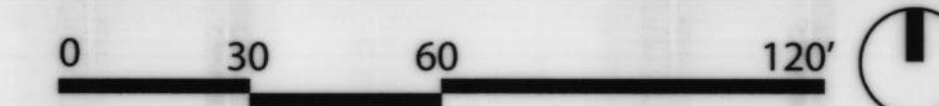
Sheet Name
CONCEPTUAL PARK
ENLARGEMENT
PLANS

Sheet

ODP 6



CENTRAL PARK



GRANARY
Johnstown, Colorado



russell+mills

REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name
CONCEPTUAL PARK
ENLARGEMENT
PLAN

Sheet

ODP 7

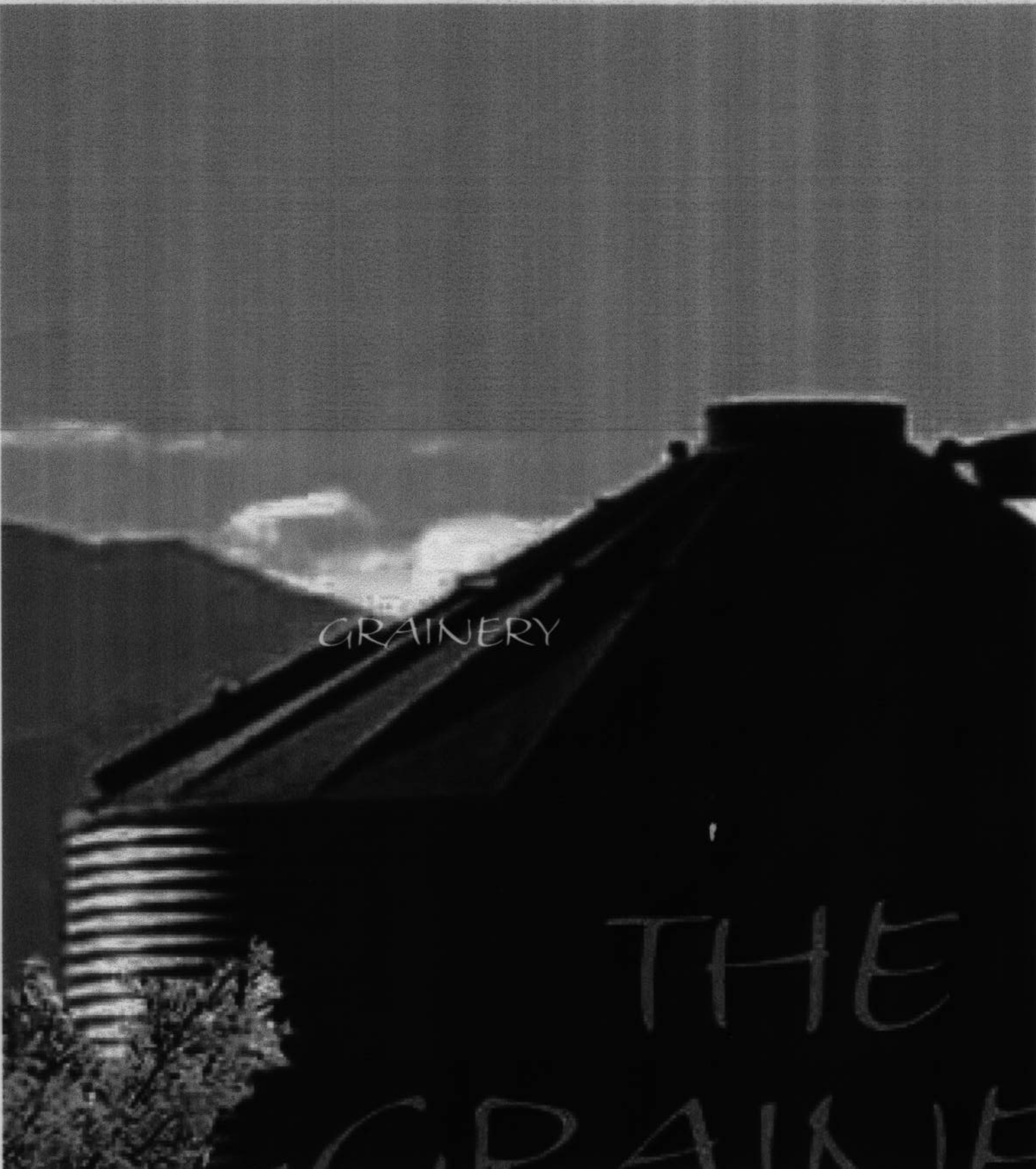
Protect and maintain existing cottonwood to the extent possible. There are dead trees within the stand that need to be removed.

Barn to be used as an entry monument feature. No interior access will be provided. Barn will be reviewed by Structural Engineer to ensure structural integrity and all required elements for repair will be completed.

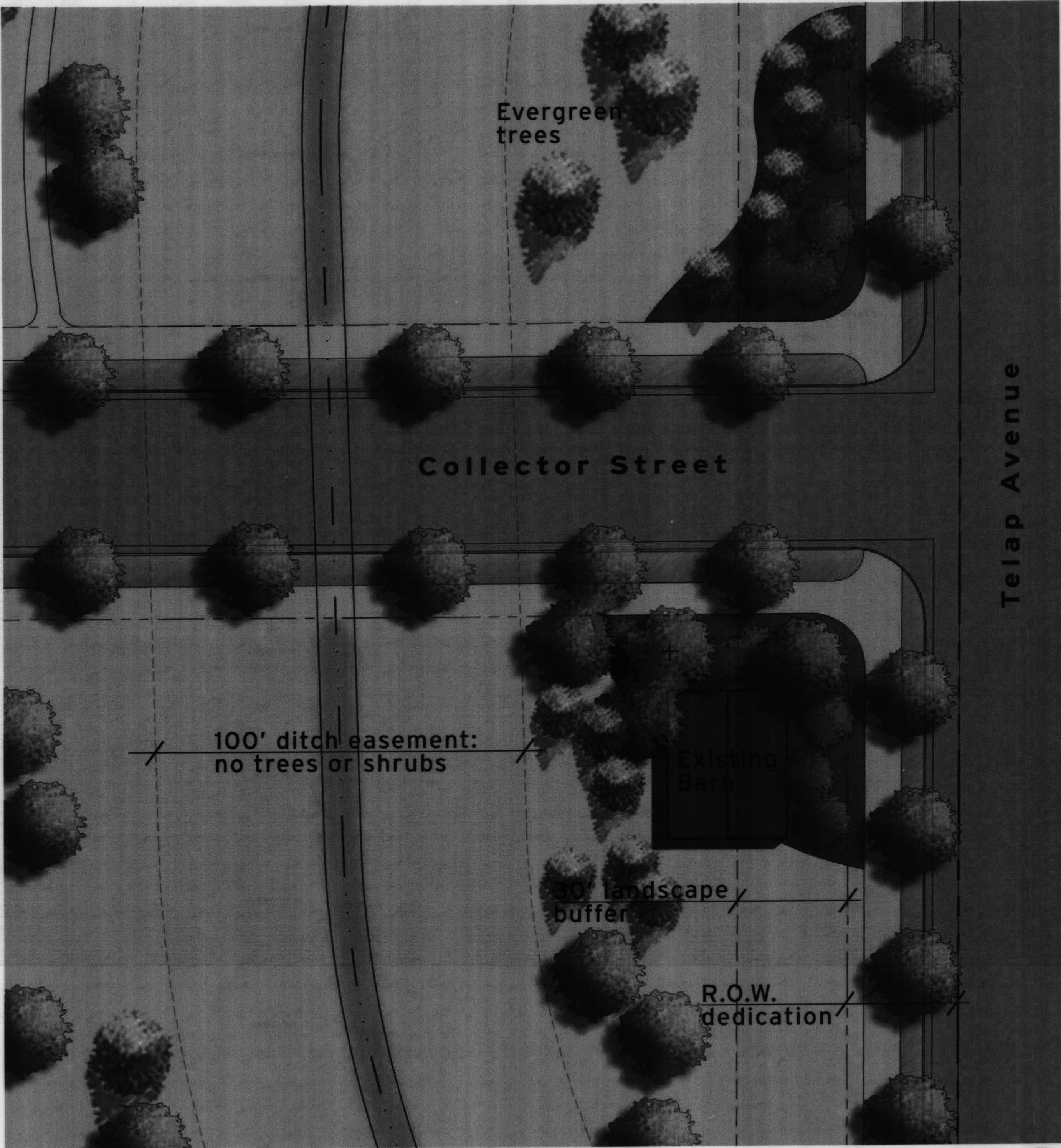
Remove covered garage portion



Existing barn along Telap Avenue



Existing silos (3) to be relocated along CR 46 and Colorado Blvd collector street entrances



Telap Avenue Entry Feature

GRANARY
Johnstown, Colorado



REV.	COMMENT	DATE

OUTLINE
DEVELOPMENT
PLAN

Date: 01.08.2021

Drawn By: SL & DD

Checked By: CR

Sheet Name
CONCEPTUAL
ENTRY FEATURE
PLAN

Sheet

ODP 8



THE GRANARY ODP MAJOR AMENDMENT 01 NARRATIVE

To: Jeremy Gleim, Planning & Development Director
Town of Johnstown, CO
email: jgleim@johnstownco.gov

Date: June 3, 2025

Re: The Granary Outline Development Plan Major Amendment 01, 2nd Submittal

Dear Mr. Gleim,

Thank you for all you have contributed in keeping The Granary ODP Amendment 01 moving along at a great pace.

The Granary Filing One is currently under construction on the east portion of the site. The east neighborhood park is installed and ready for residents and the community to enjoy. A portion of the enhanced east-west multi-modal sidewalk has also been installed and will continue to the west to join in with the new school across Colorado Blvd. Filings Three and Four are approved and will begin construction soon. This will include the main Central park and pool area for all residents to enjoy.

This ODP Major Amendment 01 is seeking the approved changes so that additional housing types can be included in this master planned community to meet housing affordability needs as well as increase the product diversity. The products included are:

- Front load single-family detached lots (45'x110' and 55'x110')
- Front load single-family attached lots (duplex - 40'x100')
- Read load single-family detached lots (cottage - 30'x110')
- Read load single-family attached lots (duplex - 30'x110')

The Amended ODP will also incorporate an additional south neighborhood park and duplex park to better serve the additional homes that are being shown in the west portion of the site. Oil and Gas Wells in the south-east portion of the site will be abandoned and plugged. This will reduce the setback requirement from 350' to 150'. The tank areas south of the site will not require a setback.

The amended plan also reflects changes that occurred during the preliminary and final plans for Filing One-Four. These include updated ditch alignment, the east park configuration, as well as the pool amenity that is part of the main central park.

Please feel free to contact us with any questions or if additional information is needed.

Best regards,

A handwritten signature in black ink, appearing to read 'Shelley La Mastra'.

Shelley La Mastra, PLA
Associate Principal



**THE GRANARY ODP AMENDMENT
CASE NO. ZON24-0007
PUBLIC HEARING**

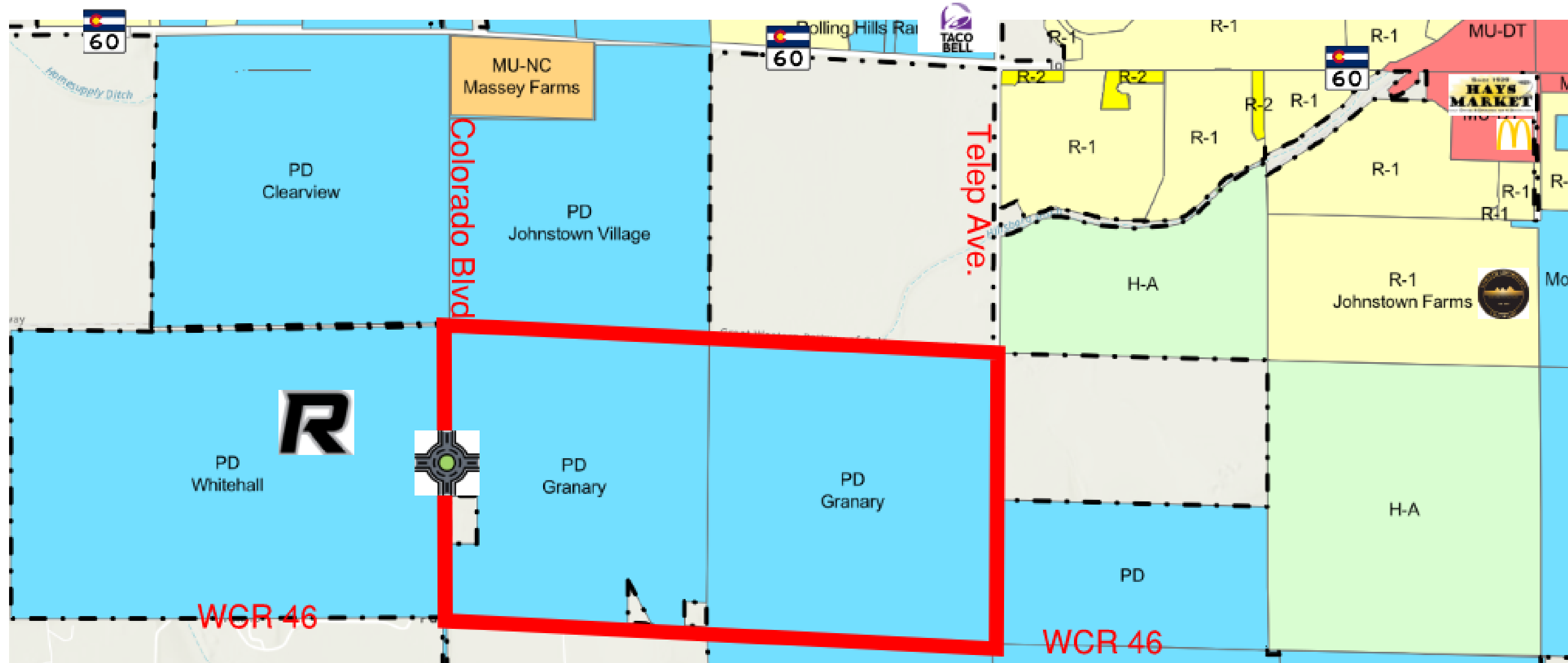
**TOWN COUNCIL
NOVEMBER 3, 2025**





Colorado Blvd/WCR13





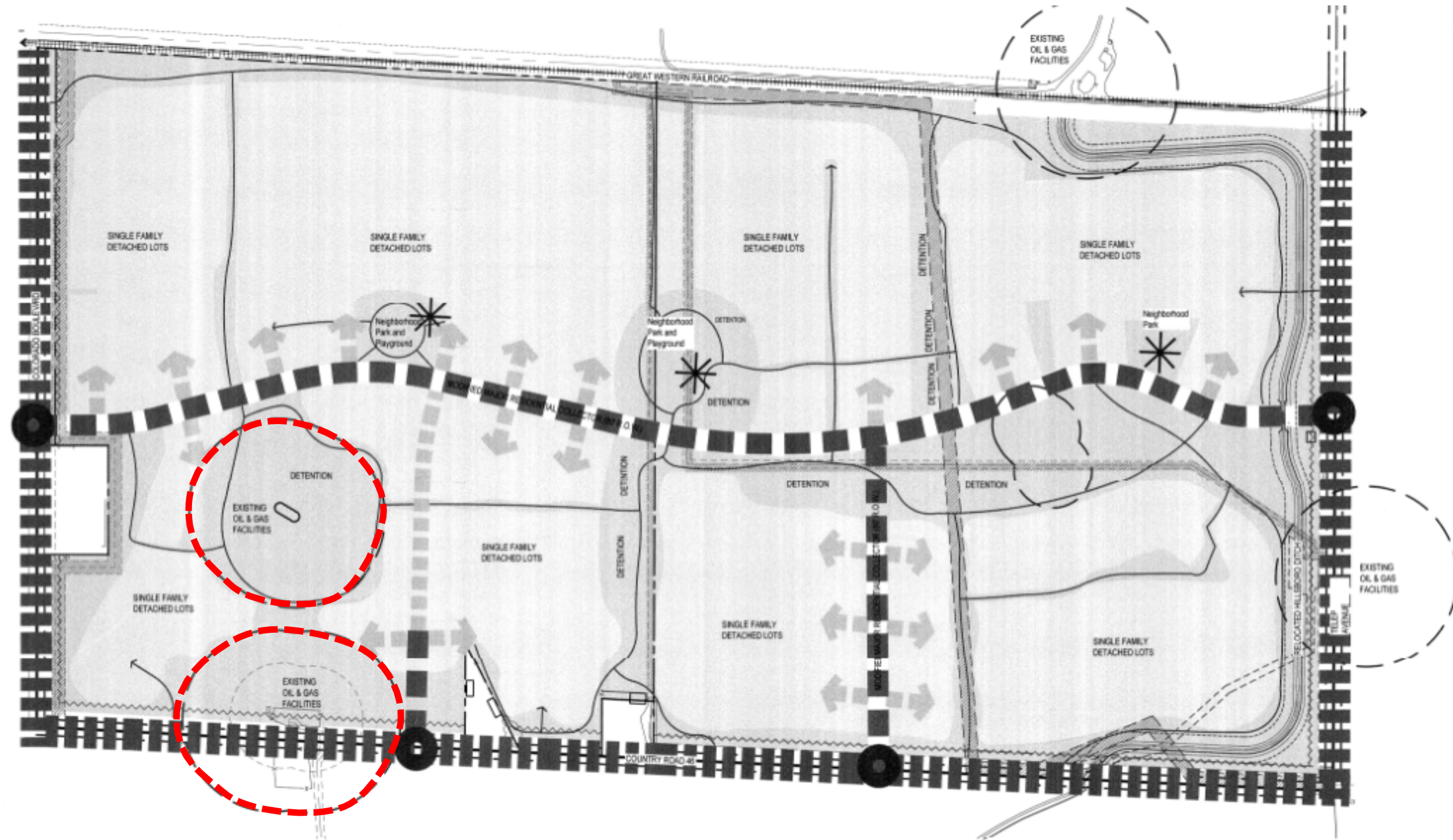
Current ODP



Three neighborhood parks were illustrated on the original ODP.

At the time of approval, there were two active oil and gas facilities on the property.

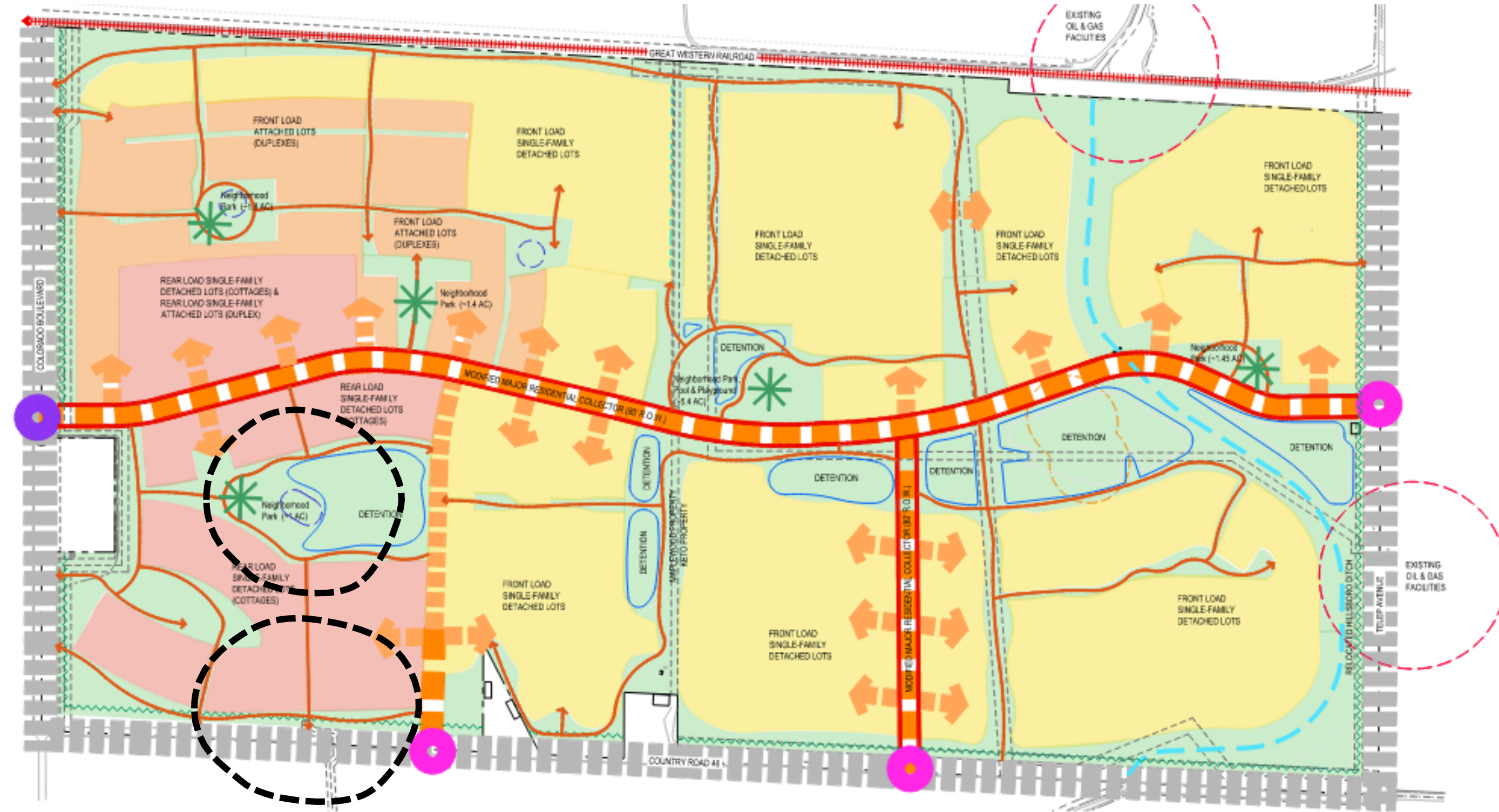
The development is composed of single-family detached units.



The proposed amendment includes five neighborhood parks.

Flow lines have been removed from the oil and gas and facilities.

The developer would like to include single-family attached (duplex) and detached cottage-style homes.



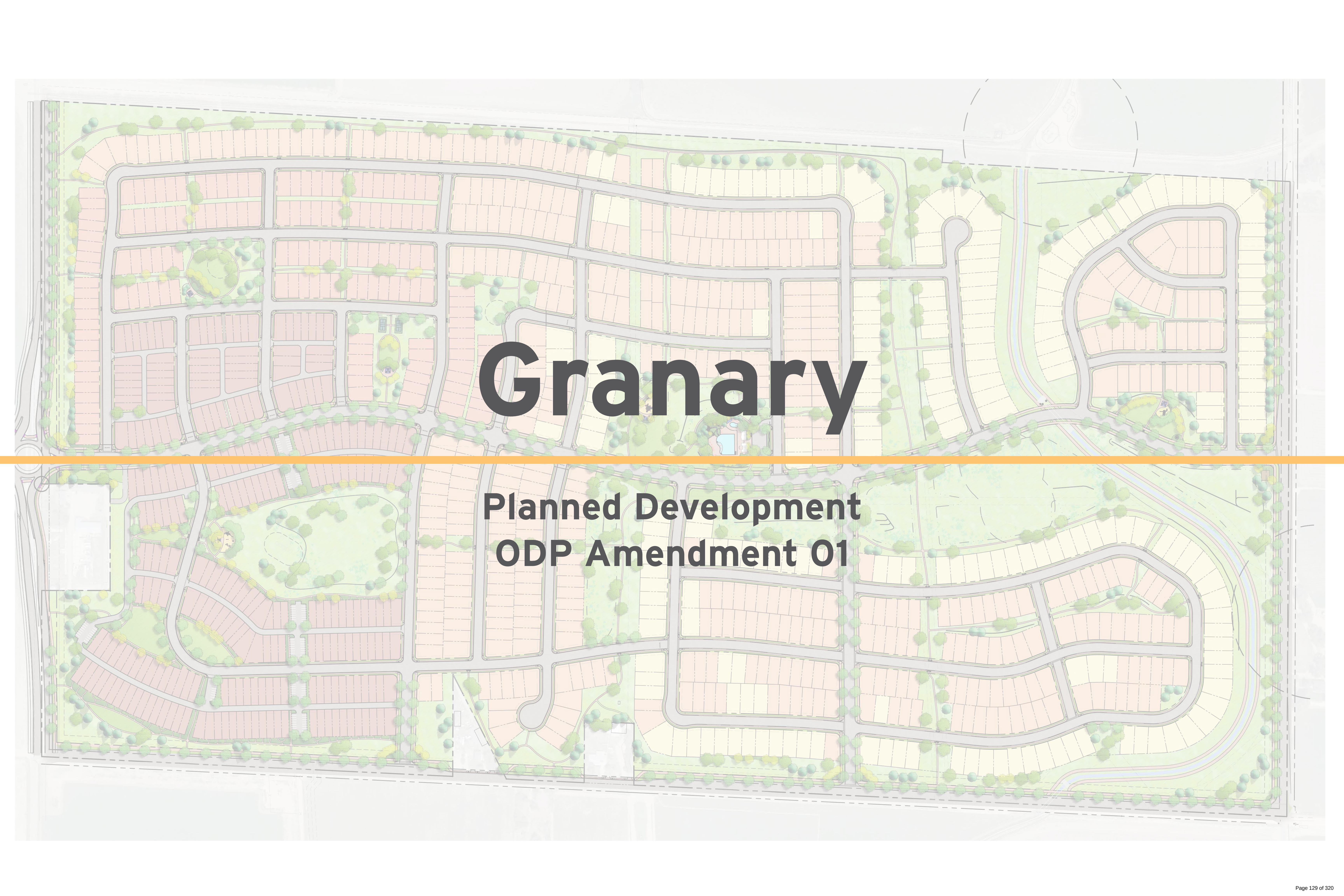
Due to changing market conditions, the developer seeks to increase affordable housing opportunities for the town by allowing duplex and cottage-style homes.

The removal of the oil and gas flow lines allows for reduced setbacks to increase the number of available lots within The Granary subdivision.



Questions?

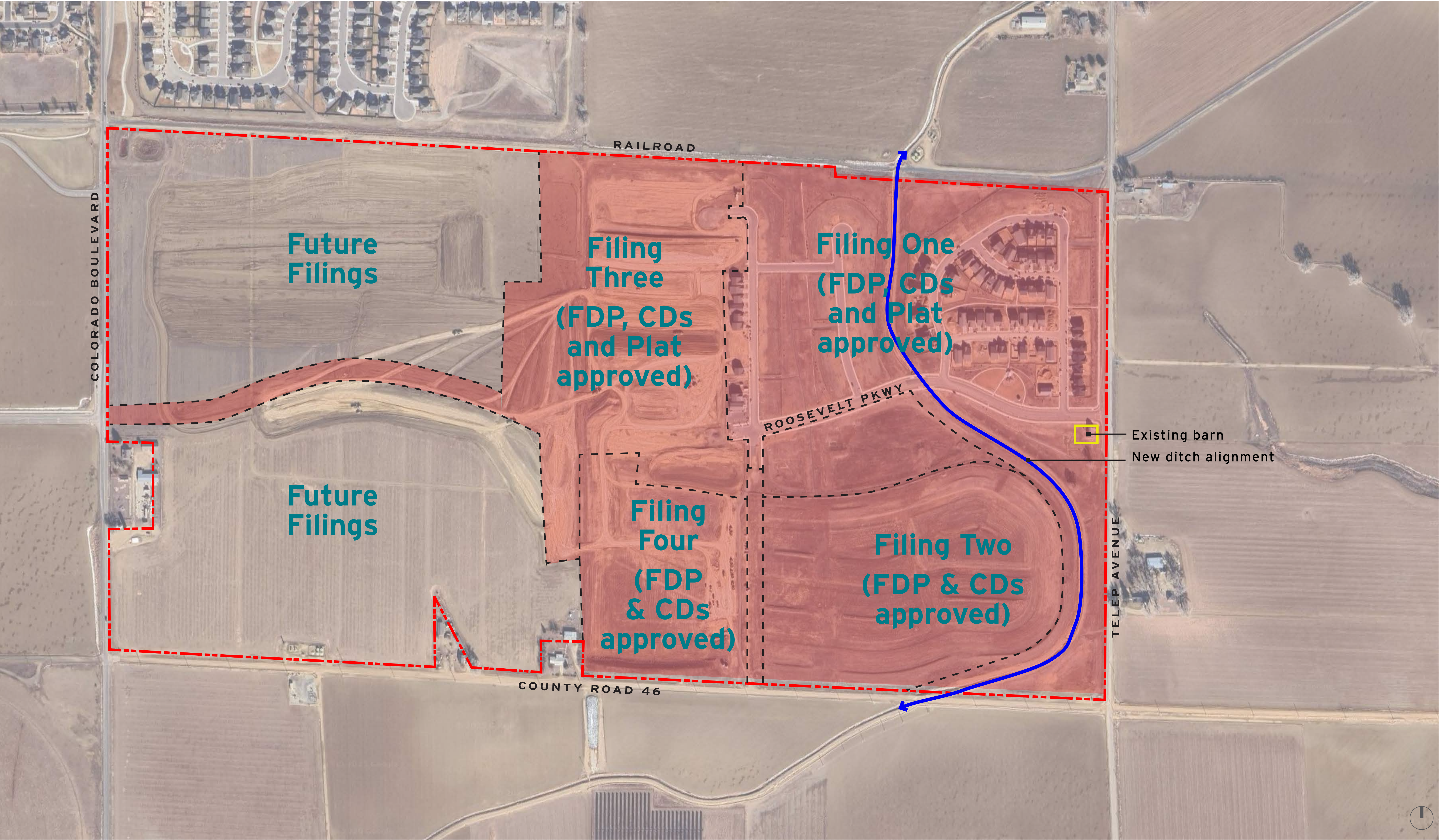


An aerial site plan for a residential development named 'Granary'. The plan shows a grid of streets with numerous lots, some colored in light orange and others in light yellow. There are several green spaces, including a large park-like area on the left and smaller pockets of greenery throughout. A winding road or path is visible on the right side. The overall layout is organized and planned.

Granary

**Planned Development
ODP Amendment 01**

Existing Site Aerial



Building a Community



Restored Granary Entrance Barn (at east entrance along Telep)



Roundabout (at west entrance along Colorado Blvd)



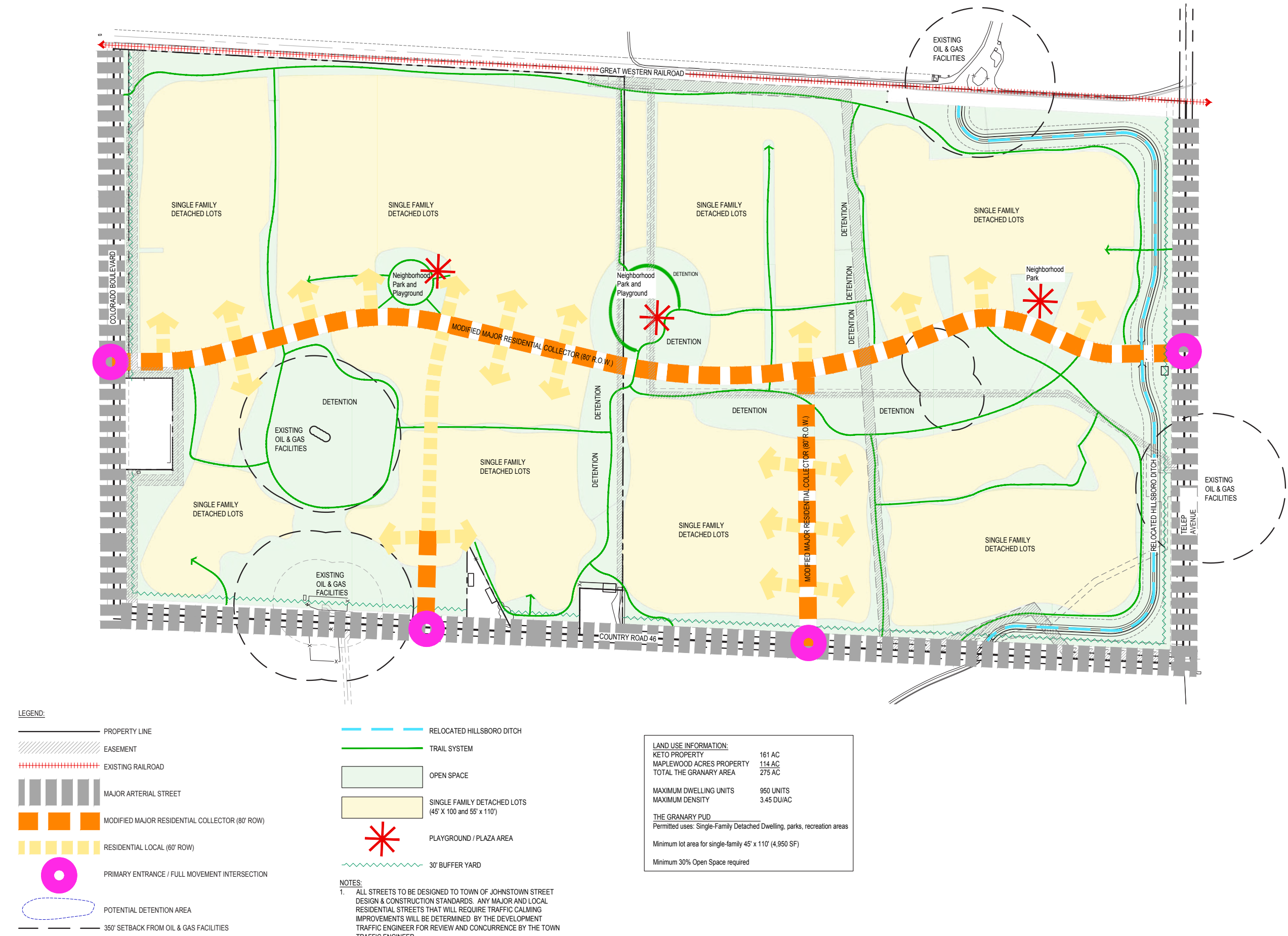
Filing One - Homes and Park



Model Homes



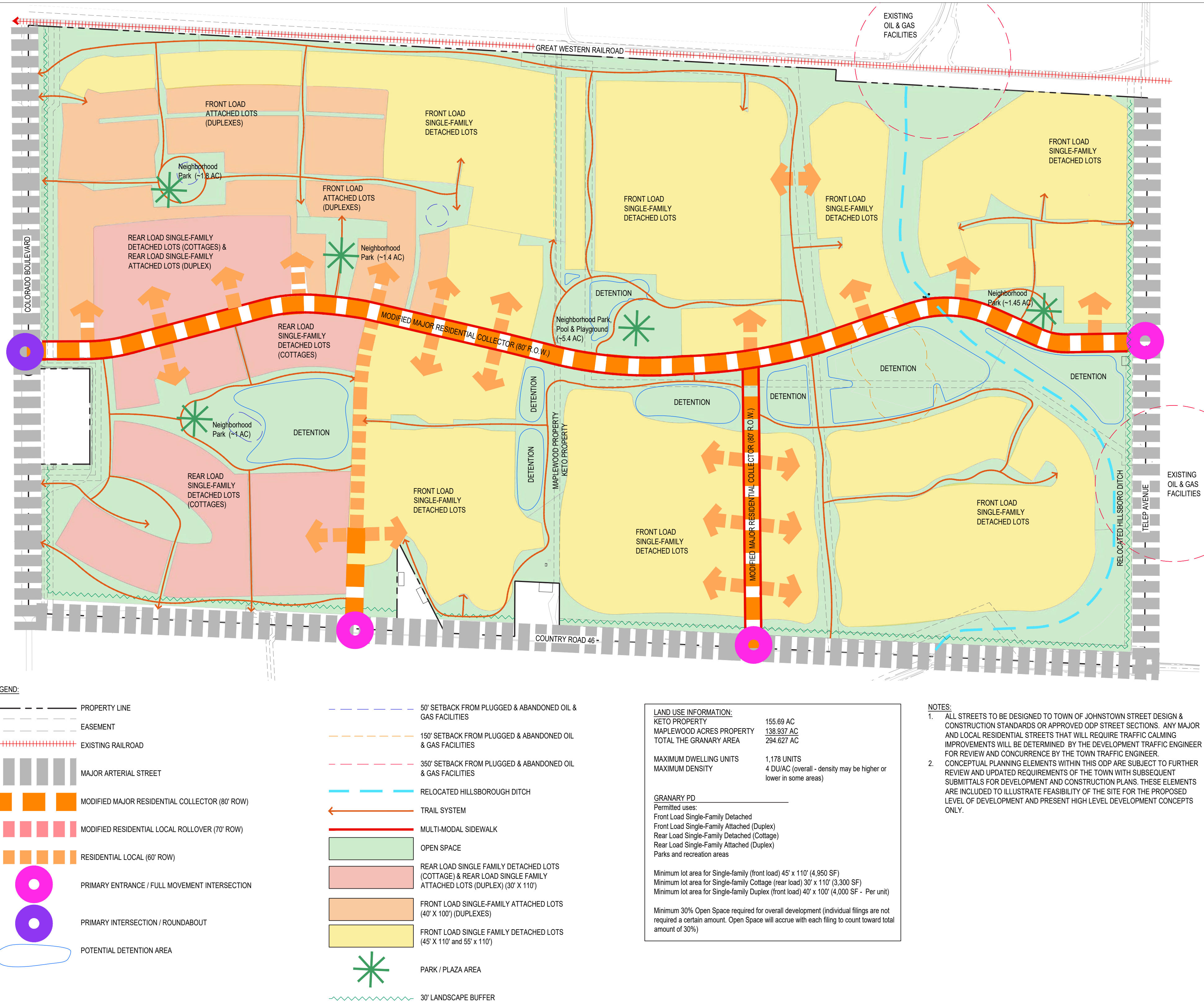
Approved ODP



What has changed:

- New Products types added (Cottages & Duplexes)
- Two (2) additional parks added
- Additional trail connections
- Revised layout due to well closures and capping in south-west area
- Total units capped at 1,178 (4 du/ac) from 950 (3.45 du/ac)

ODP Amendment 01

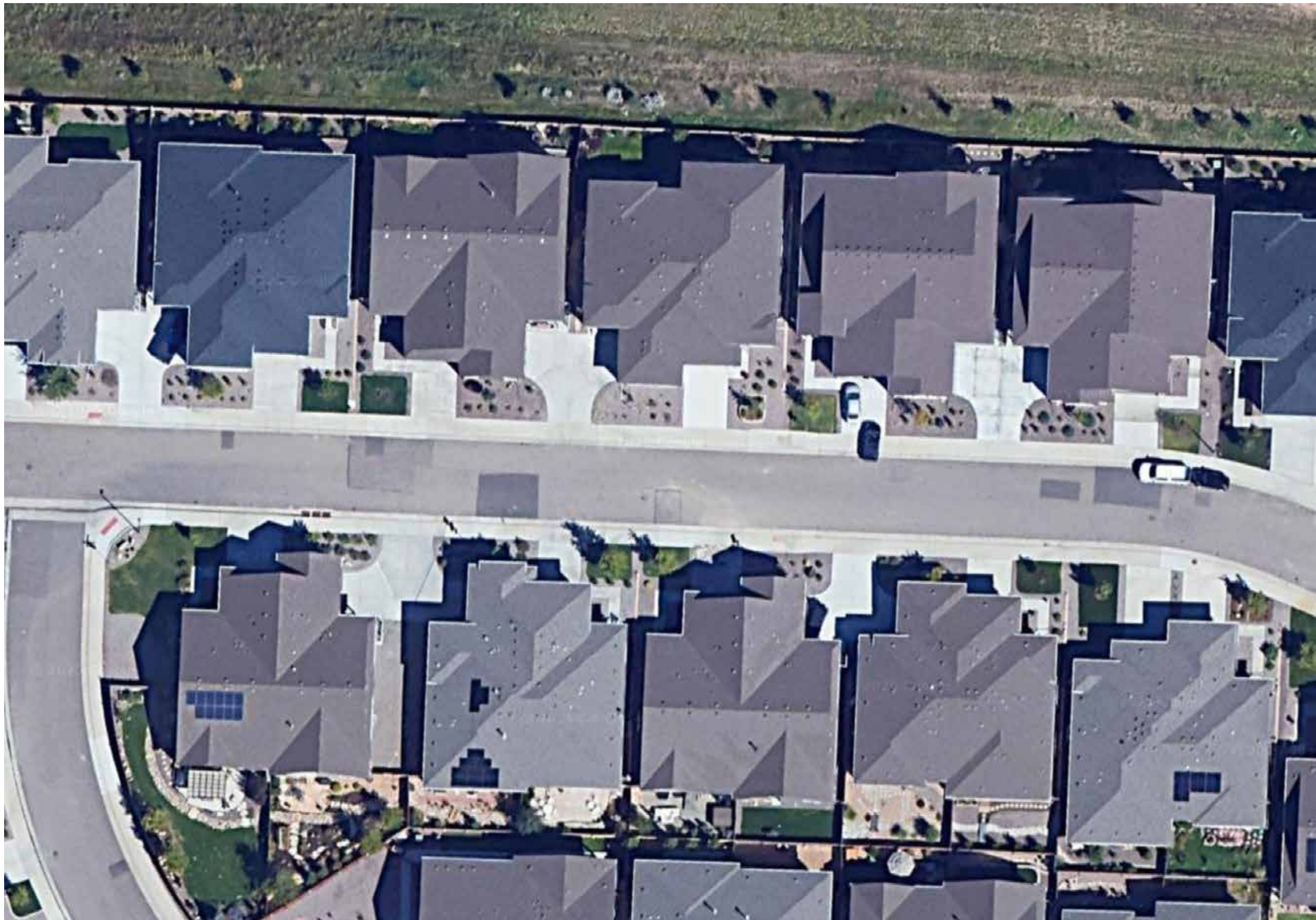


New Product: Cottages (rear alley load)



NOTE:
ELEVATIONS ARE EXAMPLES OF PRODUCT TYPE. ACTUAL ELEVATIONS
MAY VARY FROM THE ABOVE IMAGES.

New Product: Duplexes (front load)



Aerial View



Street Frontage



Street Frontage

NOTE:
ELEVATIONS ARE EXAMPLES OF PRODUCT TYPE. ACTUAL ELEVATIONS
MAY VARY FROM THE ABOVE IMAGES.

Approved ODP Conceptual Plan

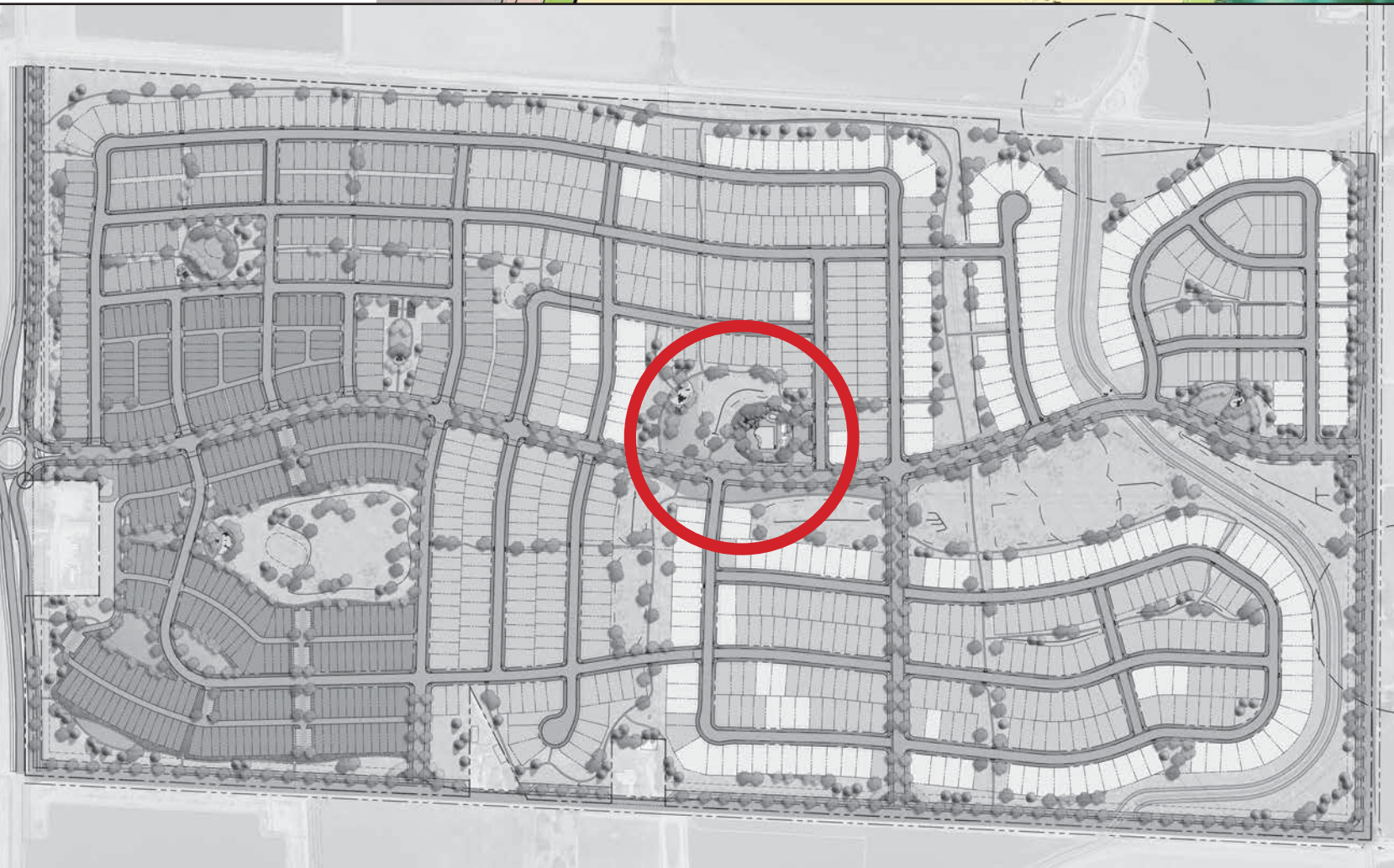


ODP Amendment 01 Conceptual Plan



Central Park: Under Construction

Key Map



CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.

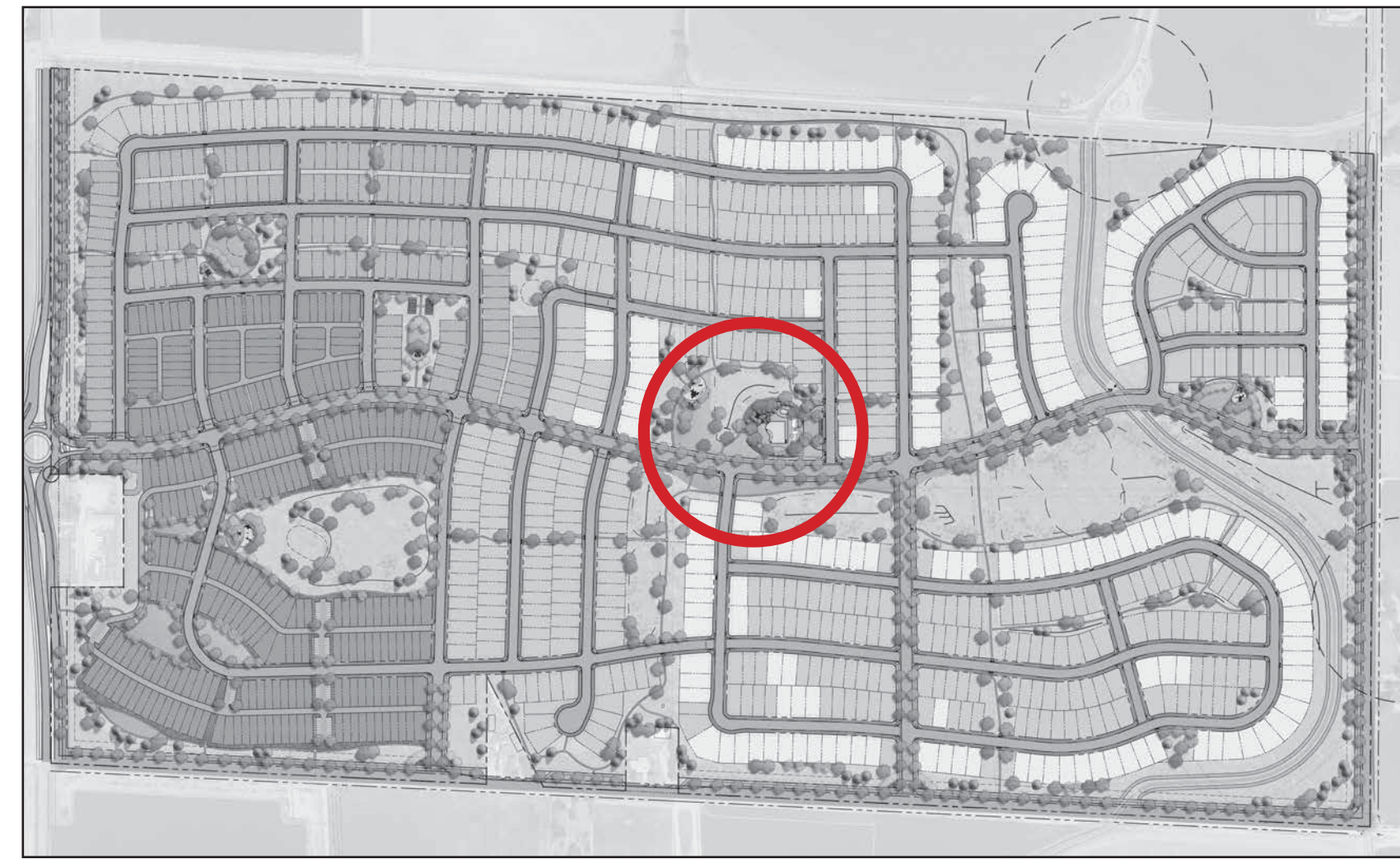


Central Park Pool House: Under Construction



View looking west of Pool House and Park

Key Map



NOTE:
Elements of the illustrative images are conceptual and subject to change.

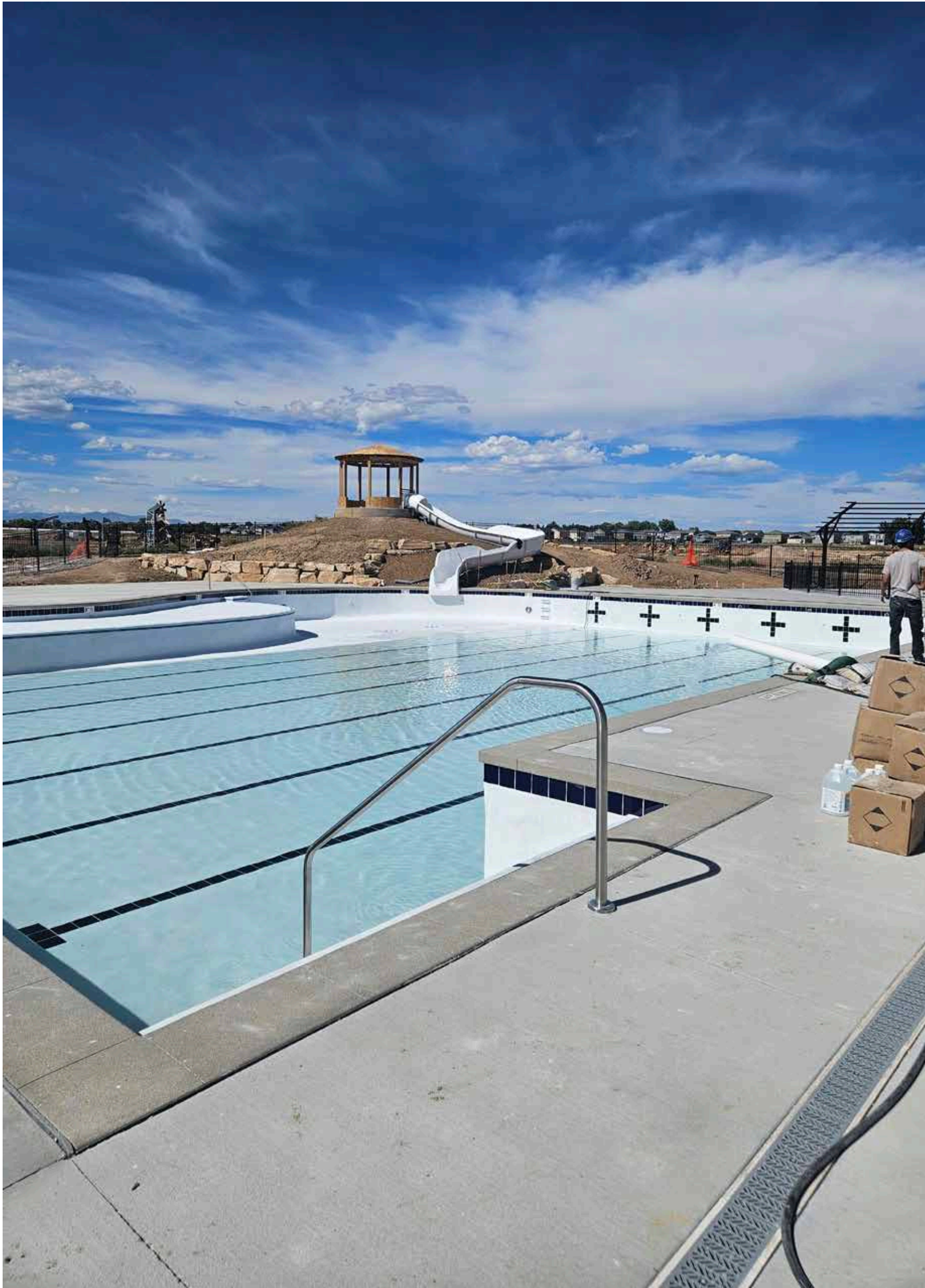


Pool Slide Architecture



Rear Pool-side Elevation

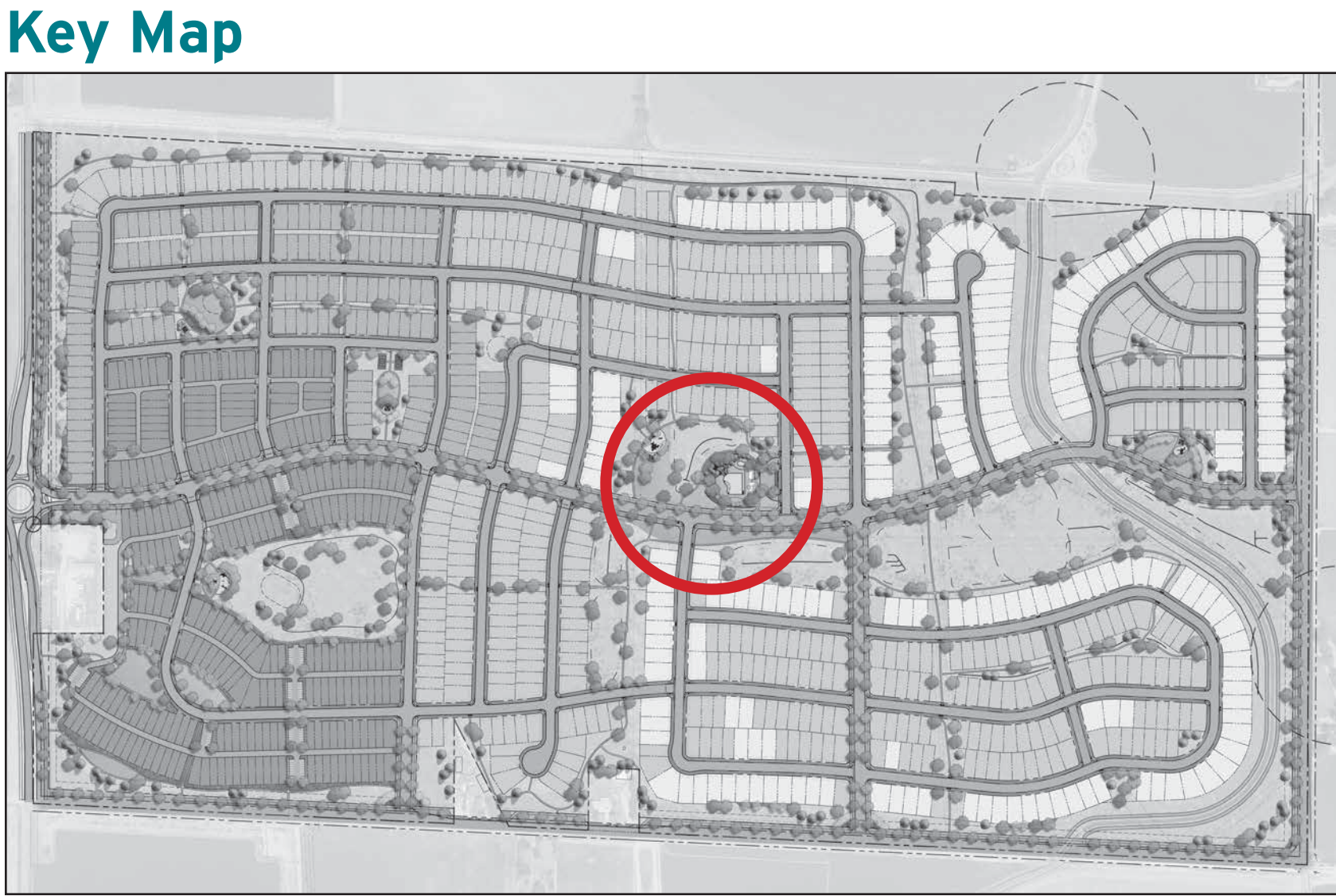
Central Park Pool and Playground: Under Construction



Pool Slide and Pool



Central Playground

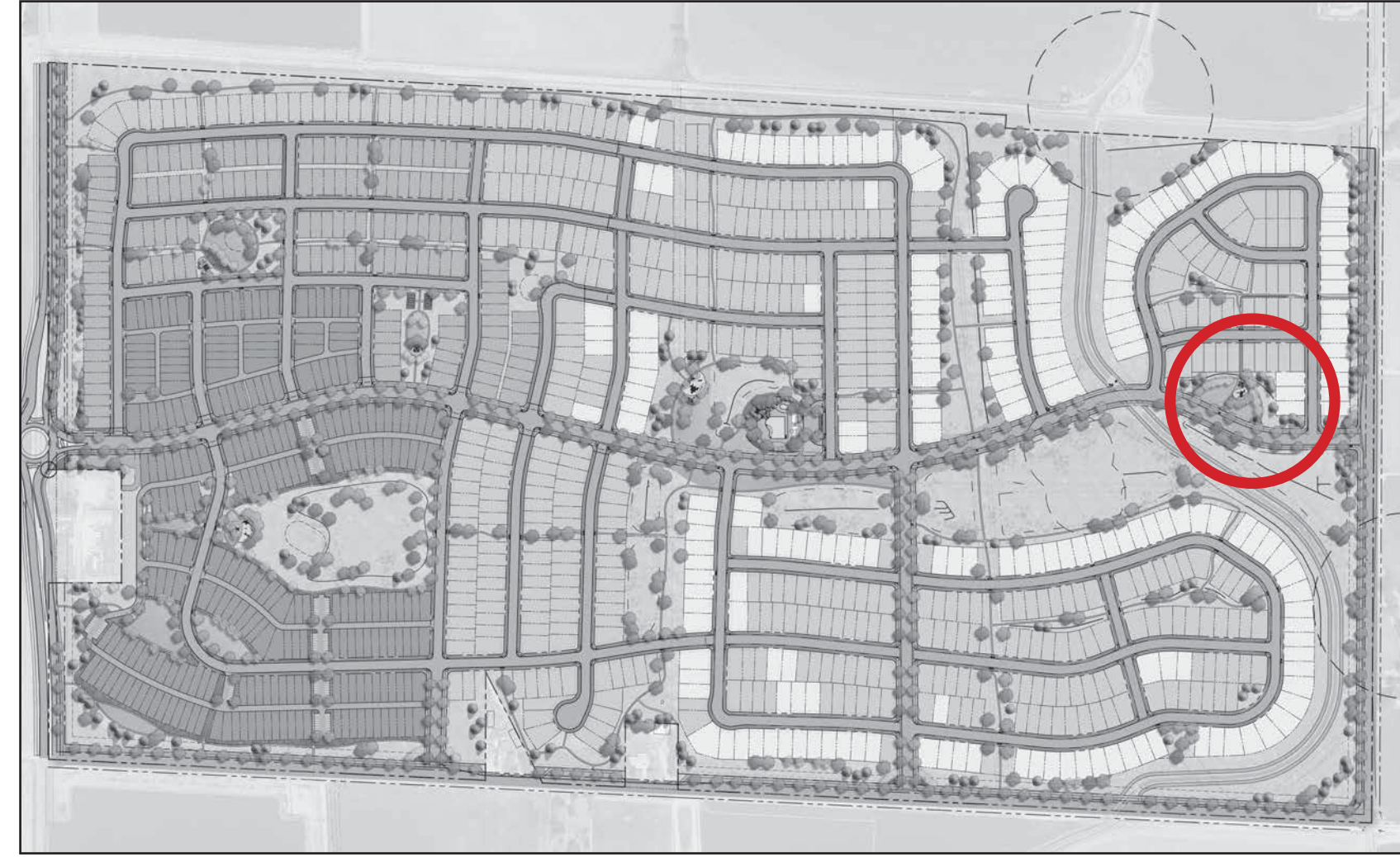


NOTE:
Elements of the illustrative images are conceptual and subject to change.

East Park: Built



Key Map



CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



West Park: In original ODP and PDP



West Park

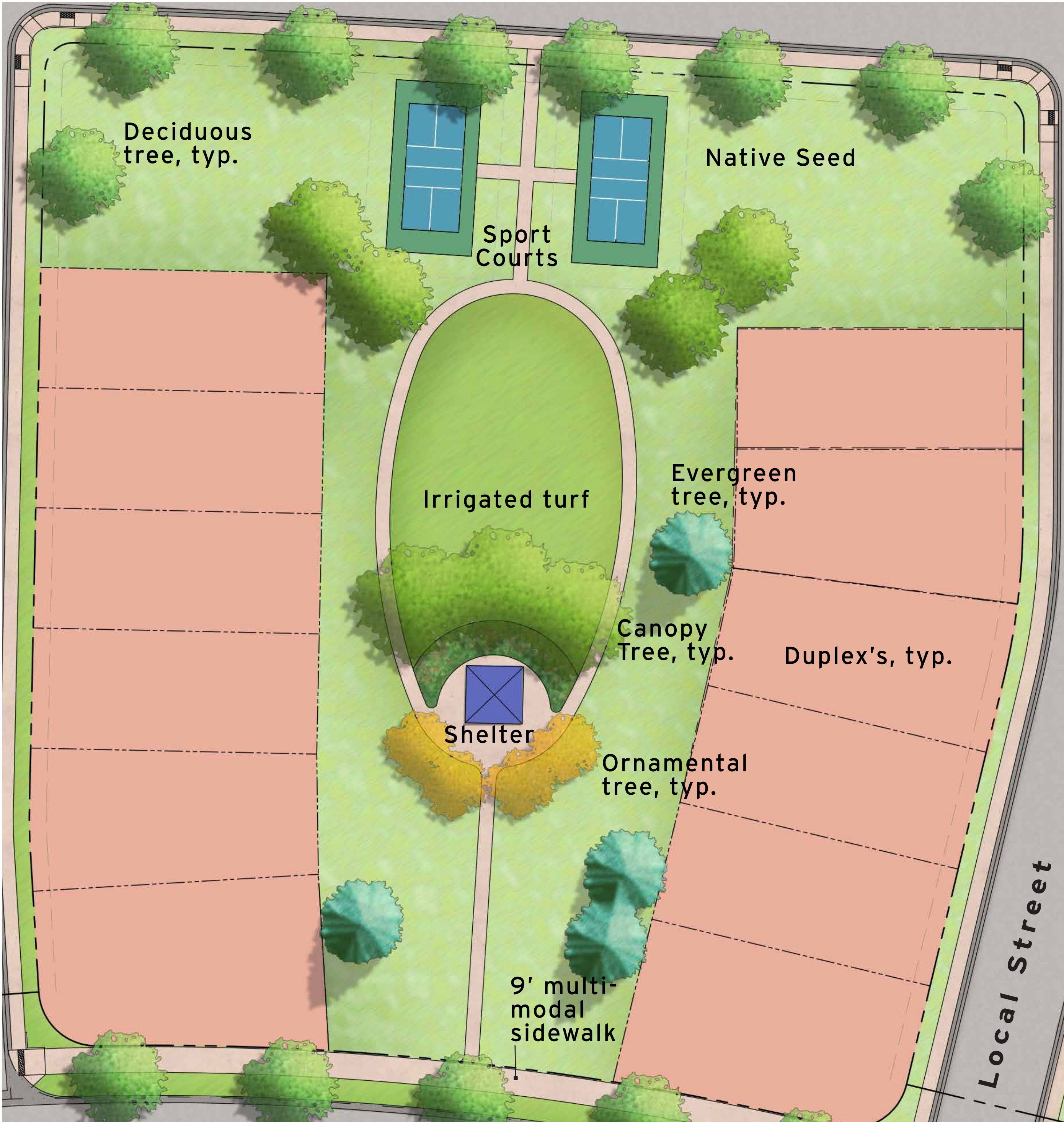


Key Map



CONCEPT NOTE:
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Additional Parks: ODP Amendment 01

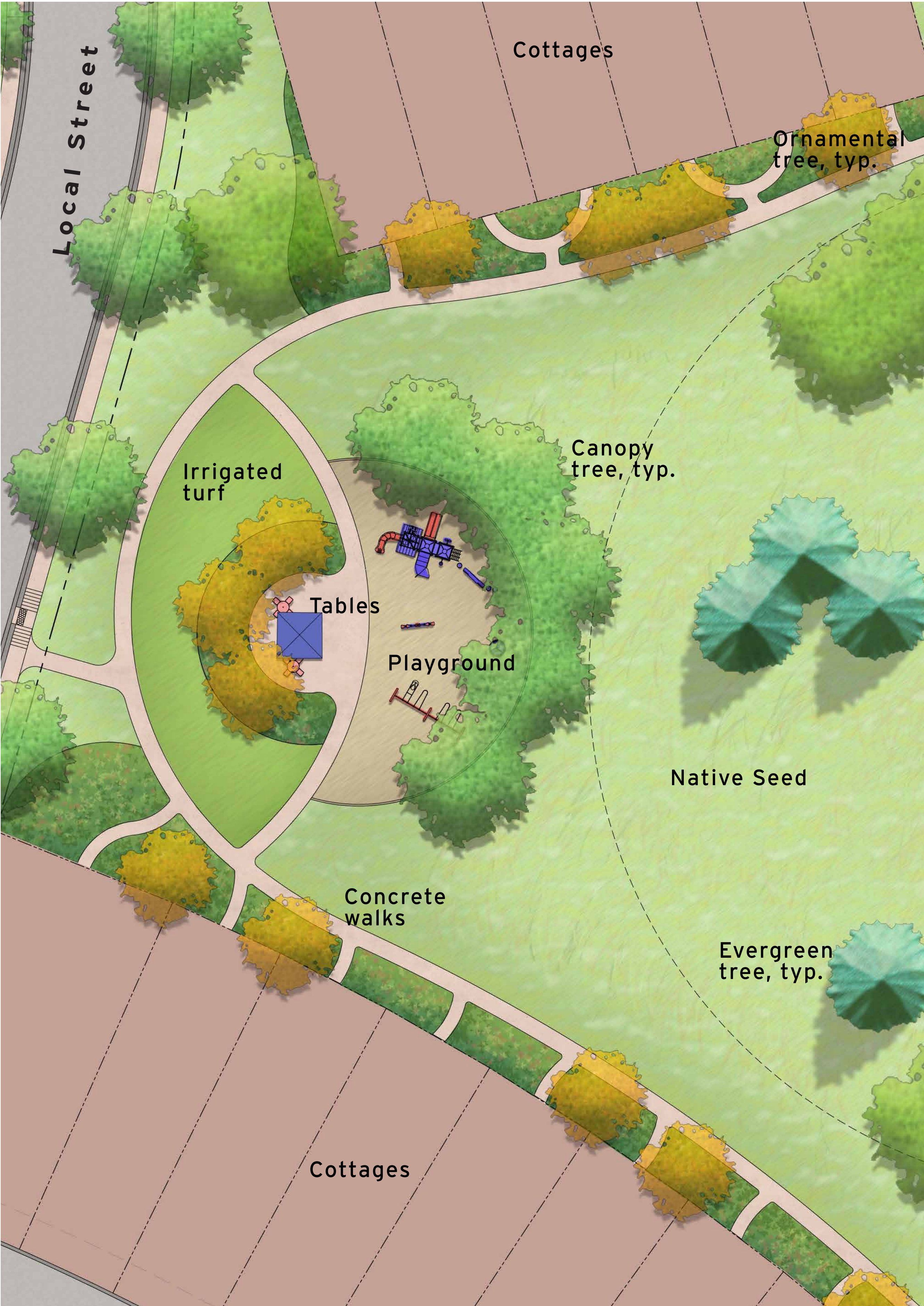


Key Map

Duplex Park



CONCEPT NOTE:
CONCEPTUAL PLANNING ELEMENTS WITHIN THIS ODP ARE SUBJECT TO FURTHER REVIEW AND UPDATED REQUIREMENTS OF THE TOWN WITH SUBSEQUENT SUBMITTALS FOR DEVELOPMENT AND CONSTRUCTION PLANS. THESE ELEMENTS ARE INCLUDED TO ILLUSTRATE FEASIBILITY OF THE SITE FOR THE PROPOSED LEVEL OF DEVELOPMENT AND PRESENT HIGH LEVEL DEVELOPMENT CONCEPTS ONLY.



South Park



Approval Criteria

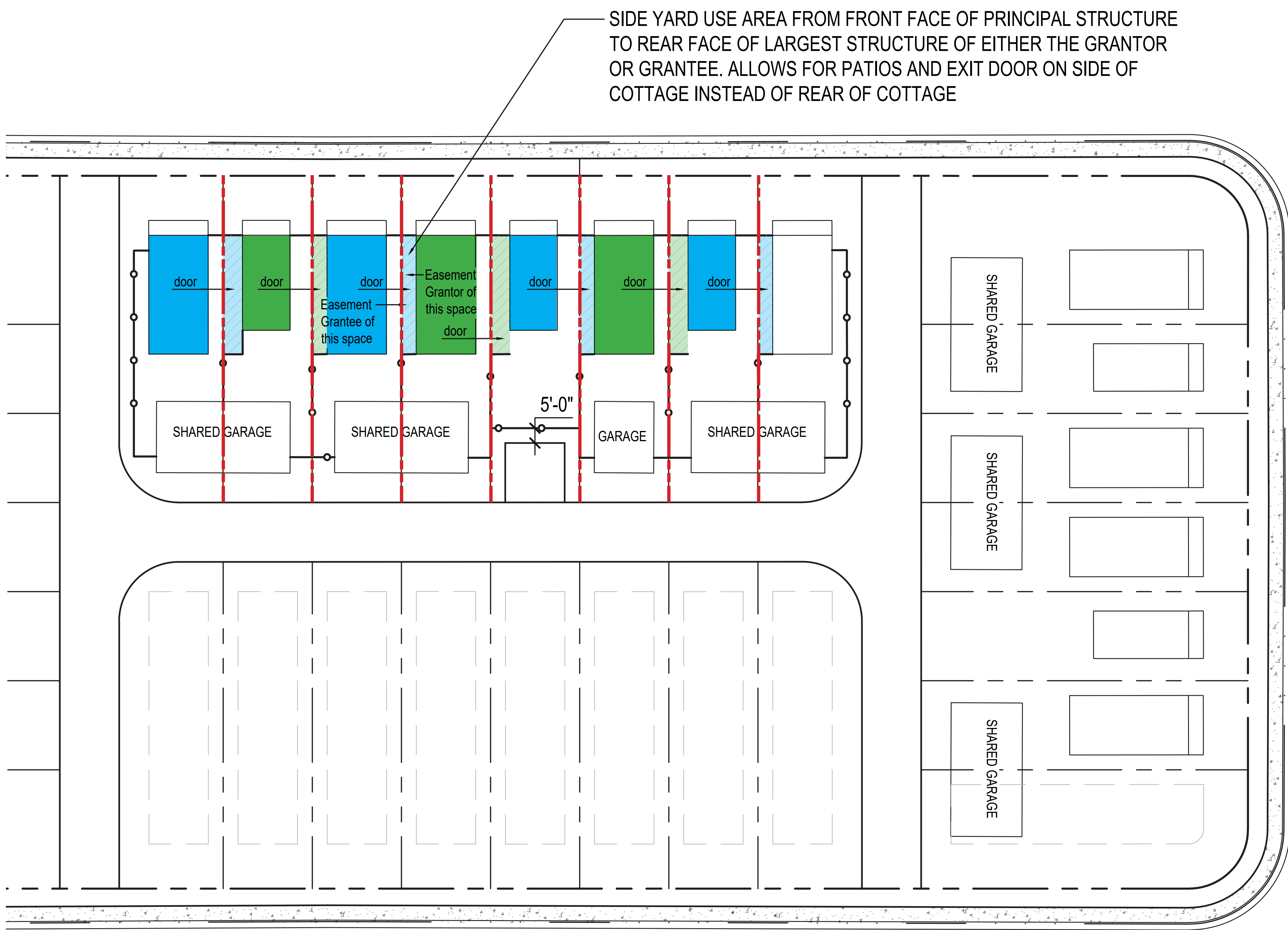
Major Amendment to PDs & PUDs & Conversions. Changes to previously approved PDs that exceed allowances for minor amendments, or conversions of PUDs approved under a prior code to the provisions of this code, may be proposed for a portion of the area under the following criteria:

Requirement	Granary ODP Amendment 01
a. The plan proposes the most closely applicable base zoning district(s) for in terms of land use, development intensity, and building form and scale.	Development intensity and building form and scale remain residential in nature. New alley load products create more pedestrian focused street frontages.
b. The proposed change is consistent with concepts or plans in the previously approved PUD or planned development.	Overall street layout remains in place. Park and detention locations remain consistent, with the exception of two additional parks being added.
c. The plan does not increase development beyond any capacity constraints or impact limits of the previous plan.	TIS confirms street networks support amended plan. Utilities and detention requirements remain sufficient for proposed units.
d. The proposed plan either meets the standards provided in this code and the conversion is to a base zoning district according to general standards, or where deviations from the base zoning districts or other standards of this code are requested, they are in closer compliance than is allowed under the prior PUD or planned development.	Amended plan remains close in compliance with approved PD. New products are added and basic changes to street network to account for plugged and abandoned wells. Exceeds original PD with two new park areas.
e. The plan meets all other applicable criteria and review process for a site development plan.	Plan meets above criteria and has gone through review process as outlined by Director of Planning.
f. Any other changes that do not meet these criteria may only occur through the same process and criteria for a new planned development.	No changes proposed that do not meet the above criteria.

An aerial site plan of a residential development. The plan shows a grid of streets with numerous lots, some colored in light orange and others in light yellow. There are several green spaces, including a large park-like area on the left and a smaller one on the right. A winding road or path is visible on the right side. The text "Thank you" is overlaid in the center in a large, bold, black font. A horizontal orange line runs across the middle of the image, passing behind the text.

Thank you

Side Yard Use Easements



Side Yard Use Easement (SYUE) Diagram:
Rear Load Single-Family Detached (Cottage)





450 S. Parish Avenue
Johnstown, CO 80534
970-587-4664
JohnstownCO.gov

Town Council Agenda Communication

Agenda Date: November 3, 2025

Subject: 2026 Proposed Budget

Attachments:

1. Exhibit A - FY 2026 Proposed Budget
2. Exhibit B - FY 2026 Amended Proposed Budget Changes
3. Exhibit C - Capital Improvement Plan
4. Staff Presentation - FY 2026 Proposed Budget

Presented by: Kristyn Unrein, Finance Director

Agenda Item Description:

The Town of Johnstown Home Rule Charter, Section 12.5, and the Colorado Revised Statutes 29-1-108(1) require that a public hearing be held at a regular meeting of the Town Council to give interested citizens an opportunity to file or register objections or suggestions thereto at any time prior to the adoption of the 2026 Budget.

The original proposed 2026 Budget was presented to the Town Council at a work session held on September 22, 2025. The proposed budget that was originally presented to the Town Council has been amended to reflect Council suggestions, updates to revenue projections, as well as other changes which better reflect the current and expected future financial position of the Town.

The amended 2026 Proposed Budget includes several important features including the continuation of core services provided by the Town, including police services, planning services, water, sewer, and storm utility services, parks and open space maintenance, cemetery maintenance, municipal courts, transportation networks, infrastructure, building and construction oversight, and various administrative duties including human resources, finance, and administration.

In addition to the core services, a number of capital items which will produce significant outcomes for the community are also addressed in the budget. These improvements are a result of the Council goals and objectives and implementation of the various plans that have been developed with the Council, Staff, and most importantly, the community. Some of the more notable items which have been included in the budget are as follows:

General Fund

- Water shares and storage/cash-in-lieu
- Sandra Drive drainage
- Senior Center construction
- Completion of the Development Services Center
- Offsite improvements at Centennial Park

- 4 Police Department vehicle replacements; 1 new School Resource Officer vehicle

Arts & Culture Fund

- Completion of the Art Master Plan
- Purchase art piece

Parks & Open Space Fund

- Development of Letford and Centennial parks
- Trail development
- Playground at Sunrise Park
- Replace the irrigation system at the cemetery
- Completion of the toe drain at Johnstown Reservoir

Street & Alley Fund

- Colorado State Highway 60 and Weld County Road 13 intersection improvements
- Improvements to half-mile section at Weld County Road 15 to Weld County Road 15.5
- Weld County Road 15 street reconstruction
- Safe Routes To School (anticipated revenue offset of \$368,000)
- Interstate 25 and Colorado State Highway 60 overpass landscape enhancements
- Alley Overlay Program

Capital Projects Fund

- Land acquisition for new Public Works facility
- Design and begin construction of new Public Works Facility
- West Alley Project

Water Fund

- Completion of the Water Treatment Plant
- Raw Water Transmission
- Debt service (principle and interest)
- 2 DAF Skimmer replacements
- SKM SCADA DAF/Raw Water/LoneTree Pump Station
- Additional water shares
- PRV Vault on Hwy 60
- Waterline at W. Colorado Blvd.
- Lone Tree pump repair/replacement

Sewer Fund

- Completion of the Central Wastewater Treatment Plant
- Lagoon decommissioning
- Debt service (principle and interest)
- Hwy 34 line to Low Point

- Manhole installation on Hwy 60

Drainage Fund

- Maestas St. drainage improvements

Recreation Center Fund

- New equipment

While service delivery is either maintained at a consistent level or improved, we expect expenditures to increase when measured across all funds. Managing this increase is only possible when revenues and existing fund balance exceed the project expenditures. Should revenues not be realized as expected, it is possible that these expenditures could change or be decreased. As always, Staff will monitor these on a continuous basis for any abnormalities.

The 2026 Budget parallels the methods of accounting used for the Town's funds. The modified accrual basis is used for all governmental fund operations. Proprietary and fiduciary funds use full accrual basis. Under the modified accrual basis of accounting, revenues are recognized as soon as they are both measurable and available and expenditures are recorded when a liability is incurred except for debt service and compensated absences. Under the full accrual basis of accounting, revenues are recorded when earned and that expenditures are recorded when a liability is incurred without consideration of the timing of related cash flows. The basis of accounting used in the budget is the same basis of accounting used in the financial statements. The figures presented in the budget represent the estimated cash balances for the budget year 2026.

Strategic Plan Alignment:

Organizational Excellence & Public Trust

- Strengthen public trust and confidence
- Engage, inform and involve the community
- 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
- Partner in creating more community based, community service and action opportunities
- Create arts and culture opportunities that connect the community
- Grow an open, inclusive environment where all residents have the opportunity to flourish

Healthy & Resilient Economy

- Invest in the development of a vibrant and interconnected downtown
- Drive projects and initiatives that promote Johnstown as a premier destination for business
- Cultivate local and regional partnerships that ensure the long term success and growth of Northern Colorado

- Support the local labor market and work with partners to grow diverse employment opportunities

Natural & Built Environment

- Invest in, enhance, and conserve our parks, open spaces, agricultural areas and natural environment
- Expect and encourage community-centered design
- Support a broad range of housing options

Quality Infrastructure & Facilities

- Establish and maintain levels of service
- Ensure future viability of infrastructure and facilities
- Repair and maintain existing infrastructure, facilities and equipment

Legal Advice:

A public hearing is required per state and local law.

Financial Advice:

This public hearing will maintain the Town of Johnstown's compliance with state and local regulations.

Recommended Action:

No action is necessary; this is a public hearing only.

Suggested Motions:

No motion is necessary; this is a public hearing only.

Reviewed and Approved for Presentation



Town Manager

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026**

GENERAL FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Council	80,600	562,980	12,500	643,300	1,299,380	12,600,000	-	-	13,899,380
Events	140,650	13,200	2,100	138,000	293,950	-	-	-	293,950
Town Manager	2,377,650	409,150	236,550	171,425	3,194,775	13,000	-	-	3,207,775
Town Clerk	575,020	157,260	51,560	14,300	798,140	-	-	-	798,140
Finance	862,550	342,800	27,200	6,450	1,239,000	-	-	-	1,239,000
Planning	1,003,740	722,500	132,000	9,940	1,868,180	-	-	-	1,868,180
Engineering	1,192,510	74,590	46,900	44,425	1,358,425	-	-	-	1,358,425
Police	6,738,990	635,650	441,100	362,500	8,178,240	460,000	-	-	8,638,240
Public Works	940,540	44,100	63,750	35,500	1,083,890	-	-	-	1,083,890
Buildings	-	408,000	8,000	96,200	512,200	9,700,000	-	-	10,212,200
Reimbursements	-	190,000	-	-	190,000	-	-	-	190,000
Totals	\$13,912,250	\$3,560,230	\$1,021,660	\$1,522,040	\$20,016,180	\$22,773,000	\$0	\$0	\$42,789,180

Total Cash Available \$ 71,232,141

\$ 28,442,961

General Fund

<u>GENERAL FUND REVENUES</u>		<u>2024</u> <u>Actuals</u>	<u>2025</u> <u>Jan - Sep</u> <u>Actuals</u>	<u>2025</u> <u>Adopted</u> <u>Budget</u>	<u>2025</u> <u>Estimated</u>	<u>2026</u> <u>Proposed</u>
Advalorem Taxes						
10.01.3110.00	Property Taxes - Weld	11,799,808	8,719,431	8,827,189	8,827,189	7,615,507
10.01.3112.00	Property Taxes - Larimer	6,302,747	5,758,154	5,853,949	5,853,949	6,974,974
	Subtotal	18,102,555	14,477,585	14,681,138	14,681,138	14,590,481
Sales Tax						
10.01.3120.00	Sales Tax - State	17,849,976	10,480,405	15,000,000	16,500,000	17,500,000
10.01.3122.00	Use Tax - Building	3,828,323	1,915,817	1,000,000	2,400,000	1,200,000
	Subtotal	21,678,299	12,396,222	16,000,000	18,900,000	18,700,000
Excise Tax						
10.01.3130.00	Lodging Tax	162,652	107,890	105,000	120,000	105,000
10.01.3150.00	Tobacco Tax	34,060	21,370	20,000	21,600	22,000
10.01.3160.00	Severance Tax	390,970	106,675	150,000	106,675	100,000
	Subtotal	587,682	235,935	275,000	248,275	227,000
Franchise Tax						
10.01.3180.00	Franchise Tax-Cable	23,865	19,366	25,000	20,000	20,000
10.01.3182.00	Franchise Tax - Electric & Gas	656,092	485,895	550,000	636,000	700,000
	Subtotal	679,957	505,261	575,000	656,000	720,000
Licenses, Permits, & Service Charges						
10.01.3210.00	Business Licenses	26,113	21,801	18,000	26,000	28,000
10.01.3215.00	Contractors Licenses	54,400	31,300	30,000	32,000	30,000
10.01.3220.00	Dog License/Fees	1,406	1,130	1,000	1,500	1,000
10.01.3230.00	Liquor License	8,149	9,798	6,000	12,000	7,000
10.01.3510.00	Abatement Fees	400	6,169	-	7,000	20,000
10.01.3515.00	Carryout Bag Fees	11,097	5,047	4,000	7,000	7,500
10.01.3520.00	Administrative Fees	4,148	15,903	2,000	20,000	4,000
10.01.3525.00	Event Fees	-	90,603	-	90,603	100,000
10.01.3530.00	Building Permits	2,498,631	1,745,718	1,400,000	1,800,000	900,000

General Fund

<u>GENERAL FUND REVENUES</u>		<u>2024</u> <u>Actuals</u>	<u>2025</u> <u>Jan - Sep</u> <u>Actuals</u>	<u>2025</u> <u>Adopted</u> <u>Budget</u>	<u>2025</u> <u>Estimated</u>	<u>2026</u> <u>Proposed</u>
10.01.3546.00	Plan Review Fee	-	-	-	-	100,000
10.01.3548.00	Zoning/Subdivision Fees	2,000	-	-	-	10,000
10.01.3565.00	Facility Rental Fees	6,600	10,865	4,000	12,000	10,000
10.01.3750.00	Police Facilities Development Fees	596,502	468,613	334,190	534,120	263,700
10.01.3760.00	Public Facilities Impact Fees	1,290,357	1,031,503	734,110	1,173,330	588,300
Subtotal		4,499,801	3,438,449	2,533,300	3,715,553	2,069,500
Fines, Forfeitures, & P.D. Fees						
10.01.3310.00	Court Revenues	264,055	182,196	240,000	220,000	225,000
10.01.3320.00	Court Surcharge	42,278	25,980	35,000	32,000	32,000
10.01.3330.00	Restitution	630	-	-	-	-
Subtotal		306,963	208,176	275,000	252,000	257,000
Other Revenues						
10.01.3960.00	Interest Income	3,301,956	2,806,511	900,000	3,681,600	3,700,000
10.01.3970.00	Misc Revenue	32,110	52,162	10,000	60,000	10,000
10.01.3985.00	Refund Of Expenditures	950,213	411,575	350,000	450,000	190,000
10.01.3990.00	Rent Income	7,800	8,550	7,800	11,400	11,400
10.01.3995.00	Unrealized Gain	542,345	-	-	-	-
Subtotal		4,834,424	3,278,798	1,267,800	4,203,000	3,911,400
Revenue From Other Agencies						
10.01.3410.00	Grants - Federal	558,404	-	-	-	-
10.01.3420.00	Royalties	272,177	186,741	50,000	275,000	275,000
10.01.3440.00	State Grants	358,249	737,971	-	737,971	40,000
Subtotal		1,188,830	924,712	50,000	1,012,971	315,000

General Fund

<u>GENERAL FUND REVENUES</u>		<u>2024</u> <u>Actuals</u>	<u>2025</u> <u>Jan - Sep</u> <u>Actuals</u>	<u>2025</u> <u>Adopted</u> <u>Budget</u>	<u>2025</u> <u>Estimated</u>	<u>2026</u> <u>Proposed</u>
Events & Community Activities						
10.01.3953.00	Donations/Community Activities	378,487	-	40,000	-	-
10.01.3955.00	Insurance Proceeds	-	180,350	-	180,350	-
	Subtotal	378,487	180,350	40,000	180,350	-
Total Fund Revenues		52,256,999	35,645,487	35,697,238	43,849,287	40,790,381
Intragovernmental Revenues						
10.01.3999.00	To Library	(1,972,484)	(1,517,343)	(2,023,124)	(2,023,124)	(2,023,124)
10.01.3999.00	To Sewer Fund	-	-	(1,000,000)	(1,000,000)	-
10.01.3999.00	To Water Fund	-	(50,700,000)	(50,700,000)	(50,700,000)	-
10.01.3999.00	To Parks	(1,000,000)	(2,000,000)	(2,000,000)	(2,000,000)	(8,000,000)
10.01.3999.00	To Rec Center	(503,000)	(505,000)	(505,000)	(505,000)	(655,000)
10.01.3999.00	To Tax Fund	(1,750,000)	(766,250)	(1,750,000)	(1,750,000)	(1,300,000)
10.01.3999.00	To Cap. Facilities Fund	-	-	-	-	(10,000,000)
	Subtotal	(5,317,366)	(55,562,415)	(57,978,124)	(57,978,124)	(21,978,124)
TOTAL FUND REVENUES W/TRANSERS		\$ 46,939,632	\$ (19,916,928)	\$ (22,280,886)	\$ (14,128,837)	\$ 18,812,257
UNRESTRICTED CASH BALANCE FORWARD					\$	52,419,884
TOTAL ANTICIPATED FUNDS AVAILABLE					\$	71,232,141

General Fund - Legislative

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
10.10.4001.00	Salaries	49,908	18,648	36,500	47,600	52,250
10.10.4010.00	Payroll Taxes	3,818	1,349	2,600	2,600	3,950
10.10.4025.00	Workers Compensation	604	132	1,200	1,000	1,500
10.10.4030.00	Group Insurance	-	9,565	-	20,500	22,900
	Total Personnel Services	54,330	29,693	40,300	71,700	80,600
	<u>Contractual Services</u>					
10.10.4100.00	Audit	8,500	28,500	40,000	29,000	34,000
10.10.4135.00	Other Contractual Services	29,028	282	50,000	23,000	153,300
10.10.4140.00	Postage	9	11	-	100	100
10.10.4145.00	Printing & Advertising	12,322	15,467	10,000	18,000	5,000
10.10.4150.00	Professional Services	133,157	77,799	250,000	250,000	350,500
10.10.4170.00	Telephone	1,179	949	1,200	1,200	2,080
10.10.4180.00	Travel & Training	15,279	15,413	18,000	18,000	18,000
	Total Contractual Services	199,474	138,422	369,200	339,300	562,980
	<u>Commodities</u>					
10.10.4310.00	Computers & Software	16,193	14,738	3,000	18,000	10,000
10.10.4385.00	Supplies - General	1,334	727	1,500	1,000	1,500
10.10.4400.00	Supplies - Office	793	75	2,500	1,000	1,000
	Total Commodities	18,320	15,541	7,000	20,000	12,500
	<u>Other Charges</u>					
10.10.4520.00	Donations - Community Programs	-	5,000	100,000	87,000	80,000
10.10.4530.00	Election Expenses	130,759	-	160	-	35,000
10.10.4540.00	Insurance	90,191	-	134,000	134,000	145,300
10.10.4560.00	Memberships & Subscriptions	47,678	49,991	92,000	80,000	84,000
10.10.4570.00	Miscellaneous	223,416	45,203	184,000	170,000	299,000
	Total Other Charges	492,044	100,195	510,160	471,000	643,300

General Fund - Legislative

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Capital - \$5,000/item min.					
10.10.4850.00	Land	4,174,770	-	-	-	-
10.10.XXXX.00	Water Shares	-	-	-	-	7,000,000
10.10.4890.00	Other Improvements	783,436	55	2,500,000	410,000	5,600,000
	Total Capital	4,958,206	55	2,500,000	410,000	12,600,000
	Total Budget Request	\$ 5,722,374	\$ 283,906	\$ 3,426,660	\$ 1,312,000	\$ 13,899,380

General Fund - Town Manager Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
Town Manager						
	Personnel Services					
10.20.4001.00	Salaries	812,324	735,064	1,598,000	1,355,248	1,572,450
10.20.4002.00	Overtime	495	-	-	-	500
10.20.4004.00	Compensatory Time	768	-	-	-	-
10.20.4010.00	Payroll Taxes	62,318	53,725	122,200	102,456	120,400
10.20.4020.00	Unemployment Taxes	1,790	-	13,900	13,064	12,700
10.20.4025.00	Workers Compensation	14,834	13,626	18,100	19,000	17,800
10.20.4030.00	Group Insurance	105,796	101,601	278,700	223,139	279,700
10.20.4035.00	Retirement Contribution	89,065	84,796	191,800	146,698	188,750
10.20.4040.00	Automobile Allowance	5,875	4,500	6,000	5,000	6,000
10.20.4045.00	Cell Phone Allowance	588	450	1,900	1,200	1,900
	Total Personnel Services	1,093,853	993,762	2,230,600	1,865,805	2,200,200
	New Personnel					
10.20.4001.00	Salaries	-	-	-	-	120,000
10.20.4010.00	Payroll Taxes	-	-	-	-	9,200
10.20.4020.00	Unemployment Taxes	-	-	-	-	900
10.20.4025.00	Workers Compensation	-	-	-	-	1,000
10.20.4030.00	Group Insurance	-	-	-	-	31,950
10.20.4035.00	Retirement Contribution	-	-	-	-	14,400
	Total New Personnel	-	-	-	-	177,450

General Fund - Town Manager Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Contractual Services</u>					
10.20.4135.00	Other Contractual Services	5,552	4,613	150,800	212,000	43,600
10.20.4140.00	Postage	23	33	1,000	500	500
10.20.4145.00	Printing & Advertising	907	360	1,500	1,500	1,500
10.20.4150.00	Professional Services	45,325	4,400	55,000	30,000	45,000
10.20.4170.00	Telephone & Internet	1,411	1,364	19,890	19,890	22,450
10.20.4180.00	Travel & Training	12,765	7,669	27,500	22,500	27,500
	Total Contractual Services	65,983	18,439	255,690	286,390	140,550
	<u>Commodities</u>					
10.20.4310.00	Computers & Software	71,760	29,766	51,100	30,000	54,950
10.20.4330.00	Fuel & Lubricants	7,859	51	3,000	1,500	2,500
10.20.4385.00	Supplies - General	488	20,128	15,000	22,000	2,500
10.20.4400.00	Supplies - Office	5,920	686	12,000	8,000	-
10.20.4440.00	Supplies - Fleet	2	-	1,000	1,000	1,000
	Total Commodities	86,029	50,631	82,100	62,500	60,950
	<u>Other Charges</u>					
10.20.4540.00	Insurance	7,216	8,886	19,000	19,000	25,200
10.20.4560.00	Memberships & Subscriptions	19,044	3,219	4,000	4,000	4,260
10.20.4570.00	Miscellaneous	108,572	17,756	100,000	74,800	100,000
	Total Other Charges	134,832	29,861	123,000	97,800	129,460
	<u>Capital - \$5,000/item min.</u>					
10.20.4860.00	Vehicles	73,680	-	-	-	-
	Total Capital	73,680	-	-	-	-
	Total Budget Request	\$ 1,454,376	\$ 1,092,692	\$ 2,691,390	\$ 2,312,495	\$ 2,708,610

General Fund - Town Manager Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
<u>Communications</u>						
	<u>Contractual Services</u>					
10.24.4135.00	Other Contractual Services	12	-	-	500	4,000
10.24.4140.00	Postage	-	729	-	1,000	-
10.24.4145.00	Printing & Advertising	61,897	30,185	75,000	46,500	135,700
10.24.4150.00	Professional Services	1,835	56	2,500	1,000	-
10.24.4170.00	Telephone & Internet	1,881	1,809	2,040	2,040	2,600
10.24.4180.00	Travel & Training	4,190	599	8,000	1,500	12,000
	Total Contractual Services	69,815	33,378	87,540	52,540	154,300
	<u>Commodities</u>					
10.24.4310.00	Computers & Software	37,593	16,443	33,600	31,000	46,100
10.24.4330.00	Fuel & Lubricants	-	-	350	-	-
10.24.4385.00	Supplies - General	19	478	-	600	-
10.24.4400.00	Supplies - Office	1,966	217	1,000	600	1,000
	Total Commodities	39,578	17,138	34,950	32,200	47,100
	<u>Other Charges</u>					
10.24.4560.00	Memberships & Subscriptions	340	6,560	1,500	7,000	2,000
10.24.4570.00	Miscellaneous	759	15,256	-	18,000	-
	Total Other Charges	1,099	21,816	1,500	25,000	2,000
	Total Budget Request	\$ 110,492	\$ 72,332	\$ 123,990	\$ 109,740	\$ 203,400

General Fund - Town Manager Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
<u>Economic Development</u>						
	<u>Contractual Services</u>					
10.26.4140.00	Postage	9	256	-	500	-
10.26.4145.00	Printing & Advertising	1,802	457	1,500	1,000	500
10.26.4150.00	Professional Services	99,974	14,508	100,000	59,175	47,000
10.26.4170.00	Telephone & Internet	-	-	1,400	1,400	1,400
10.26.4180.00	Travel & Training	4,938	7,121	7,000	7,640	10,670
	Total Contractual Services	106,723	22,341	109,900	69,715	59,570
	<u>Commodities</u>					
10.26.4310.00	Computers & Software	14,105	12,171	17,240	19,540	30,900
10.26.4330.00	Fuel & Lubricants	66	-	200	-	200
10.26.4385.00	Supplies - General	-	10	5,255	400	500
10.26.4400.00	Supplies - Office	-	-	450	450	100
	Total Commodities	14,171	12,181	23,145	20,390	31,700
	<u>Other Charges</u>					
10.26.4560.00	Memberships & Subscriptions	946	2,152	2,900	2,900	3,065
10.26.4570.00	Miscellaneous	3,655	7,653	7,400	8,022	8,400
	Total Other Charges	4,601	9,806	10,300	10,922	11,465
	Total Budget Request	\$ 125,495	\$ 44,328	\$ 143,345	\$ 101,027	\$ 102,735

General Fund - Town Manager Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
<u>Information Technology</u>						
	<u>Contractual Services</u>					
10.27.4170.00	Telephone & Internet	-	-	-	-	950
10.27.4180.00	Travel & Training	-	-	-	-	1,500
	Total Contractual Services	-	-	-	-	2,450
	<u>Commodities</u>					
10.27.4310.00	Computers & Software	-	-	-	-	3,000
10.27.4385.00	Supplies - General	-	-	-	-	3,000
10.27.4400.00	Supplies - Office	-	-	-	-	10,000
	Total Commodities	-	-	-	-	16,000
	<u>Other Charges</u>					
10.27.4560.00	Memberships & Subscriptions	-	-	-	-	1,000
	Total Other Charges	-	-	-	-	1,000
	<u>Capital - \$5,000/item min.</u>					
10.27.4830.00	Equipment	-	-	-	-	8,000
	Total Budget Request	\$ -	\$ -	\$ -	\$ -	\$ 27,450

General Fund - Town Manager Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
<u>Human Relations</u>						
	<u>Contractual Services</u>					
10.28.4135.00	Other Contractual Services	8,239	35,118	41,500	41,500	23,000
10.28.4140.00	Postage	683	138	150	200	150
10.28.4145.00	Printing & Advertising	-	50	1,000	400	500
10.28.4150.00	Professional Services	8	41	-	100	-
10.28.4170.00	Telephone & Internet	626	605	1,400	880	2,580
10.28.4180.00	Travel & Training	8,309	7,746	13,400	13,000	19,100
	Total Contractual Services	17,865	43,697	57,450	56,080	45,330
	<u>Commodities</u>					
10.28.4310.00	Computers & Software	29,925	25,038	34,300	32,300	45,700
10.28.4385.00	Supplies - General	839	2,836	1,000	3,000	1,300
10.28.4400.00	Supplies - Office	928	403	1,000	700	800
	Total Commodities	31,692	28,277	36,300	36,000	47,800
	<u>Other Charges</u>					
10.28.4560.00	Memberships & Subscriptions	414	1,223	1,560	1,560	2,000
10.28.4570.00	Miscellaneous	13,732	12,453	20,500	20,500	24,500
	Total Other Charges	14,146	13,676	22,060	22,060	26,500
	Total Budget Request	\$ 63,703	\$ 85,650	\$ 115,810	\$ 114,140	\$ 119,630

General Fund - Town Manager Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
<u>Emergency Management</u>						
	<u>Contractual Services</u>					
10.29.4170.00	Telephone & Internet	-	-	-	-	950
10.29.4180.00	Travel & Training	-	-	-	-	6,000
	Total Contractual Services	-	-	-	-	6,950
	<u>Commodities</u>					
10.29.4310.00	Computers & Software	-	-	-	-	3,000
10.29.4385.00	Supplies - General	-	-	-	-	20,000
10.29.4400.00	Supplies - Office	-	-	-	-	10,000
	Total Commodities	-	-	-	-	33,000
	<u>Other Charges</u>					
10.29.4560.00	Memberships & Subscriptions	-	-	-	-	1,000
	Total Other Charges	-	-	-	-	1,000
	<u>Capital - \$5,000/item min.</u>					
10.29.4830.00	Equipment	-	-	-	25,000	5,000
	Total Budget Request	\$ -	\$ -	\$ -	\$ 25,000	\$ 45,950

General Fund - Town Clerk Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
10.30.4001.00	Salaries	274,333	207,728	357,300	357,300	404,600
10.30.4002.00	Overtime	589	523	500	500	2,000
10.30.4010.00	Payroll Taxes	20,002	15,326	27,300	27,300	31,120
10.30.4020.00	Unemployment Taxes	-	-	3,900	3,900	3,900
10.30.4025.00	Workers Compensation	4,021	3,196	5,550	5,550	5,900
10.30.4030.00	Group Insurance	27,847	34,513	68,850	68,850	78,800
10.30.4035.00	Retirement Contribution	29,260	22,182	43,400	43,400	48,700
	Total Personnel Services	356,052	283,468	506,800	506,800	575,020
	<u>Contractual Services</u>					
10.30.4120.00	Employee Education	-	-	-	-	-
10.30.4135.00	Other Contractual Services	15,838	1,813	14,000	8,500	30,200
10.30.4140.00	Postage	4,402	1,721	2,500	2,500	2,500
10.30.4145.00	Printing & Advertising	5,466	399	2,000	2,000	2,750
10.30.4150.00	Professional Services	65,797	51,554	80,000	72,000	106,000
10.30.4160.00	Rents	576	1,795	500	2,000	500
10.30.4170.00	Telephone & Internet	2,069	1,988	6,200	2,500	5,310
10.30.4180.00	Travel & Training	2,140	3,998	9,500	5,000	10,000
	Total Contractual Services	96,288	63,268	114,700	94,500	157,260
	<u>Commodities</u>					
10.30.4310.00	Computers & Software	20,520	47,803	36,250	50,000	47,860
10.30.4330.00	Fuel & Lubricants	36	(36)	200	200	200
10.30.4400.00	Supplies - Office	2,371	1,380	3,650	2,500	3,500
	Total Commodities	22,927	49,147	40,100	52,700	51,560

General Fund - Town Clerk Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Other Charges</u>					
10.30.4540.00	Insurance	2,568	3,308	3,800	3,700	4,800
10.30.4560.00	Memberships & Subscriptions	907	656	800	800	2,000
10.30.4570.00	Miscellaneous	8,287	(6,932)	5,000	1,000	7,500
	Total Other Charges	11,762	(2,967)	9,600	5,500	14,300
	Total Budget Request	\$ 487,029	\$ 392,916	\$ 671,200	\$ 659,500	\$ 798,140

General Fund - Finance Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
10.40.4001.00	Salaries	234,929	292,873	484,800	583,152	603,000
10.40.4002.00	Overtime	524	-	500	500	500
10.40.4010.00	Payroll Taxes	16,463	21,289	37,300	44,824	46,190
10.40.4020.00	Unemployment Taxes	-	-	4,800	5,636	5,690
10.40.4025.00	Workers Compensation	3,231	4,606	5,000	6,400	6,400
10.40.4030.00	Group Insurance	41,460	58,023	90,100	115,361	128,050
10.40.4035.00	Retirement Contribution	25,686	29,728	58,300	56,052	72,420
10.40.4045.00	Cell Phone Allowance	294	225	300	300	300
	Total Personnel Services	322,587	406,744	681,100	812,225	862,550
	<u>Contractual Services</u>					
10.40.4120.00	Employee Education	-	-	-	-	8,000
10.40.4135.00	Other Contractual Services	259,778	212,393	270,300	270,300	316,200
10.40.4140.00	Postage	419	12,616	2,500	13,000	2,750
10.40.4145.00	Printing & Advertising	-	3,968	2,500	4,000	2,750
10.40.4150.00	Professional Services	4	6	100	100	100
10.40.4170.00	Telephone & Internet	2,141	2,276	4,430	4,430	5,500
10.40.4180.00	Travel & Training	1,572	4,231	6,500	4,500	7,500
	Total Contractual Services	263,914	235,490	286,330	296,330	342,800
	<u>Commodities</u>					
10.40.4310.00	Computers & Software	12,842	14,499	20,800	18,200	23,200
10.40.4400.00	Supplies - Office	3,720	2,006	4,000	2,500	4,000
	Total Commodities	16,562	16,505	24,800	20,700	27,200

General Fund - Finance Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Other Charges</u>					
10.40.4540.00	Insurance	2,069	2,622	4,000	4,000	4,950
10.40.4560.00	Memberships & Subscriptions	190	-	600	600	1,000
10.40.4570.00	Miscellaneous	1,413	3,552	500	4,000	500
	Total Other Charges	3,672	6,174	5,100	8,600	6,450
	Total Budget Request	\$ 606,735	\$ 664,913	\$ 997,330	\$ 1,137,855	\$ 1,239,000

General Fund - Events Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
10.35.4001.00	Salaries	-	-	88,500	42,000	89,000
10.35.4010.00	Payroll Taxes	-	-	6,600	3,300	6,850
10.35.4020.00	Unemployment Taxes	-	-	850	450	800
10.35.4025.00	Workers Compensation	-	-	1,100	600	1,100
10.35.4030.00	Group Insurance	-	-	28,300	14,200	31,900
10.35.4035.00	Retirement Contribution	-	-	10,700	5,350	10,700
10.35.4045.00	Cell Phone Allowance	-	-	300	150	300
	Total Personnel Services	-	-	136,350	66,050	140,650
	<u>Contractual Services</u>					
10.35.4135.00	Other Contractual Services	1,100	-	320	-	2,300
10.35.4145.00	Printing & Advertising	643	-	18,500	7,500	10,000
10.35.4170.00	Telephone	-	-	900	450	900
10.35.4180.00	Travel & Training	-	-	4,000	-	-
	Total Contractual Services	1,743	-	23,720	7,950	13,200
	<u>Commodities</u>					
10.35.4310.00	Computers & Software	-	-	3,300	3,300	600
10.35.4385.00	Supplies - General	-	-	1,000	1,000	1,000
10.35.4400.00	Supplies - Office	-	-	500	500	500
	Total Commodities	-	-	4,800	4,800	2,100
	<u>Other Charges</u>					
10.35.4540.00	Insurance	613	-	700	-	-
10.35.4560.00	Memberships & Subscriptions	-	1,972	550	1,980	-
10.35.4570.00	Miscellaneous	27,228	115,802	160,000	116,500	138,000
	Total Other Charges	27,841	117,774	161,250	118,480	138,000
	Total Budget Request	\$ 29,583	\$ 117,774	\$ 326,120	\$ 197,280	\$ 293,950

General Fund - Planning Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
10.50.4001.00	Salaries	403,767	340,634	558,300	558,300	601,920
10.50.4002.00	Overtime	85	19	1,000	1,000	1,000
10.50.4010.00	Payroll Taxes	28,784	24,788	42,700	42,700	46,220
10.50.4020.00	Unemployment Taxes	-	-	5,300	5,300	5,300
10.50.4025.00	Workers Compensation	7,307	5,571	11,500	11,500	11,500
10.50.4030.00	Group Insurance	65,623	84,411	98,300	110,000	140,800
10.50.4035.00	Retirement Contribution	30,788	24,362	66,900	59,000	72,360
	Total Personnel Services	536,354	479,786	784,000	787,800	879,100
	<u>New Personnel</u>					
10.50.4001.00	Salaries	-	-	-	-	73,900
10.50.4002.00	Overtime	-	-	-	-	2,000
10.50.4010.00	Payroll Taxes	-	-	-	-	5,810
10.50.4020.00	Unemployment Taxes	-	-	-	-	1,000
10.50.4025.00	Workers Compensation	-	-	-	-	1,000
10.50.4030.00	Group Insurance	-	-	-	-	31,820
10.50.4035.00	Retirement Contribution	-	-	-	-	9,110
	Total New Personnel	-	-	-	-	124,640
	<u>Contractual Services</u>					
10.50.4120.00	Employee Education	-	-	1,425	-	-
10.50.4135.00	Other Contractual Services	5,729	263,511	317,120	397,000	445,300
10.50.4137.00	Contractual - Restricted Bill Back	2,848	-	-	-	-
10.50.4140.00	Postage	569	-	-	-	600
10.50.4145.00	Printing & Advertising	196	682	-	800	-
10.50.4150.00	Professional Services	-	168	45,000	30,000	250,000
10.50.4170.00	Telephone & Internet	2,472	3,147	4,400	4,400	10,600
10.50.4180.00	Travel & Training	3,518	225	13,000	5,850	16,000
	Total Contractual Services	15,332	267,733	380,945	438,050	722,500

General Fund - Planning Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Commodities</u>					
10.50.4310.00	Computers & Software	35,467	54,361	40,400	55,000	128,600
10.50.4400.00	Supplies - Office	4,680	643	3,400	1,500	3,400
	Total Commodities	40,147	55,004	43,800	56,500	132,000
	<u>Other Charges</u>					
10.50.4540.00	Insurance	3,502	5,063	3,700	6,500	5,000
10.50.4560.00	Memberships & Subscriptions	1,591	965	2,650	2,650	2,690
10.50.4570.00	Miscellaneous	2,692	2,609	2,250	3,000	2,250
	Total Other Charges	7,785	8,637	8,600	12,150	9,940
	Total Budget Request	\$ 599,618	\$ 811,160	\$ 1,217,345	\$ 1,294,500	\$ 1,868,180

General Fund - Engineering Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Personnel Services					
10.55.4001.00	Salaries	399,511	430,572	761,200	695,700	811,900
10.55.4002.00	Overtime	6,475	4,234	5,000	6,500	10,000
10.55.4010.00	Payroll Taxes	29,058	31,865	58,700	53,200	62,880
10.55.4020.00	Unemployment Taxes	-	-	7,200	7,200	7,900
10.55.4025.00	Workers Compensation	13,140	12,439	18,900	18,900	19,400
10.55.4030.00	Group Insurance	67,843	95,564	175,600	152,800	180,900
10.55.4035.00	Retirement Contribution	41,837	40,697	92,900	75,600	98,630
10.55.4045.00	Cell Phone Allowance	388	450	300	700	900
	Total Personnel Services	558,252	615,821	1,119,800	1,010,600	1,192,510
	Contractual Services					
10.55.4130.00	Maintenance - Vehicles	22,042	13,145	3,000	15,145	5,000
10.55.4135.00	Other Contractual Services	142	358	4,600	4,600	18,800
10.55.4145.00	Printing & Advertising	1,199	50	1,250	1,000	1,810
10.55.4150.00	Professional Services	12,590	6	10,000	10,000	10,100
10.55.4170.00	Telephone & Internet	4,688	2,212	4,800	4,800	19,880
10.55.4180.00	Travel & Training	2,725	6,163	16,500	16,500	19,000
	Total Contractual Services	43,386	21,934	40,150	52,045	74,590
	Commodities					
10.55.4310.00	Computers & Software	17,784	2,874	17,860	16,860	14,900
10.55.4330.00	Fuel & Lubricants	-	-	13,500	13,500	13,500
10.55.4385.00	Supplies - General	165	110	500	500	900
10.55.4390.00	Supplies - Janitorial	-	-	250	200	850
10.55.4400.00	Supplies - Office	1,336	325	1,700	1,700	4,000
10.55.4410.00	Supplies - Operational	9,540	1,987	5,730	5,500	5,650
10.55.4440.00	Supplies - Fleet	-	-	2,500	2,500	3,000
10.55.4460.00	Uniforms	2,248	1,641	3,750	3,750	4,100
	Total Commodities	31,073	6,938	45,790	44,510	46,900

General Fund - Engineering Dept.

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Other Charges</u>					
10.55.4540.00	Insurance	7,272	8,713	12,800	13,800	23,300
10.55.4560.00	Memberships & Subscriptions	958	1,251	20,000	15,000	21,125
10.55.4570.00	Miscellaneous	663	22	-	-	-
	Total Other Charges	8,893	9,986	32,800	28,800	44,425
	<u>Capital - \$5,000/item min.</u>					
10.55.4830.00	Equipment	6,452	-	-	-	-
10.55.4860.00	Vehicles	100,501	-	-	-	-
	Total Capital	106,953	-	-	-	-
	Total Budget Request	\$ 748,557	\$ 654,679	\$ 1,238,540	\$ 1,135,955	\$ 1,358,425

General Fund - Reimbursements

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Contractual Services					
10.51.4137.00	Contractual - Restricted Bill Back	694,373	238,913	350,000	350,000	190,000
	Total Contractual Services	694,373	238,913	350,000	350,000	190,000
	Total Budget Request	\$ 694,373	\$ 238,913	\$ 350,000	\$ 350,000	\$ 190,000

General Fund - Building Inspections

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
10.60.4001.00	Salaries	56,289	-	-	-	-
10.60.4010.00	Payroll Taxes	3,992	-	-	-	-
10.60.4025.00	Workers Compensation	64	-	-	-	-
10.60.4030.00	Group Insurance	9,175	-	-	-	-
10.60.4035.00	Retirement Contribution	3,327	-	-	-	-
	Total Personnel Services	72,847	-	-	-	-
	<u>Contractual Services</u>					
10.60.4135.00	Other Contractual Services	302,177	-	-	-	-
10.60.4170.00	Telephone & Internet	428	-	-	-	-
	Total Contractual Services	302,605	-	-	-	-
	<u>Commodities</u>					
10.60.4310.00	Computers & Software	269	-	-	-	-
10.60.4400.00	Supplies - Office	171	-	-	-	-
	Total Commodities	440	-	-	-	-
	<u>Other Charges</u>					
10.60.4540.00	Insurance	498	-	-	-	-
10.60.4570.00	Miscellaneous	286	-	-	-	-
	Total Other Charges	784	-	-	-	-
	Total Budget Request	\$ 376,676	\$ -	\$ -	\$ -	\$ -

General Fund - Police

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
10.70.4001.00	Salaries	2,984,800	2,149,782	3,883,250	3,460,200	4,226,100
10.70.4002.00	Overtime	128,313	158,588	78,000	244,000	135,000
10.70.4003.00	Off-Duty Work	-	-	-	-	-
10.70.4004.00	Compensatory Time	2,690	4,254	4,000	4,000	6,000
10.70.4010.00	Payroll Taxes	242,568	183,961	300,800	272,000	333,630
10.70.4020.00	Unemployment Taxes	-	-	35,900	35,900	37,800
10.70.4025.00	Workers Compensation	115,070	89,256	172,500	141,200	184,400
10.70.4030.00	Group Insurance	365,713	376,532	728,800	601,400	799,200
10.70.4035.00	Retirement Contribution	360,770	267,398	467,600	422,000	523,300
	Total Personnel Services	4,199,924	3,229,772	5,670,850	5,180,700	6,245,430
	<u>New Personnel</u>					
10.70.4001.00	Salaries	-	-	-	-	320,500
10.70.4002.00	Overtime	-	-	-	-	5,000
10.70.4010.00	Payroll Taxes	-	-	-	-	24,900
10.70.4020.00	Unemployment Taxes	-	-	-	-	3,400
10.70.4025.00	Workers Compensation	-	-	-	-	5,000
10.70.4030.00	Group Insurance	-	-	-	-	95,700
10.70.4035.00	Retirement Contribution	-	-	-	-	39,060
	Total New Personnel	-	-	-	-	493,560
	<u>Contractual Services</u>					
10.70.4120.00	Employee Education	830	858	4,000	4,000	4,000
10.70.4122.00	Maintenance - Buildings	150	592	3,000	-	-
10.70.4125.00	Maintenance - Equipment	480	-	-	-	2,500
10.70.4130.00	Maintenance - Vehicles	53,401	34,035	45,000	40,000	45,000
10.70.4135.00	Other Contractual Services	206,305	316,371	284,540	333,540	377,250
10.70.4140.00	Postage	942	618	750	1,000	2,500
10.70.4145.00	Printing & Advertising	3,230	1,433	2,000	2,000	3,500
10.70.4150.00	Professional Services	27,873	34,801	30,220	49,000	49,500

General Fund - Police

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
10.70.4170.00	Telephone & Internet	59,263	54,666	52,900	64,947	75,000
10.70.4180.00	Travel & Training	26,626	59,708	35,500	60,000	76,400
	Total Contractual Services	379,100	503,082	457,910	554,487	635,650
	Commodities					
10.70.4310.00	Computers & Software	53,028	43,695	151,400	112,053	176,100
10.70.4330.00	Fuel & Lubricants	64,103	45,144	80,000	63,000	75,000
10.70.4385.00	Supplies - General	119,565	61,218	95,600	85,000	101,500
10.70.4395.00	Supplies - Lab	4,997	3,478	7,500	7,300	7,500
10.70.4400.00	Supplies - Office	5,619	10,227	10,000	11,000	6,500
10.70.4460.00	Uniforms	19,688	20,546	28,100	30,000	74,500
	Total Commodities	267,000	184,308	372,600	308,353	441,100
	Other Charges					
10.70.4520.00	Donations - Community Programs	3,741	1,305	4,500	2,500	3,000
10.70.4540.00	Insurance	196,395	173,031	230,000	230,000	352,000
10.70.4560.00	Memberships & Subscriptions	630	1,984	3,100	3,100	4,000
10.70.4570.00	Miscellaneous	8,683	530	-	1,000	3,500
	Total Other Charges	209,449	176,849	237,600	236,600	362,500
	Capital - \$5,000/item min.					
10.70.4830.00	Equipment	-	25,000	25,000	25,000	-
10.70.4860.00	Vehicles	-	313,513	340,000	340,000	460,000
	Total Capital	-	338,513	365,000	365,000	460,000

General Fund - Police

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
<u>Impact</u>						
	<u>Capital - \$5,000/item min.</u>					
10.70.4860.00	Vehicles	493,491	313,513	340,000	340,000	-
10.70.4890.00	Other Improvements	4,481,170	1,484,672	2,998,000	1,484,672	-
	Total Capital	4,974,661	1,798,185	3,338,000	1,824,672	-
	Total Budget Request	\$ 10,030,134	\$ 6,230,709	\$ 10,441,960	\$ 8,469,812	\$ 8,638,240

General Fund - Public Works

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
10.80.4001.00	Salaries	397,155	290,766	473,000	451,000	648,010
10.80.4002.00	Overtime	1,094	3,851	4,500	6,500	5,000
10.80.4004.00	Compensatory Time	702	516	-	100	-
10.80.4010.00	Payroll Taxes	29,791	22,100	36,700	36,700	49,960
10.80.4020.00	Unemployment Taxes	-	-	5,200	5,200	5,200
10.80.4025.00	Workers Compensation	11,284	8,326	14,800	13,900	14,900
10.80.4030.00	Group Insurance	67,471	57,264	90,700	90,700	138,500
10.80.4035.00	Retirement Contribution	43,281	30,530	57,700	48,900	78,370
10.80.4045.00	Cell Phone Allowance	300	200	600	400	600
	Total Personnel Services	551,078	413,553	683,200	653,400	940,540
	<u>Contractual Services</u>					
10.80.4125.00	Maintenance - Equipment	904	-	-	-	-
10.80.4130.00	Maintenance - Vehicles	-	45	-	100	-
10.80.4135.00	Other Contractual Services	1,978	1,624	5,100	4,800	16,600
10.80.4140.00	Postage	-	-	500	500	500
10.80.4145.00	Printing & Advertising	375	602	1,000	1,000	1,000
10.80.4150.00	Professional Services	1,300	104	40,000	200	2,500
10.80.4160.00	Rents	560	-	-	-	-
10.80.4170.00	Telephone & Internet	6,113	2,179	13,500	9,000	13,500
10.80.4180.00	Travel & Training	1,155	349	18,000	8,000	10,000
	Total Contractual Services	12,385	4,903	78,100	23,600	44,100
	<u>Commodities</u>					
10.80.4310.00	Computers & Software	49,822	33,822	72,200	44,000	46,500
10.80.4330.00	Fuel & Lubricants	6,070	4,296	5,000	5,000	5,000
10.80.4385.00	Supplies - General	4,818	4,379	5,000	5,000	5,000
10.80.4390.00	Supplies - Janitorial	134	123	-	200	-
10.80.4400.00	Supplies - Office	8,318	47	3,000	700	3,000
10.80.4410.00	Supplies - Operational	1,777	160	2,000	1,000	2,000

General Fund - Public Works

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
10.80.4440.00	Supplies - Fleet	703	46	-	100	-
10.80.4460.00	Uniforms	1,653	767	3,000	3,000	2,250
	Total Commodities	73,295	43,642	90,200	59,000	63,750
	Other Charges					
10.80.4540.00	Insurance	12,759	11,329	28,600	28,600	29,500
10.80.4560.00	Memberships & Subscriptions	2,239	6,220	5,000	7,000	5,000
10.80.4570.00	Miscellaneous	3,802	(22)	-	1,000	1,000
	Total Other Charges	18,800	17,527	33,600	36,600	35,500
	Capital - \$5,000/item min.					
10.80.4810.00	Buildings	27,423	-	-	-	-
	Total Capital	27,423	-	-	-	-
	Total Budget Request	\$ 682,981	\$ 479,624	\$ 885,100	\$ 772,600	\$ 1,083,890

General Fund - Buildings

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Contractual Services</u>					
10.82.4122.00	Maintenance - Buildings	44,236	16,710	60,000	30,000	60,000
10.82.4125.00	Maintenance - Equipment	27,364	17,654	20,000	25,000	74,000
10.82.4127.00	Maintenance - Infrastructure	18,915	32,199	45,000	65,000	26,000
10.82.4135.00	Other Contractual Services	79,954	80,716	175,100	175,100	80,800
10.82.4150.00	Professional Services	3,510	638	5,000	2,500	5,000
10.82.4160.00	Rents	2,888	2,520	6,000	3,500	4,000
10.82.4170.00	Telephone & Internet	17,920	14,690	-	20,000	8,200
10.82.4190.00	Utilities	89,717	65,768	130,200	100,000	150,000
	Total Contractual Services	284,504	230,894	441,300	421,100	408,000
	<u>Commodities</u>					
10.82.4390.00	Supplies - Janitorial	435	825	3,000	1,500	3,000
10.82.4410.00	Supplies - Operational	4,101	4,962	5,000	5,000	5,000
	Total Commodities	4,536	5,787	8,000	6,500	8,000
	<u>Other Charges</u>					
10.82.4540.00	Insurance	32,097	48,804	69,900	69,900	96,200
	Total Other Charges	32,097	48,804	69,900	69,900	96,200
	<u>Capital - \$5,000/item min.</u>					
10.82.4810.00	Buildings	248,359	830,149	4,850,000	4,308,000	7,700,000
10.82.4830.00	Equipment	-	28,073	25,000	28,325	2,000,000
	Total Capital	248,359	858,222	4,875,000	4,336,325	9,700,000
	Total Budget Request	\$ 569,496	\$ 1,143,708	\$ 5,394,200	\$ 4,833,825	\$ 10,212,200

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026**

CONSERVATION TRUST FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Conservation Trust	0	0	0	0	0	---	---	0
Totals	\$0	\$0	\$0	\$0	0	\$0	\$0	\$0

Total Cash Available \$ 264,842

Ending Fund Balance \$ 264,842

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

Conservation Trust Fund

		<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
		<u>Actuals</u>	<u>Jan - Sep</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>CONSERVATION TRUST FUND REVENUES</u>						
30.01.3450.00	Lottery Funds	110,273	84,179	115,000	115,000	115,000
30.01.3960.00	Interest Income	7,621	5,093	3,000	7,300	2,000
TOTAL FUND REVENUES		\$ 117,894	\$ 89,272	\$ 118,000	\$ 122,300	\$ 117,000
UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)						\$ 147,842
TOTAL ANTICIPATED FUNDS AVAILABLE		\$ 117,894	\$ 89,272	\$ 118,000	\$ 122,300	\$ 264,842

Conservation Trust Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Capital - \$5,000/item min.</u>					
30.90.4840.00	Infrastructure	406,422	-	-	-	-
	Total Capital	406,422	-	-	-	-
	Total Budget Request	\$ 406,422	\$ -	\$ -	\$ -	\$ -

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026**

ARTS & CULTURE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Arts & Culture Fund	0	0	0	0	0	250,000	---	250,000
Totals	\$0	\$0	\$0	\$0	0	\$250,000	\$0	\$250,000

Total Cash Available \$ 875,069

Ending Fund Balance \$ 625,069

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

Arts and Culture Fund

<u>ARTS & CULTURE FUND REVENUES</u>		<u>2024</u> <u>Actuals</u>	<u>2025</u> <u>Jan - Sep</u> <u>Actuals</u>	<u>2025</u> <u>Adopted</u> <u>Budget</u>	<u>2025</u> <u>Estimated</u>	<u>2026</u> <u>Proposed</u>
32.01.3960.00	Interest	4,041	4,990	-	5,000	3,500
32.01.3999.00	Transfer In from Library (Library & Cultural Facilities Development Fee)	367,568	295,288	200,000	315,000	167,400
TOTAL FUND REVENUES		\$ 371,610	\$ 300,278	\$ 200,000	\$ 320,000	\$ 170,900
UNRESTRICTED CASH BALANCE FORWARD (BEG. FUND BAL.)						\$ 704,169
TOTAL ANTICIPATED FUNDS AVAILABLE		\$ 371,610	\$ 300,278	\$ 200,000	\$ 320,000	\$ 875,069

Arts and Culture Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Capital - \$5,000/item min.					
32.90.4800.00	Art	-	-	150,000	50,000	250,000
	Total Capital	-	-	150,000	50,000	250,000
	Total Budget Request	\$ -	\$ -	\$ 150,000	\$ 50,000	\$ 250,000

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026**

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	728,150	356,140	128,000	62,700	1,274,990	1,465,000	9,500,000	-	12,239,990
Totals	\$ 728,150	\$ 356,140	\$ 128,000	\$ 62,700	\$ 1,274,990	\$ 1,465,000	\$ 9,500,000	\$ -	\$ 12,239,990

Total Cash Available \$ 18,740,074

Ending Fund Balance \$ 6,500,084

% of Total Budget	5.95%	2.91%	1.05%	0.51%	10.42%	11.97%	77.61%	0.00%	100.00%
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Parks And Open Space Fund

<u>PARKS AND OPEN SPACE FUND REVENUES</u>		<u>2024</u> <u>Actuals</u>	<u>2025</u> <u>Jan - Sep</u> <u>Actuals</u>	<u>2025</u> <u>Adopted</u> <u>Budget</u>	<u>2025</u> <u>Estimated</u>	<u>2026</u> <u>Proposed</u>
34.01.3225.00	Fishing Licenses	1,010	1,095	500	1,200	1,200
34.01.3420.00	Grants	126,718	-	-	-	-
34.01.3470.00	Larimer County Open Space	452,141	215,073	400,000	445,000	475,000
34.01.3532.00	Park Fees - Building Permits	376,382	266,617	150,500	323,500	150,000
34.01.3550.00	Cemetery Care Fees	-	800	-	1,000	-
34.01.3567.00	Park Reservation Fees	5,345	6,525	2,000	7,000	6,500
34.01.3740.00	Park & OS - Impact Fees	954,642	714,416	415,982	881,730	457,200
34.01.3940.00	Cemetery Lot Purchase	82,947	73,130	40,000	80,000	65,000
34.01.3953.00	Donation - General	255	-	-	-	-
34.01.3960.00	Interest Income	162,435	82,385	75,000	100,000	100,000
34.01.3985.00	Reimbursed Expenses	(1,519)	-	-	-	-
		2,160,356	1,360,041	1,083,982	1,839,430	1,254,900
34.01.3999.00	From Water Fund	70,000	70,000	70,000	70,000	70,000
34.01.3999.00	From Sewer Fund	60,000	60,000	60,000	60,000	60,000
34.01.3999.00	From Conserv. Fund	150,000	-	-	-	-
34.01.3999.00	From Drainage	10,000	10,000	10,000	10,000	10,000
34.01.3999.00	From Capital Fund	-	-	-	-	2,500,000
34.01.3999.00	From General Fund	1,000,000	2,000,000	2,000,000	2,000,000	8,000,000
Total Fund Revenues		\$ 1,290,000	\$ 2,140,000	\$ 2,140,000	\$ 2,140,000	\$ 10,640,000
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						\$ 8,100,074
TOTAL ANTICIPATED FUNDS AVAILABLE						\$ 18,740,074

Parks And Open Space Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
34.90.4001.00	Salaries	375,623	289,828	409,800	409,800	454,800
34.90.4002.00	Overtime	20,483	23,998	20,000	50,000	25,000
34.90.4004.00	Compensatory Time	1,935	2,576	1,500	4,000	4,000
34.90.4010.00	Payroll Taxes	28,350	22,832	31,800	37,300	36,750
34.90.4020.00	Unemployment Taxes	-	-	4,100	4,100	4,400
34.90.4025.00	Workers Compensation	14,772	11,605	20,500	20,500	20,500
34.90.4030.00	Group Insurance	80,719	92,514	96,000	153,300	99,300
34.90.4035.00	Retirement Contribution	33,412	28,351	49,200	46,400	57,700
	Total Personnel Services	555,294	471,705	632,900	725,400	702,450
	<u>New Personnel Services</u>					
34.90.4001.00	Salaries	-	-	-	-	20,000
34.90.4002.00	Overtime	-	-	-	-	2,000
34.90.4010.00	Payroll Taxes	-	-	-	-	1,700
34.90.4020.00	Unemployment Taxes	-	-	-	-	1,000
34.90.4025.00	Workers Compensation	-	-	-	-	1,000
34.90.4030.00	Group Insurance	-	-	-	-	-
34.90.4035.00	Retirement Contribution	-	-	-	-	-
	Total Personnel Services	-	-	-	-	25,700
	<u>Contractual Services</u>					
34.90.4120.00	Employee Education	-	-			
34.90.4122.00	Maintenance - Buildings	380	2,424	31,000	20,000	15,000
34.90.4125.00	Maintenance - Equipment	8,315	24,309	35,000	40,000	20,000
34.90.4127.00	Maintenance - Infrastructure	111,162	78,256	150,000	120,000	100,000
34.90.4130.00	Maintenance - Fleet	468	4,624	10,000	10,000	10,000
34.90.4135.00	Other Contractual Services	115,049	92,596	114,900	100,000	110,600
34.90.4150.00	Professional Services	10,130	1,980	2,000	2,000	2,000
34.90.4170.00	Telephone & Internet	3,186	2,052	3,100	3,100	4,200

Parks And Open Space Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
34.90.4180.00	Travel & Training	8,814	2,900	9,340	7,500	9,340
34.90.4190.00	Utilities	50,165	38,107	100,000	80,000	85,000
	Total Contractual Services	307,669	247,248	455,340	382,600	356,140
	<u>Commodities</u>					
34.90.4300.00	Chemicals	34,263	31,015	20,000	35,000	30,000
34.90.4310.00	Computers & Software	3,196	2,001	6,800	6,800	7,000
34.90.4330.00	Fuel & Lubricants	10,989	7,788	18,000	10,000	15,000
34.90.4385.00	Supplies - General	3,862	2,831	5,000	5,000	5,000
34.90.4410.00	Supplies - Operational	81,256	34,434	60,000	45,000	60,000
34.90.4420.00	Supplies - Safety	142	261	2,000	500	500
34.90.4430.00	Supplies - Training	92	-	-	-	-
34.90.4440.00	Supplies - Fleet	3,392	1,300	6,000	3,000	6,000
34.90.4460.00	Uniforms	3,725	2,978	4,500	4,500	4,500
	Total Commodities	140,917	82,608	122,300	109,800	128,000
	<u>Other Charges</u>					
34.90.4540.00	Insurance	4,110	5,553	13,600	13,600	14,700
34.90.4570.00	Miscellaneous	38,202	17,800	48,000	20,000	48,000
	Total Other Charges	42,312	23,353	61,600	33,600	62,700
	<u>Capital - \$5,000/item min.</u>					
34.90.4830.00	Equipment	111,571	107,461	110,000	110,000	40,000
34.90.4840.00	Infrastructure	901,083	940,627	315,000	315,000	1,425,000
34.90.4850.00	Land	723,548	-	-	-	-
34.90.4860.00	Vehicles	32,997	65,425	66,600	65,425	-
	Total Capital	1,769,199	1,113,513	491,600	490,425	1,465,000

Parks And Open Space Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
<u>Impact</u>						
	<u>Capital - \$5,000/item min.</u>					
34.90.4840.00	Infrastructure	-	940,627	1,520,000	1,250,000	9,500,000
	Total Capital	-	940,627	1,520,000	1,250,000	9,500,000
	Total Budget Request	\$ 2,815,391	\$ 2,879,053	\$ 3,283,740	\$ 2,991,825	\$ 12,239,990

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026**

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	1,177,000	5,067,890	430,950	24,200	6,700,040	11,035,000	-	-	17,735,040
Totals	\$ 1,177,000	\$ 5,067,890	\$ 430,950	\$ 24,200	\$ 6,700,040	\$ 11,035,000	\$ -	\$ -	\$ 17,735,040

Total Cash Available \$ 42,611,732

Ending Fund Balance \$ 24,876,691

% of Total Budget	6.64%	28.58%	2.43%	0.14%	37.78%	62.22%	0.00%	0.00%	100.00%
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Street And Alley Fund

STREET AND ALLEY FUND REVENUES

	<u>2024</u> <u>Actuals</u>	<u>2025</u> <u>Jan - Sep</u> <u>Actuals</u>	<u>2025</u> <u>Adopted</u> <u>Budget</u>	<u>2025</u> <u>Estimated</u>	<u>2026</u> <u>Proposed</u>
36.01.3120.00 Sales Taxes - General	2,962,812	1,737,768	2,400,000	2,800,000	2,916,667
36.01.3122.00 Use Taxes - Buildings	956,962	478,770	500,000	700,000	400,000
36.01.3124.00 Sales & Use Taxes - Vehicles	2,570,015	1,721,370	1,600,000	2,000,000	1,800,000
36.01.3140.00 Specific Ownership Taxes	800,274	501,968	435,000	720,000	750,000
36.01.3176.00 Highway Users Taxes	680,892	464,214	568,000	568,514	722,570
36.01.3265.00 Right of Way Permits	97,400	52,800	40,000	75,000	105,000
36.01.3268.00 Street Cut Fees	21,525	26,700	5,000	30,000	-
36.01.3420.00 Grants	134,085	22,000	-	22,000	498,000
36.01.3430.00 Road & Bridge - Weld	150,312	95,784	85,000	100,000	100,000
36.01.3435.00 Road & Bridge - Larimer	54,911	53,355	45,000	53,355	25,000
36.01.3580.00 Vehicle Registration Fees	66,218	42,974	55,000	60,000	65,000
36.01.3590.00 Trash Collection Fees	1,093,053	882,525	1,050,000	1,200,000	1,250,000
36.01.3790.00 Transportation Facility Development Fee - Impact	2,341,259	1,820,639	970,000	2,050,800	1,063,200
36.01.3794.00 Traffic Interchange Recovery	158,695	155,789	50,940	160,000	50,000
36.01.3960.00 Interest	616,050	834,860	100,000	1,000,000	850,000
36.01.3970.00 Miscellaneous	120	10,118	-	12,000	-
36.01.3985.00 Refund Of Expenditures	-	2,417,835	225,000	4,167,835	500,000
36.01.3995.00 Unrealized Gain On Investments	44,930	-	-	-	-
Subtotal	12,749,513	11,319,468	8,128,940	15,719,504	11,095,437
Total Fund Revenues	\$ 12,749,513	\$ 11,319,468	\$ 8,128,940	\$ 15,719,504	\$ 11,095,437
Unrestricted Cash Balance Forward (Beg. Fund Bal.)					\$ 31,516,295
Total Anticipated Funds Available					\$ 42,611,732

Street And Alley Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
36.90.4001.00	Salaries	510,410	441,940	707,700	707,700	589,800
36.90.4002.00	Overtime	28,561	36,346	25,000	60,000	30,000
36.90.4004.00	Compensatory Time	2,492	2,507	4,000	4,300	8,000
36.90.4010.00	Payroll Taxes	38,921	35,298	55,040	54,000	47,450
36.90.4020.00	Unemployment Taxes	-	-	6,200	6,200	6,600
36.90.4025.00	Workers Compensation	27,039	26,785	47,100	47,100	49,100
36.90.4030.00	Group Insurance	74,198	95,063	140,950	15,950	157,060
36.90.4035.00	Retirement Contribution	44,419	38,854	84,500	72,900	74,380
	Total Personnel Services	726,040	676,794	1,070,490	968,150	962,390
	<u>New Personnel</u>					
36.90.4001.00	Salaries	-	-	-	-	118,600
36.90.4002.00	Overtime	-	-	-	-	2,000
36.90.4010.00	Payroll Taxes	-	-	-	-	9,230
36.90.4020.00	Unemployment Taxes	-	-	-	-	3,200
36.90.4025.00	Workers Compensation	-	-	-	-	3,500
36.90.4030.00	Group Insurance	-	-	-	-	63,600
36.90.4035.00	Retirement Contribution	-	-	-	-	14,480
	Total New Personnel	-	-	-	-	214,610
	<u>Contractual Services</u>					
36.90.4120.00	Employee Education	877	-	3,700	1,800	2,500
36.90.4125.00	Maintenance - Equipment	33,019	28,063	25,000	30,000	25,000
36.90.4127.00	Maintenance - Infrastructure	2,297,591	862,929	2,658,000	2,658,000	3,000,000
36.90.4130.00	Maintenance - Fleet	73,740	26,503	88,000	63,000	110,000
36.90.4135.00	Other Contractual Services	1,056,102	781,372	1,134,700	1,134,700	1,260,600
36.90.4140.00	Postage	-	-	500	200	300
36.90.4145.00	Printing & Advertising	-	-	1,500	1,000	1,000
36.90.4150.00	Professional Services	2,064	1,690	20,000	2,500	260,000

Street And Alley Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
36.90.4160.00	Rents	21,672	9,630	8,000	10,000	5,000
36.90.4170.00	Telephone & Internet	4,480	1,936	3,900	3,900	6,300
36.90.4180.00	Travel & Training	15,227	2,366	21,020	21,020	22,340
36.90.4190.00	Utilities	314,536	231,270	357,000	357,000	374,850
	Total Contractual Services	3,819,308	1,945,757	4,321,320	4,283,120	5,067,890
	Commodities					
36.90.4300.00	Chemicals	64,380	73,759	89,000	89,000	89,000
36.90.4310.00	Computers & Software	8,159	7,708	10,900	10,000	11,900
36.90.4330.00	Fuel & Lubricants	37,609	34,483	50,000	45,000	50,000
36.90.4385.00	Supplies - General	9,645	6,204	10,000	7,500	5,000
36.90.4400.00	Supplies - Office	-	249	800	800	800
36.90.4410.00	Supplies - Operational	175,888	107,526	175,000	110,000	175,000
36.90.4420.00	Supplies - Safety	35,529	46,596	68,000	68,000	30,000
36.90.4430.00	Supplies - Training	919	458	4,000	1,000	1,000
36.90.4440.00	Supplies - Fleet	36,568	33,161	48,000	45,000	60,000
36.90.4460.00	Uniforms	8,448	7,446	6,750	8,000	8,250
	Total Commodities	377,145	317,589	462,450	384,300	430,950
	Other Charges					
36.90.4540.00	Insurance	7,924	10,728	17,500	17,500	21,200
36.90.4560.00	Memberships & Subscriptions	-	1,229	3,500	3,000	3,000
36.90.4570.00	Miscellaneous	203	-	-	-	-
	Total Other Charges	8,127	11,957	21,000	20,500	24,200
	Capital - \$5,000/item min.					
36.90.4830.00	Equipment	242,872	94,140	165,000	130,000	65,000
36.90.4840.00	Infrastructure	842,232	4,420,000	5,230,000	4,783,000	10,795,000
36.90.4860.00	Vehicles	457,580	121,489	294,500	294,500	175,000
	Total Capital	1,542,684	4,635,628	5,689,500	5,207,500	11,035,000

Street And Alley Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
Impact						
	Capital - \$5,000/item min.					
36.90.4840.00	Infrastructure	-	-	5,200,000	300,000	-
	Total Capital	-	-	5,200,000	300,000	-
	Total Budget Request	\$ 6,473,304	\$ 7,587,725	\$ 16,764,760	\$ 11,163,570	\$ 17,735,040

**TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026**

CAPITAL PROJECTS FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Capital Projects	-	12,000	-	-	12,000	9,850,000	-	9,862,000
Totals	\$ -	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 9,850,000	\$ -	\$ 9,862,000

Total Cash Available \$ 21,246,492

Ending Fund Balance \$ 11,384,492

% of Total Budget	0.00%	0.12%	0.00%	0.00%	0.12%	99.88%	0.00%	100.00%
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Capital Projects Fund

		<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
		<u>Actuals</u>	<u>Jan - Sep</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>CAPITAL PROJECT FUND REVENUES</u>				<u>Budget</u>		
38.01.3120.00	Sales Tax Revenues	-	-	-	-	-
38.01.3122.00	Use Tax Revenues - Buildings	1,915,366	961,713	850,000	1,300,000	750,000
38.01.3960.00	Interest	601,350	217,421	100,000	250,000	250,000
38.01.3995.00	Unrealized Gain On Investments	261,692	-	-	-	-
38.01.3999.00	Transfers To / From	(200,000)	-	(50,000)	(90,000)	7,460,000
Subtotal		2,578,408	1,179,134	900,000	1,460,000	8,460,000
Total Fund Revenues		\$ 2,578,408	\$ 1,179,134	\$ 900,000	\$ 1,460,000	\$ 8,460,000
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						\$ 12,786,492
TOTAL ANTICIPATED FUNDS AVAILABLE						\$ 21,246,492

Capital Projects Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Contractual Services</u>					
38.90.4135.00	Other Contractual Services	6,593	4,866	10,500	10,500	12,000
	Total Contractual Services	6,593	4,866	10,500	10,500	12,000
	<u>Capital - \$5,000/item min.</u>					
38.90.4840.00	Infrastructure	537,029	120,224	5,675,000	1,800,000	6,850,000
38.90.4850.00	Land	-	-	-	-	3,000,000
	Total Capital	537,029	120,224	5,675,000	1,800,000	9,850,000
	Total Budget Request	\$ 543,622	\$ 125,090	\$ 5,685,500	\$ 1,810,500	\$ 9,862,000

**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	-	-	-	1,300,000	1,300,000	-	-	1,300,000
Totals	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000

Total Cash Available \$ 1,331,435

Ending Fund Balance \$ 31,435

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

Tax Allocation Fund

		<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
		<u>Actuals</u>	<u>Jan - Sep</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>TAX ALLOCATION FUND REVENUES</u>						
60.01.3120.00	Tax Sharing	-	766,250	1,750,000	1,750,000	1,300,000
60.01.3999.00	Transfers In	1,525,894	-	50,000	-	40,000
		<u>1,525,894</u>	<u>766,250</u>	<u>1,800,000</u>	<u>1,750,000</u>	<u>1,340,000</u>
Total Fund Revenues		\$ 1,525,894	\$ 766,250	\$ 1,800,000	\$ 1,750,000	\$ 1,340,000
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						\$ (8,565)
Total Anticipated Funds Available						<u>\$ 1,331,435</u>

Tax Allocation Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Other Charges</u>					
60.90.4570.00	Miscellaneous	1,525,894	1,271,563	1,800,000	1,800,000	1,300,000
	Total Other Charges	1,525,894	1,271,563	1,800,000	1,800,000	1,300,000
	Total Budget Request	\$ 1,525,894	\$ 1,271,563	\$ 1,800,000	\$ 1,800,000	\$ 1,300,000

TOWN OF JOHNSTOWN
ANNUAL BUDGET
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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	1,637,190	1,872,010	1,563,675	1,690,980	6,763,855	66,940,000	4,685,250	78,389,105
WF C&D	641,450	233,450	555,240	12,100	1,442,240	1,780,000	-	3,222,240
Totals	\$ 2,278,640	\$ 2,105,460	\$ 2,118,915	\$ 1,703,080	\$ 8,206,095	\$ 68,720,000	\$ 4,685,250	\$ 81,611,345
Total Cash Available								\$ 139,952,914
Ending Fund Balance								\$ 58,341,569
% of Total Budget	2.79%	2.58%	2.60%	2.09%	10.06%	84.20%	5.74%	100.00%

Water Fund

	<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
<u>WATER FUND REVENUES</u>	<u>Actuals</u>	<u>Jan - Sep Actuals</u>	<u>Adopted Budget</u>	<u>Estimated</u>	<u>Proposed</u>
Watering Permit	500	-	250	-	-
Grants	-	-	-	-	165,000
Sales Of Potable Water	7,539,642	8,210,056	7,600,000	10,000,000	10,200,000
Sales Of Non-potable Water	75,043	94,480	35,000	110,000	36,700
Water Tap Fee	4,372,587	3,102,473	2,230,000	3,500,000	2,264,700
Raw Water Development Fee	3,844,569	2,690,763	1,890,000	2,800,000	1,944,000
Hydrant/Bulk Water	633,612	165,431	180,000	365,000	340,000
Water Lease	38,133	42,335	20,000	42,335	42,000
Water Share Fees	2,009,800	6,440,400	500,000	6,440,400	720,000
Water Meter Fee	314,654	215,468	146,000	300,000	142,500
Interest Income	1,999,381	2,571,029	1,200,000	3,200,000	1,600,000
Miscellaneous	341,492	853,364	125,000	1,000,000	125,000
Proceeds From Issuance Of Bonds	7,832	-	-	-	-
Refund Of Expenditures	42,988	573,239	-	575,101	-
Unrealized Gain On Investments	255,429	-	-	-	-
Transfer In/Out	-	50,700,000	50,700,000	50,700,000	(70,000)
Subtotal	21,475,661	75,659,039	64,626,250	79,032,836	17,509,900
Total Fund Revenues	\$ 21,475,661	\$ 75,659,039	\$ 64,626,250	\$ 79,032,836	\$ 17,509,900
Unrestricted Cash Balance Forward (Beg. Fund Bal.)					\$ 122,443,014
Less Contributed Capital					\$ -
Total Anticipated Funds Available					\$ 139,952,914

Water Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Administrative Costs					
	Personnel Services					
70.12.4001.00	Salaries	99,475	76,422	125,900	125,900	185,920
70.12.4002.00	Overtime	544	525	800	800	1,000
70.12.4005.00	Compensated Absences	-	-	-	-	-
70.12.4010.00	Payroll Taxes	6,604	5,626	9,600	9,600	14,300
70.12.4020.00	Unemployment Taxes	-	-	1,800	1,800	1,000
70.12.4025.00	Workers Compensation	1,452	1,417	4,000	2,100	2,100
70.12.4030.00	Group Insurance	10,641	15,580	37,900	24,200	37,900
70.12.4035.00	Retirement Contribution	9,979	6,675	15,200	12,000	22,440
	Total Personnel Services	128,695	106,247	195,200	176,400	264,660
	Contractual Services					
70.12.4110.00	Billing & Administrative	70,000	70,000	70,000	70,000	70,000
70.12.4135.00	Other Contractual Services	65,607	48,659	72,000	72,000	75,000
70.12.4140.00	Postage	1	-	850	500	850
70.12.4145.00	Printing & Advertising	17,796	7,321	18,000	18,000	18,000
70.12.4150.00	Professional Services	-	-	2,000	1,000	2,000
	Total Contractual Services	153,404	125,980	162,850	161,500	165,850
	Administrative Costs Total	282,099	232,227	358,050	337,900	430,510
	Conservation Programming					
	Contractual Services					
70.14.4120.00	Employee Education	-	-	-	-	4,000
70.14.4135.00	Other Contractual Services	-	-	-	24,000	128,000
70.14.4140.00	Postage	-	-	-	75	300
70.14.4145.00	Printing and Advertising	-	-	-	600	1,800
70.14.4170.00	Telephone & Internet	-	-	-	300	600
70.14.4180.00	Travel & Training	-	-	-	600	1,700
	Total Contractual	-	-	-	25,575	136,400

Water Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Commodities</u>					
70.14.4310.00	Computers & Software	-	-	-	-	900
70.14.4330.00	Fuel & Lubricants	-	-	-	200	500
70.14.4380.00	Supplies - General	-	-	-	3,211	1,000
70.14.4385.00	Uniforms	-	-	-	-	175
	Total Commodities	-	-	-	3,411	2,575
	<u>Other Charges</u>					
70.14.4560.00	Memberships& Subscriptions	-	-	-	525	1,690
	Total Other	-	-	-	525	1,690
	Total Conservation	-	-	-	29,511	140,665

Water Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Operational Costs					
	Personnel Services					
70.90.4001.00	Salaries	493,410	410,003	632,800	632,800	912,020
70.90.4002.00	Overtime	24,658	26,555	24,000	24,000	48,000
70.90.4004.00	Compensatory Time	55	-	-	-	-
70.90.4005.00	Compensated Absences	14,024	-	15,000	15,000	15,000
70.90.4010.00	Payroll Taxes	37,077	31,521	49,500	49,500	73,450
70.90.4020.00	Unemployment Taxes	-	-	6,250	6,250	6,250
70.90.4025.00	Workers Compensation	13,690	11,900	21,300	21,300	21,300
70.90.4030.00	Group Insurance	83,401	77,499	133,600	133,600	180,500
70.90.4035.00	Retirement Contribution	53,089	44,338	76,100	76,100	115,210
70.90.4045.00	Cell Phone Allowance	588	400	450	800	800
	Total Personnel Services	719,992	602,217	959,000	959,350	1,372,530
	Contractual Services					
70.90.4122.00	Maintenance - Buildings	7,388	1,208	7,000	7,000	15,000
70.90.4125.00	Maintenance - Equipment	159,845	64,669	47,000	70,000	91,500
70.90.4127.00	Maintenance - Infrastructure	81,350	24,910	25,000	25,000	25,000
70.90.4130.00	Maintenance - Vehicles	1,890	15,969	5,500	17,000	9,000

Water Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
70.90.4135.00	Other Contractual Services	126,109	113,193	178,000	178,000	204,900
70.90.4140.00	Postage	3,199	-	3,000	75	3,000
70.90.4145.00	Printing and Advertising	2,200	-	3,000	600	3,000
70.90.4150.00	Professional Services	318,835	152,204	220,000	210,000	630,000
70.90.4160.00	Rents	1,986	1,052	2,000	2,300	2,000
70.90.4170.00	Telephone & Internet	14,040	13,125	19,960	20,560	36,860
70.90.4180.00	Travel & Training	1,836	2,066	8,700	4,000	7,500
70.90.4190.00	Utilities	371,769	213,784	234,150	280,000	297,000
70.90.4195.00	Water Assessments	217,778	231,301	235,725	236,000	245,000
	Total Contractual Services	1,308,224	833,481	989,035	1,050,535	1,569,760
	Commodities					
70.90.4300.00	Chemicals	1,017,138	762,475	1,100,000	1,100,000	1,450,000
70.90.4310.00	Computers & Software	7,685	4,264	22,300	18,650	34,750
70.90.4330.00	Fuel & Lubricants	11,466	7,586	15,000	15,200	15,000
70.90.4380.00	Supplies - Buildings	210	-	2,500	5,711	2,500
70.90.4385.00	Supplies - General	6,021	1,047	4,000	4,000	5,000
70.90.4390.00	Supplies - Janitorial	-	86	500	1,000	1,000
70.90.4395.00	Supplies - Lab	13,823	9,869	16,850	15,000	15,850
70.90.4400.00	Supplies - Office	33	14,948	250	15,000	-
70.90.4410.00	Supplies - Operational	28,561	2,286	20,000	3,000	20,000
70.90.4420.00	Supplies - Safety	1,201	1,081	2,200	2,400	2,000
70.90.4430.00	Supplies - Training	1,720	5,136	1,500	6,000	1,500
70.90.4440.00	Supplies - Fleet	1,948	4,004	5,500	6,000	9,000
70.90.4460.00	Uniforms	3,047	-	4,500	4,500	4,500
	Total Commodities	1,092,853	812,781	1,195,100	1,196,461	1,561,100

Water Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Other Charges</u>					
70.90.4515.00	Depreciation	806,010	839,326	1,200,000	1,200,000	1,400,000
70.90.4540.00	Insurance	86,272	118,191	137,000	137,000	175,000
70.90.4560.00	Memberships& Subscriptions	2,560	2,242	1,000	3,000	4,290
70.90.4570.00	Miscellaneous	109,554	40,936	300,000	94,225	110,000
	Total Other Charges	1,004,396	1,000,695	1,638,000	1,434,225	1,689,290
	<u>Capital - \$5,000/item min.</u>					
70.90.4810.00	Buildings	16,894,205	16,349,703	47,600,000	35,000,000	40,000,000
70.90.4830.00	Equipment	-	26,345	20,000	26,345	140,000
70.90.4840.00	Infrastructure	381,571	347,362	10,500,000	5,000,000	26,300,000
70.90.4860.00	Vehicles	-	75,000	80,000	75,000	-
70.90.4880.00	Water Shares	-	-	-	922,500	500,000
	Total Capital	17,275,776	16,798,410	58,200,000	41,023,845	66,940,000
	<u>Debt Service</u>					
70.90.4900.00	Debt Service - Principal	365,000	-	1,485,000	1,485,000	1,525,000
70.90.4950.00	Debt Service - Interest	1,100,092	1,616,500	3,305,750	3,305,750	3,160,250
70.90.4995.00	Cost of Issuance	612,165	-	-	-	-
	Total Debt	2,077,257	1,616,500	4,790,750	4,790,750	4,685,250
	Operations Total:	23,478,498	21,664,084	67,771,885	50,455,166	77,817,930

Water Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Water - Collection & Distribution					
	Personnel Services					
70-92-4001-00	Salaries	283,315	238,838	393,600	393,600	358,100
70-92-4002-00	Overtime	14,405	12,627	17,000	17,000	20,000
70-92-4004-00	Compensatory Time	1,881	2,296	-	-	-
70-92-4005-00	Compensated Absences	-	-	5,000	5,000	6,000
70-92-4010-00	Payroll Taxes	21,720	18,522	30,400	30,400	28,930
70-92-4020-00	Unemployment Taxes	-	-	3,600	3,600	4,200
70-92-4025-00	Workers Compensation	17,477	15,247	18,500	18,500	24,300
70-92-4030-00	Group Insurance	44,136	63,536	63,300	93,200	98,200
70-92-4035-00	Retirement Contribution	31,579	28,049	48,600	44,150	45,400
	Total Personnel Services	414,513	379,114	580,000	605,450	585,130
	New Personnel					
70-92-4001.00	Salaries	-	-	-	-	29,800
70-92-4002.00	Overtime	-	-	-	-	2,000
70-92-4010.00	Payroll Taxes	-	-	-	-	2,500
70-92-4020.00	Unemployment Taxes	-	-	-	-	1,000
70-92-4025.00	Workers Compensation	-	-	-	-	1,200
70-92-4030.00	Group Insurance	-	-	-	-	16,000
70-92-4035.00	Retirement Contribution	-	-	-	-	3,820
	Total Personnel Services	-	-	-	-	56,320
	Contractual Services					
70-92-4122-00	Maintenance - Buildings	-	1,460	2,000	2,500	5,000
70-92-4125-00	Maintenance - Equipment	85,976	384	59,000	9,000	64,000
70-92-4127-00	Maintenance - Infrastructure	72,373	66,400	100,000	125,000	125,000
70-92-4130-00	Maintenance - Vehicles	1,555	12,540	6,000	14,000	5,750
70-92-4135-00	Other Contractual Services	23,983	16,499	19,710	27,700	31,700
70-92-4140-00	Postage	868	132	1,500	500	500

Water Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
70-92-4145-00	Printing & Advertising	55	318	1,500	1,000	1,000
70-92-4150-00	Professional Services	364	592	10,500	9,750	500
	Total Contractual Services	185,176	98,325	200,210	189,450	233,450
	Commodities					
70-92-4170-00	Telephone & Internet	6,610	4,959	16,900	8,400	10,000
70-92-4180-00	Travel & Training	4,661	946	7,500	4,000	10,240
70-92-4190-00	Utilities	3,352	993	16,275	5,000	15,000
70-92-4300-00	Chemicals	-	-	1,000	500	1,000
70-92-4310-00	Computers And Software	54,763	34,257	28,900	28,000	28,150
70-92-4340-00	Hydrants	8,950	1,756	35,000	10,000	30,000
70-92-4385-00	Supplies - General	11,795	2,113	5,000	4,800	5,000
70-92-4390-00	Supplies - Janitorial	-	-	-	-	-
70-92-4395-00	Supplies - Lab	654	-	1,500	1,000	1,000
70-92-4400-00	Supplies - Office	61	6	-		500
70-92-4410-00	Supplies - Operational	45,113	11,429	30,000	20,000	30,000
70-92-4420-00	Supplies - Safety	1,590	893	1,500	1,500	5,000
70-92-4430-00	Supplies - Training	699	200	1,000	1,000	1,000
70-92-4440-00	Supplies - Vehicles	5,262	981	6,000	5,500	14,750
70-92-4460-00	Uniforms	3,470	4,314	3,000	3,200	3,600
70-92-4480-00	Water Meters	416,063	373,422	350,000	410,000	400,000
	Total Commodities	563,042	436,270	503,575	502,900	555,240
	Other Charges					

Water Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
70-92-4560-00	Memberships & Subscriptions	1,716	800	1,000	700	2,100
70-92-4570-00	Miscellaneous	31,519	531	10,000	500	10,000
	Total Other Charges	33,235	1,331	11,000	1,200	12,100
	Capital - \$5,000/Item Min.					
70-92-4830-00	Capital - Equipment	59,850	3,763	79,000	4,000	-
70-92-4840-00	Capital - Infrastructure	689,889	3,023,986	4,500,000	3,300,000	1,750,000
70-92-4860-00	Capital - Vehicles	129,743	94,953	100,000	94,953	30,000
70-92-4880-00	Capital - Water Shares	11,540,000	-	-	-	-
	Total Capital	12,419,482	3,122,702	4,679,000	3,398,953	1,780,000
	Total C&D	13,615,448	4,037,743	5,973,785	4,697,953	3,222,240
	Total Budget Request	\$ 37,376,045	\$ 25,934,054	\$ 74,103,720	\$ 55,520,530	\$ 81,611,345

TOWN OF JOHNSTOWN
ANNUAL BUDGET
FY 2026

SEWER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
SF Operations	987,000	1,112,900	338,750	1,680,600	4,119,250	6,540,000	2,764,900	13,424,150
SF C&D	518,720	588,490	62,600	15,600	1,185,410	2,230,000	-	3,415,410
Totals	\$ 1,505,720	\$ 1,701,390	\$ 401,350	\$ 1,696,200	\$ 5,304,660	\$ 8,770,000	\$ 2,764,900	\$ 16,839,560
Total Cash Available								\$ 44,025,408
Ending Fund Balance								\$ 27,185,848
% of Total Budget	8.94%	10.10%	2.38%	10.07%	31.50%	52.08%	16.42%	100.00%

Sewer Fund

		<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
		<u>Actuals</u>	<u>Jan - Sep</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>SEWER FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
72.01.3410.00	Grant	-	-	-	-	-
72.01.3775.00	Sewer - Regional Impact Fee	3,287,200	1,891,051	1,045,000	2,430,000	1,330,000
72.01.3870.00	Sewer Charges	4,287,463	4,145,840	4,364,250	5,474,000	6,295,100
72.01.3880.00	Sewer Tap Fees	6,111,241	4,476,775	2,803,213	5,000,000	2,877,600
72.01.3885.00	Sewer Inspection Fee	61,700	44,500	12,000	50,500	12,000
72.01.3960.00	Interest	3,206,124	1,745,557	1,300,000	1,800,000	450,000
72.01.3970.00	Miscellaneous	7,951	2,886	25,000	436	3,000
72.01.3995.00	Unrealized Gain On Investments	170,529	-	-	-	-
72.01.3999.00	Transfers Out	(2,559,808)	-	(1,000,000)	(1,000,000)	(60,000)
72.01.3985.00	Refund Of Expenditures	4,279	7,929	-	-	-
Subtotal		14,576,679	12,314,538	8,549,463	13,754,936	10,907,700
Total Fund Revenues		\$ 14,576,679	\$ 12,314,538	\$ 8,549,463	\$ 13,754,936	\$ 10,907,700
Unrestricted Cash Balance Forward (Beg. Fund Bal.)					\$ 33,117,708	
Total Anticipated Funds Available					\$ 44,025,408	

Sewer Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
Administrative Costs						
	Personnel Services					
72.12.4001.00	Salaries	98,639	53,580	75,100	75,100	85,300
72.12.4002.00	Overtime	543	318	800	800	800
72.12.4010.00	Payroll Taxes	6,483	3,964	5,800	5,800	6,590
72.12.4020.00	Unemployment Taxes	-	-	1,000	1,000	1,000
72.12.4025.00	Workers Compensation	1,452	993	3,000	3,000	3,000
72.12.4030.00	Group Insurance	10,640	12,755	23,700	23,700	23,300
72.12.4035.00	Retirement Contribution	9,979	4,338	9,000	9,000	10,340
	Total Personnel Services	127,736	75,947	118,400	118,400	130,330
	Contractual Services					
72.12.4110.00	Billing & Administrative	-	60,000	60,000	60,000	60,000
72.12.4135.00	Other Contractual Services	60,471	48,128	69,000	69,000	75,000
72.12.4140.00	Postage	-	-	1,000	-	-
72.12.4145.00	Printing & Advertising	17,796	7,321	18,500	18,500	18,500
	Total Contractual Services	78,267	115,449	148,500	147,500	153,500
	Total Administrative Costs	206,003	191,397	266,900	265,900	283,830
Operational Costs						
	Personnel Services					
72.90.4001.00	Salaries	471,092	268,271	538,800	538,800	457,100
72.90.4002.00	Overtime	22,241	10,237	20,000	20,000	20,000
72.90.4004.00	Compensatory Time	166	-	1,000	1,000	1,000
72.90.4005.00	Compensated Absences	16,474	-	7,500	7,500	8,000
72.90.4010.00	Payroll Taxes	35,110	20,055	41,400	41,400	36,500
72.90.4020.00	Unemployment Taxes	-	-	5,250	5,250	4,920
72.90.4025.00	Workers Compensation	11,505	6,465	20,600	20,600	19,900
72.90.4030.00	Group Insurance	88,244	54,431	114,500	114,500	99,400
72.90.4035.00	Retirement Contribution	41,311	26,856	65,600	65,600	57,300
72.90.4045.00	Cell Phone Allowance	294	375	450	450	450

Sewer Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Total Personnel Services	686,436	386,691	815,100	815,100	704,570
	<u>New Personnel</u>					
72.90.4001.00	Salaries	-	-	-	-	96,000
72.90.4002.00	Overtime	-	-	-	-	2,000
72.90.4010.00	Payroll Taxes	-	-	-	-	7,500
72.90.4020.00	Unemployment Taxes	-	-	-	-	1,100
72.90.4025.00	Workers Compensation	-	-	-	-	1,800
72.90.4030.00	Group Insurance	-	-	-	-	31,900
72.90.4035.00	Retirement Contribution	-	-	-	-	11,500
72.90.4045.00	Cell Phone Allowance	-	-	-	-	300
	Total New Personnel	-	-	-	-	152,100
	<u>Contractual Services</u>					
72.90.4122.00	Maintenance - Buildings	11,065	4,330	8,500	8,500	13,500
72.90.4125.00	Maintenance - Equipment	48,948	6,020	41,000	11,000	33,500
72.90.4127.00	Maintenance - Infrastructure	10,280	31,780	60,000	35,000	15,000
72.90.4130.00	Maintenance - Vehicles	1,060	5,168	8,000	8,000	7,500
72.90.4135.00	Other Contractual Services	123,152	102,493	186,800	141,800	298,300
72.90.4140.00	Postage	-	-	500	-	500
72.90.4145.00	Printing & Advertising	-	-	500	-	500
72.90.4150.00	Professional Services	39	-	10,500	500	10,500
72.90.4160.00	Rents	427	1,982	5,000	2,000	4,000
72.90.4170.00	Telephone & Internet	16,892	17,206	28,800	22,000	48,600
72.90.4180.00	Travel & Training	2,508	1,650	8,000	4,000	8,500
72.90.4190.00	Utilities	474,856	289,652	512,400	475,000	519,000
	Total Contractual Services	689,227	460,279	870,000	707,800	959,400

Sewer Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Commodities</u>					
72.90.4300.00	Chemicals	221,595	141,754	220,500	220,500	251,000
72.90.4310.00	Computers & Software	6,322	11,813	16,550	16,550	9,750
72.90.4330.00	Fuel & Lubricants	10,816	7,586	10,000	11,000	12,000
72.90.4380.00	Supplies - Buildings	483	156	500	500	1,750
72.90.4385.00	Supplies - General	1,423	248	3,000	1,500	3,000
72.90.4390.00	Supplies - Janitorial	70	53	1,000	500	1,600
72.90.4395.00	Supplies - Lab	11,980	2,255	13,500	8,000	21,800
72.90.4400.00	Supplies - Office	513	-	500	500	500
72.90.4410.00	Supplies - Operational	11,304	9,495	15,000	12,000	15,000
72.90.4420.00	Supplies - Safety	4,140	2,464	8,500	6,000	9,150
72.90.4430.00	Supplies - Training	2,013	-	1,000	1,000	1,000
72.90.4440.00	Supplies - Fleet	2,427	1,348	7,500	4,000	7,500
72.90.4460.00	Uniforms	3,412	3,075	3,750	3,500	4,700
	Total Commodities	276,499	180,247	301,300	285,550	338,750
	<u>Other Charges</u>					
72.90.4515.00	Depreciation	750,722	603,549	1,400,000	1,000,000	1,500,000
72.90.4540.00	Insurance	95,374	117,137	135,000	135,000	174,000
72.90.4560.00	Memberships & Subscriptions	857	5,475	1,000	6,000	6,100
72.90.4570.00	Miscellaneous	675	-	500	-	500
	Total Other Charges	847,628	726,160	1,536,500	1,141,000	1,680,600
	<u>Capital - \$5,000/item min.</u>					
72.90.4810.00	Buildings	995,720	13,290,332	23,500,000	19,000,000	6,500,000
72.90.4830.00	Equipment	41,037	136,430	110,000	137,030	40,000
72.90.4840.00	Infrastructure	21,230,175	1,953,138	-	2,000,000	-
	Total Capital	22,266,932	15,379,901	23,610,000	21,137,030	6,540,000

Sewer Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Debt Service</u>					
72.90.4900.00	Principal	855,000	-	900,000	900,000	940,000
72.90.4950.00	Interest	1,909,275	934,950	1,869,900	1,869,900	1,824,900
72.90.4995.00	Cost of Issuance	-	-	-	-	-
	Total Debt Service	2,764,275	934,950	2,769,900	2,769,900	2,764,900
Sewer - Collection & Distribution						
	<u>Personnel Services</u>					
72-92-4001-00	Salaries	171,333	143,202	209,800	209,800	294,800
72-92-4002-00	Overtime	8,122	7,082	8,000	11,000	11,000
72-92-4004-00	Compensatory Time	697	1,323	-	500	500
72-92-4005-00	Compensated Absences	-	-	3,500	3,500	4,000
72-92-4010-00	Payroll Taxes	13,101	11,115	16,300	17,700	23,400
72-92-4020-00	Unemployment Taxes	-	-	2,700	2,700	2,700
72-92-4025-00	Workers Compensation	11,196	9,101	11,500	11,500	15,600
72-92-4030-00	Group Insurance	22,446	32,339	23,100	51,800	73,700
72-92-4035-00	Retirement Contribution	19,518	16,499	25,500	26,400	36,700
	Total Personnel Services	246,413	220,662	300,400	334,900	462,400
	<u>New Personnel</u>					
72-92-4001.00	Salaries	-	-	-	-	29,800
72-92-4002.00	Overtime	-	-	-	-	2,000
72-92-4010.00	Payroll Taxes	-	-	-	-	2,500
72-92-4020.00	Unemployment Taxes	-	-	-	-	1,000
72-92-4025.00	Workers Compensation	-	-	-	-	1,200
72-92-4030.00	Group Insurance	-	-	-	-	16,000
72-92-4035.00	Retirement Contribution	-	-	-	-	3,820
	Total New Personnel	-	-	-	-	56,320

Sewer Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Contractual Services</u>					
72-92-4122-00	Maintenance - Buildings	-	-	-	1,000	4,500
72-92-4125-00	Maintenance - Equipment	1,996	384	6,000	4,000	19,000
72-92-4127-00	Maintenance - Infrastructure	25,183	64,449	75,000	70,000	90,000
72-92-4130-00	Maintenance - Vehicles	768	12,540	6,000	14,000	5,750
72-92-4135-00	Other Contractual Services	156,047	54,252	188,500	188,000	190,500
72-92-4140-00	Postage	464	250	1,500	500	1,500
72-92-4145-00	Printing & Advertising	200	-	1,500	500	1,500
72-92-4150-00	Professional Services	94	592	20,500	8,000	200,500
72-92-4170-00	Telephone & Internet	4,431	2,985	15,300	5,000	11,000
72-92-4180-00	Travel & Training	3,348	946	7,500	2,000	10,240
72-92-4190-00	Utilities	17,430	26,789	64,000	50,000	54,000
	Total Contractual Services	209,959	163,186	385,800	343,000	588,490
	<u>Commodities</u>					
72-92-4310-00	Computers And Software	11,576	10,105	11,100	11,000	7,250
72-92-4380-00	Supplies - Building	-	-	-	-	2,000
72-92-4385-00	Supplies - General	11,814	2,114	8,000	7,800	8,000
72-92-4395-00	Supplies - Lab	-	-	-	-	500
72-92-4400-00	Supplies - Office	68	-	-	-	500
72-92-4410-00	Supplies - Operational	12,456	10,048	20,000	20,000	20,000
72-92-4420-00	Supplies - Safety	1,590	1,314	2,000	1,800	5,000
72-92-4430-00	Supplies - Training	881	612	1,000	800	1,000
72-92-4440-00	Supplies - Vehicles	5,374	1,940	6,000	6,000	14,750
72-92-4460-00	Uniforms	3,123	1,236	3,000	3,000	3,600
	Total Commodities	46,883	27,370	51,100	50,400	62,600

Sewer Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Other Charges</u>					
72-92-4560-00	Memberships & Subscriptions	1,165	800	1,000	800	5,600
72-92-4570-00	Miscellaneous	131	188	10,000	400	10,000
	Total Other Charges	1,296	988	11,000	1,200	15,600
	<u>Capital - \$5,000/Item Min.</u>					
72-92-4830-00	Equipment	24,078	3,763	4,000	4,000	-
72-92-4840-00	Infrastructure	4,074,148	794,044	2,100,000	800,000	2,200,000
72-92-4860-00	Vehicles	125,748	94,953	100,000	94,953	30,000
	Total Capital	4,223,974	892,760	2,204,000	898,953	2,230,000
	Total Budget Request	32,465,524	19,564,590	33,122,000	28,750,733	16,839,560

**TOWN OF JOHNSTOWN
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DRAINAGE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Drainage Fund	221,780	423,800	12,200	69,600	727,380	100,000	-	827,380
Totals	\$ 221,780	\$ 423,800	\$ 12,200	\$ 69,600	\$ 727,380	\$ 100,000	\$ -	\$ 827,380
Total Cash Available								\$ 5,955,279
Ending Fund Balance								\$ 5,127,899
% of Total Budget	26.81%	51.22%	1.47%	8.41%	87.91%	12.09%	0.00%	100.00%

Drainage Fund

		<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
		<u>Actuals</u>	<u>Jan - Sep</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>DRAINAGE FUND REVENUES</u>			<u>Actuals</u>	<u>Budget</u>		
74.01.3410.00	Federal Grants	164,207	135,562	-	228,780	-
74.01.3780.00	Drainage Impact Fee	568,456	445,215	250,000	496,000	270,000
74.01.3860.00	Drainage Charges	578,337	466,337	560,000	616,000	1,078,000
74.01.3960.00	Interest	114,370	89,222	25,000	106,000	40,000
74.01.3970.00	Miscellaneous	-	-	228,780	-	-
74.01.3995.00	Unrealized Gain On Investments	40,731	-	-	-	-
74.01.3999.00	Transfers Out	-	-	-	-	(10,000)
Subtotal		1,466,102	1,136,336	1,063,780	1,446,780	1,378,000
Total Fund Revenues		\$ 1,466,102	\$ 1,136,336	\$ 1,063,780	\$ 1,446,780	\$ 1,378,000
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						\$ 4,577,279
Total Anticipated Funds Available						\$ 5,955,279

Drainage Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
Administrative Costs						
	<u>Personnel Services</u>					
74.12.4001.00	Salaries	77,777	32,417	30,600	30,600	28,800
74.12.4002.00	Overtime	321	269	200	200	200
74.12.4010.00	Payroll Taxes	5,115	2,406	2,450	2,450	2,220
74.12.4020.00	Unemployment Taxes	-	-	800	800	800
74.12.4025.00	Workers Compensation	1,217	602	1,600	1,600	1,800
74.12.4030.00	Group Insurance	9,317	5,910	7,000	7,000	3,860
74.12.4035.00	Retirement Contribution	8,056	2,648	3,700	3,700	3,480
	Total Personnel Services	101,803	44,253	46,350	46,350	41,160
	<u>Contractual Services</u>					
74.12.4110.00	Billing & Administrative	10,000	10,000	10,000	10,000	10,000
74.12.4135.00	Other Contractual Services	31,988	24,515	28,000	28,000	28,000
74.12.4140.00	Postage	-	-	700	300	300
74.12.4145.00	Printing & Advertising	11,539	4,881	11,500	11,500	11,500
	Total Contractual Services	53,527	39,396	50,200	49,800	49,800
	Total Administrative Costs	155,330	83,648	96,550	96,150	90,960
Operational Costs						
	<u>Personnel Services</u>					
74.90.4001.00	Salaries	97,573	75,939	110,400	110,400	103,900
74.90.4002.00	Overtime	5,281	4,596	8,000	8,000	10,000
74.90.4004.00	Compensatory Time	753	932	1,000	1,000	1,000
74.90.4005.00	Compensated Absences	6,739	-	5,000	5,000	5,000
74.90.4010.00	Payroll Taxes	7,573	5,976	8,600	8,600	8,720
74.90.4020.00	Unemployment Taxes	-	-	2,900	2,900	2,950
74.90.4025.00	Workers Compensation	5,514	4,399	9,300	9,300	9,300
74.90.4030.00	Group Insurance	10,417	12,339	13,000	13,000	26,050

Drainage Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
74.90.4035.00	Retirement Contribution	10,893	8,480	13,300	13,300	13,700
	Total Personnel Services	144,741	112,661	171,500	171,500	180,620
	<u>Contractual Services</u>					
74.90.4127.00	Maintenance - Infrastructure	29,780	2,975	300,000	150,000	300,000
74.90.4130.00	Maintenance - Fleet	-	-	5,000	-	-
74.90.4135.00	Other Contractual Services	6,428	17,942	101,000	50,000	3,000
74.90.4150.00	Professional Services	8,205	-	67,000	10,000	67,000
74.90.4160.00	Rents	9,400	-	-	-	-
74.90.4180.00	Travel & Training	2,900	-	4,000	1,000	4,000
	Total Contractual Services	56,713	20,917	477,000	211,000	374,000
	<u>Commodities</u>					
74.90.4300.00	Chemicals	-	-	-	-	-
74.90.4310.00	Computers & Software	3,029	2,544	3,200	3,200	4,200
74.90.4330.00	Fuel & Lubricants	3,606	2,599	5,000	5,000	5,000
74.90.4385.00	Supplies - General	-	-	1,000	500	500
74.90.4410.00	Supplies - Operational	62	-	3,000	500	500
74.90.4440.00	Supplies - Fleet	389	-	1,500	500	1,000
74.90.4460.00	Uniforms	250	250	1,500	1,000	1,000
	Total Commodities	7,335	5,393	15,200	10,700	12,200
	<u>Other Charges</u>					
74.90.4515.00	Depreciation	42,989	35,195	53,000	53,000	53,000
74.90.4540.00	Insurance	1,946	2,460	26,200	7,500	11,100
74.90.4560.00	Memberships & Subscriptions	-	-	-	-	500
74.90.4570.00	Miscellaneous	-	-	5,000	5,000	5,000
	Total Other Charges	44,935	37,655	84,200	65,500	69,600

Drainage Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	Capital - \$5,000/item min.					
74.90.4840.00	Infrastructure	646,324	783,107	1,254,200	1,223,000	100,000
	Total Capital	646,324	783,107	1,254,200	1,223,000	100,000
	Total Budget Request	\$ 413,764	\$ 367,388	\$ 2,098,650	\$ 1,777,850	\$ 827,380

**TOWN OF JOHNSTOWN
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CEMETERY PERPETUAL EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Cemetery Fund	-	-	-	-	-	-	-	-
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Cash Available								\$ 244,132
Ending Fund Balance								\$ 244,132
% of Total Budget	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Cemetery Perpetual Fund

		<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
		<u>Actuals</u>	<u>Jan - Sep</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
<u>CEMETERY PERPETUAL FUND REVENUES</u>						
80.01.3940.00	Cemetery Lot Purchase	14,873	11,295	12,560	12,560	13,000
80.01.3960.00	Interest Income	6,688	4,343	3,750	5,800	5,000
	Subtotal	21,561	15,638	16,310	18,360	18,000
Total Fund Revenues		\$ 21,561	\$ 15,638	\$ 16,310	\$ 18,360	\$ 18,000
Unrestricted Cash Balance Forward (Beg. Fund Bal.)					\$	226,132
Total Anticipated Funds Available					\$	244,132

Cemetery Perpetual Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 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
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LIBRARY FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Library Fund	1,440,000	385,000	318,500	453,424	2,596,924	1,335,000	-	3,931,924
Totals	\$ 1,440,000	\$ 385,000	\$ 318,500	\$ 453,424	\$ 2,596,924	\$ 1,335,000	\$ -	\$ 3,931,924

Total Cash Available \$ 16,646,916

Ending Fund Balance \$ 12,714,992

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

\$ 3,931,924

Library Fund

<u>LIBRARY FUND</u>		<u>2024</u>	<u>2025</u>	<u>2025</u>	<u>2025</u>	<u>2026</u>
		<u>Actuals</u>	<u>Jan - Sep</u>	<u>Adopted</u>	<u>Estimated</u>	<u>Proposed</u>
			<u>Actuals</u>	<u>Budget</u>		
92.01.3420.00	State Grants	1,282,323	1,435,412	1,375,300	-	-
92.01.3730.00	Library Facilities Fee	918,921	739,821	373,950	753,950	418,500
92.01.3953.00	Donation	7,200	1,775	3,500	3,500	3,500
92.01.3960.00	Interest Income	533,399	235,723	500,000	503,800	500,000
92.01.3970.00	Miscellaneous	2,261	1,430	10,000	3,000	10,000
92.01.3420.00	Weld Library Dist.	1,282,323	1,435,412	1,375,300	1,475,300	1,375,300
92.01.3999.00	Transfers In - TOJ	1,972,484	1,517,343	1,823,124	2,085,789	2,023,124
92.01.3999.00	Transfers Out - Historical/Arts	(91,882)	(73,822)	-	(100,000)	(167,400)
Subtotal		5,907,028	5,293,093	5,461,174	4,725,339	4,163,024
Total Fund Revenues		\$ 5,907,028	\$ 5,293,093	\$ 5,461,174	\$ 4,725,339	\$ 4,163,024
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						\$ 12,483,892
Total Anticipated Funds Available						\$ 16,646,916

Library Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Personnel Services</u>					
92.90.4001.00	Salaries	523,999	449,706	1,150,000	600,000	1,200,000
92.90.4002.00	Overtime	1,008	28	-	-	-
92.90.4010.00	Payroll Taxes	38,409	33,171	-	-	-
92.90.4025.00	Workers Compensation	609	529	-	-	-
92.90.4030.00	Group Insurance	55,339	83,625	-	120,000	240,000
92.90.4035.00	Retirement Contribution	28,817	25,899	-	-	-
	Total Personnel Services	648,182	592,959	1,150,000	720,000	1,440,000
	<u>Contractual Services</u>					
92.90.4122.00	Maintenance - Buildings	283,888	44,366	220,000	100,000	200,000
92.90.4145.00	Printing & Advertising	46,005	16,194	60,000	40,000	50,000
92.90.4150.00	Professional Services	6,960	5,706	10,000	25,000	20,000
92.90.4170.00	Telephone & Internet	6,775	3,607	12,000	12,000	15,000
92.90.4180.00	Travel & Training	2,894	460	5,000	3,000	10,000
92.90.4190.00	Utilities	42,994	23,576	60,000	50,000	90,000
	Total Contractual Services	389,516	93,909	367,000	230,000	385,000
	<u>Commodities</u>					
92.90.4310.00	Computers & Software	1,119	603	5,000	10,000	10,000
92.90.4385.00	Supplies - General	7,122	4,523	15,000	15,000	30,000
92.90.4390.00	Supplies - Janitorial	1,798	554	5,000	3,000	6,000
92.90.4410.00	Supplies - Operational	96,154	46,331	192,500	185,000	272,500
	Total Commodities	106,192	52,011	217,500	213,000	318,500

Library Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Other Charges</u>					
92.90.4560.00	Memberships & Subscriptions	324	229	2,500	1,000	2,500
92.90.4570.00	Miscellaneous	234,683	(143,699)	222,000	1,565,000	450,924
	Total Other Charges	235,007	(143,470)	224,500	1,566,000	453,424
	<u>Capital - \$5,000/item min.</u>					
92.90.4810.00	Buildings	13,000	167,751	2,200,000	3,510,000	1,335,000
	Total Capital	13,000	167,751	2,200,000	3,510,000	1,335,000
	Total Budget Request	\$ 1,391,897	\$ 763,159	\$ 4,159,000	\$ 6,239,000	\$ 3,931,924

**TOWN OF JOHNSTOWN
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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	150,000	-	655,000
Totals	\$ -	\$ 505,000	\$ -	\$ -	\$ 505,000	\$ 150,000	\$ -	\$ 655,000
Total Cash Available								\$ 818,945
Ending Fund Balance								\$ 163,945
% of Total Budget	0.00%	77.10%	0.00%	0.00%	77.10%	22.90%	0.00%	100.00%

Recreation Center Fund

<u>RECREATION CENTER FUND REVENUES</u>		<u>2024</u> <u>Actuals</u>	<u>2025</u> <u>Jan - Sep</u> <u>Actuals</u>	<u>2025</u> <u>Adopted</u> <u>Budget</u>	<u>2025</u> <u>Estimated</u>	<u>2026</u> <u>Proposed</u>
96.01.3999.00	Transfer In	503,000	505,000	505,000	505,000	655,000
	Subtotal	503,000	505,000	505,000	505,000	655,000
Total Fund Revenues		\$ 503,000	\$ 505,000	\$ 505,000	\$ 505,000	\$ 655,000
Unrestricted Cash Balance Forward (Beg. Fund Bal.)						\$ 163,945
Total Anticipated Funds Available						\$ 818,945

Recreation Center Fund

<u>Acct. No.</u>	<u>Account Title</u>	<u>2024 Actuals</u>	<u>2025 Jan - Sep Actuals</u>	<u>2025 Adopted Budget</u>	<u>2025 Estimated</u>	<u>2026 Proposed</u>
	<u>Contractual Services</u>					
96.90.4122.00	Maintenance - Building	51,554	-	-	-	-
96.90.4135.00	Other Contractual Services	300,387	380,928	505,000	505,000	505,000
96.90.4570.00	Miscellaneous	10,700	-	-	-	-
	Total Contractual Services	362,641	380,928	505,000	505,000	505,000
	<u>Capital - \$5,000/item min.</u>					
96.90.4810.00	Buildings	-	-	-	-	-
96.90.4830.00	Equipment	-	-	-	-	150,000
	Total Capital	-	-	-	-	150,000
	Total Budget Request	\$ 362,641	\$ 380,928	\$ 505,000	\$ 505,000	\$ 655,000

<u>Account Title</u>	<u>Description</u>
Contractual Services	
Audit	Independent auditor
Billing & Administrative	Utility bill printing, etc.
Employee Education	Reimbursement to employee of approved education costs - per personnel manual
Maintenance - Building	Repair to buildings, HVAC units, plumbing, etc.
Maintenance - Equipment	Repairs for large equipment, mowers, trailers, etc.
Maintenance - Infrastructure	Repairs to infrastructure - water lines, power lines, streets, etc.
Maintenance - Vehicles	Repairs to vehicles - police cars, public works trucks, etc.
Other Contractual Services	Miscellaneous contracted services
Postage	Postage
Printing & Advertising	Publishing costs - list of bills, recruiting, legal publishing
Professional Services	Services delivered - IT, software support, legal, design, engineering, etc.
Rents	Copier leases, postage meter leases, other misc. leased properties
Telephone	Landlines, mobile phones
Travel & Training	Training costs, airfare, car rental, meals, etc.
Utilities	Electric, water, sewer, gas, etc.
Water Assessments	Costs associated with purchasing water for distribution
Commodities	
Chemicals	Fertilizers, mosquito spray, weed spray, lake chemicals, etc.
Computers & Software	New computers and software less than \$5,000
Fuel & Lubricants	Gas, diesel, oil changes, etc.
Hydrants	Hydrants
Power	Power purchased from United Power
Supplies - Buildings	Paint, drainage spouts, gutters, HVAC materials, plumbing supplies, etc.
Supplies - General	Kitchen supplies, banners, flags, ammunition, small equipment, etc.
Supplies - Janitorial	Cleaning supplies, paper products, etc.
Supplies - Lab	Water testing, etc.
Supplies - Office	General office supplies - paper, pens, pencils, staplers, etc.
Supplies - Operational	Operational supplies - pipes, valves, connectors, etc.
Supplies - Safety	Orange vests, protective eyewear, gloves, etc.
Supplies - Training	Training materials, books, videos, etc.
Supplies - Vehicles	Tires, batteries, filters, fuses, bulbs, oil, etc.
Uniforms	Uniforms, steel- toe boots, dry-cleaning, etc.
Water Meters	

<u>Account Title</u>	<u>Description</u>
Other Charges	
Bad Debt	Uncollectible accounts receivable
Contingencies	Misc. reserve
Depreciation	Enterprise fund asset depreciation
Donations	
Election Expenses	
Insurance	General, Auto, Workers Comp, etc.
Interest	
Memberships & Subscriptions	
Miscellaneous	
Plant Investment Fees	
Refund	
Scholarships	
Capital	
	Any purchases of items/projects that are at least \$5,000
Art	
Buildings	
Easements	
Equipment	
Infrastructure	
Land	
Vehicles	
Water Shares	
Other Improvements	
Debt Service	
Principal	
Interest	
Fees	

Exhibit B

Town of Johnstown 2026 Amended Proposed Budget Changes

General Fund – There has been a decrease in fund balance of \$1,473,556. The changes are detailed as follows:

Description	Impact
Revenues – increase estimated Lodging Tax (2025)	\$15,000
Revenues – increase estimated licenses, permits, other charges (2025)	168,500
Revenues – increase estimated State Grants (2025)	37,931
Revenues – increase for insurance proceeds (2025)	180,350
Expenditures – removal of Risk Manager position (2026)	130,260
Expenditures – various adjustments to Communications, Economic Development, Finance, Engineering, Police, Public Works, and Buildings operational estimates (2025)	-5,597
Expenditures – offsite improvements at Centennial Park (2026)	-2,000,000

Conservation Trust Fund – There have been no changes.

Arts & Culture Fund – There have been no changes.

Parks & Open Space Fund – There has been an increase in fund balance of \$72,895. The changes are detailed as follows:

Description	Impact
Revenues – increase estimated Cemetery Lot Purchases (2025)	\$15,000
Expenditures – removal of Cemetery Manager position (2026)	123,320
Expenditures – purchase of snowplow truck in January (budgeted expense) (2025)	-65,425

Streets & Alley Fund – There has been an increase in fund balance of \$3,850,214. The changes are detailed as follows:

Description	Impact
Revenues – increase estimated Highway Users Tax (2025)	\$328,214
Revenues – increase estimated Traffic Interchange Recovery (2025)	10,000
Revenues – increase estimated miscellaneous income (2025)	12,000
Revenues – increase estimated Refund of Expenditures (2025)	3,500,000

Capital Projects Fund – There have been no changes.

Tax Allocation Fund – There have been no changes.

Water Fund – There has been an increase in fund balance of \$7,506,900. The changes are detailed as follows:

Description	Impact
Revenues – increase estimated Sales of Potable Water (2025)	\$2,000,000
Revenues – increase estimated Sales of Non-potable Water (2025)	75,000
Revenues – increase estimated Water Share Fees (2025)	5,546,400
Revenues – increase estimated miscellaneous revenues from PFAS settlement funds, ROE fees, surcharges (2025)	875,000
Revenues – increase estimated Refund of Expenditures (2025)	3,000
Revenues – decrease for transfer to Parks & Open Space Fund (2026)	-70,000
Expenses – purchase of water shares in October (2025)	-922,500

Sewer Fund – There has been an increase in fund balance of \$490,547. The changes are detailed as follows:

Description	Impact
Revenues – increase estimated Regional Impact Fees (2025)	\$630,000
Revenues – increase estimated Sewer Inspection Fees (2025)	15,500
Revenues – decrease for transfer to Parks & Open Space Fund (2026)	-60,000
Expenses – purchase of dump truck in June (budgeted expense) (2025)	-94,953

Drainage Fund – There has been a decrease in fund balance of \$10,000 for a transfer to the Parks & Open Space Fund (2026).

Cemetery Perpetual Fund – There have been no changes.

Library Fund – There has been a decrease in fund balance of \$3,931,924 due to the updated estimation of 2025 Revenues and Expenditures, as well as the addition of the 2026 Revenues and Expenditures to the budget.

Recreation Center Fund – There have been no changes.

Dept.	Capital Request	Category	Fund	2026 Projected	2027 Projected	2028 Projected	2029 Projected	2030 Projected	2031 Projected	2032 Projected	2033 Projected	2034 Projected	2035 Projected	Total
Admin	Networks & IT	Maintenance	General	200,700	20,000	20,000	75,000	25,000	25,000	55,000	60,000	50,000	60,000	590,700
Admin	Town Hall Vehicle	Equipment	General		32,000			34,000			39,000			105,000
Admin	Financial software	Enhancement	General			150,000								150,000
Admin	Events van with wrap	Equipment	General						40,000					40,000
Admin	Pond Improvements	Land	General	5,600,000										5,600,000
Admin	Water storage/Water for CIL	Land	General	7,000,000										7,000,000
Planning	Comp Plan updates	Planning	General		60,000				60,000				60,000	180,000
Planning	Land Use Code audit and revisions	Planning	General	70,000	50,000					80,000				200,000
Planning	Housing Needs Assessment & Strategy Plan	Planning	General	50,000				40,000						90,000
Police	Police vehicles - 8 cars per year	Equipment	General	460,000	764,033	802,234	842,346	884,463	928,686	975,121	1,014,126	1,054,691	1,096,879	8,822,578
Eng	Work trucks	Equipment	General	42,000		55,000	112,000		42,000			55,000		306,000
PW	Development Services Bldg.	New Infrastructure	General	2,500,000										2,500,000
PW	Senior Center Design/Construction	New Infrastructure	General	5,200,000										5,200,000
PW	Aerial photography	Maintenance	General		35,000		35,000			40,000				110,000
General Fund Totals:				21,122,700	961,033	1,027,234	1,064,346	983,463	1,095,686	1,150,121	1,113,126	1,159,691	1,216,879	30,894,278
Police	Land purchase for expansion	New Infrastructure	Capital Projects	3,000,000										3,000,000
Police	New Police department	New Infrastructure	Capital Projects					5,600,000			56,000,000			61,600,000
PW	Alley carryover - Downtown	Enhancement	Capital Projects	2,500,000										2,500,000
PW	Public Works Facility	New Infrastructure	Capital Projects	4,000,000	26,000,000									30,000,000
Admin	EV charging stations	Enhancement	Capital Projects		50,000									50,000
Capital Fund Totals:				9,500,000	26,050,000	0	0	5,600,000	0	0	56,000,000	0	0	97,150,000
Admin	Art Project	New Infrastructure	Arts & Culture	250,000	0	150,000	0	150,000	0	150,000	0	150,000	0	850,000
Arts & Culture Fund Totals:				250,000	0	150,000	0	150,000	0	150,000	0	150,000	0	850,000
PW	Cemetery irrigation	Enhancement	Parks & OS	550,000										550,000
PW	Cemetery expansion	New Infrastructure	Parks & OS			400,000								400,000
PW	Columbarium	New Infrastructure	Parks & OS							100,000				100,000
PW	Equipment - mowers, tanks, etc.	Equipment	Parks & OS	50,000		25,000		75,000		25,000		25,000		200,000
PW	Parks vehicles	Equipment	Parks & OS		45,000		50,000		50,000		50,000			195,000
PW	Park development	New Infrastructure	Parks & OS	8,500,000										8,500,000
PW	Toe-drain at lake	New Infrastructure	Parks & OS	250,000										250,000
PW	Irrigation replacement	Maintenance	Parks & OS	30,000										30,000
PW	Outdoor recreation facilities/amenities	New Infrastructure	Parks & OS			120,000		120,000			120,000		120,000	480,000
PW	Aeravator	Equipment	Parks & OS	10,000										10,000
PW	Playground improvements/replacements	Maintenance	Parks & OS	625,000	200,000	200,000	200,000	200,000		150,000		300,000		1,875,000
PW	Park development	New Infrastructure	CTF		350,000		375,000		375,000		375,000		375,000	1,850,000
PW	Trail development	New Infrastructure	Parks & OS	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	10,000,000
PW	Parks, Trails, OS Master Plan	Planning	Parks & OS			100,000					100,000			200,000
Parks Totals:				11,015,000	1,595,000	1,845,000	1,625,000	1,395,000	1,425,000	1,275,000	1,645,000	1,325,000	1,495,000	24,640,000
PW	Streets Maintenance program	Maintenance	Streets	2,850,000	3,250,000	3,500,000	3,500,000	3,500,000	3,750,000	3,750,000	4,000,000	4,000,000	4,250,000	36,350,000
PW	RRX upgrade agreements	Enhancement	Streets		75,000		85,000				100,000			260,000
PW	Major construction projects	New Infrastructure	Streets	10,645,000	3,750,000									14,395,000
PW	HPB/Hwy. 34 D & C	Enhancement	Streets		2,000,000									2,000,000
PW	Alley overlay program	Enhancement	Streets	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
PW	Curb/gutter/sidewalk replacement	Maintenance	Streets	160,000	250,000	275,000	275,000	300,000	300,000	325,000	325,000	325,000	325,000	2,860,000
PW	Missing sidewalks	Enhancement	Streets		150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	150,000	1,350,000
PW	Sweeper	Equipment	Streets			285,000								285,000
PW	Plow Trucks	Equipment	Streets	175,000		175,000		175,000		175,000		175,000		875,000
PW	Fork Lift	Equipment	Streets	40,000										40,000
PW	Roller	Equipment	Streets	25,000										25,000
PW	Streets vehicles	Equipment	Streets		50,000	55,000		55,000			60,000			220,000
PW	Transportation Master Plan Update	Planning	Streets			100,000					100,000			200,000
PW	Silverbell Drive street reconstruction - Carlson to Hawthorne	Maintenance	Streets		900,000									900,000
PW	Larimer Parkway and Thompson Parkway intersection improve	Enhancement	Streets		4,500,000	4,500,000								9,000,000
Streets Totals:				13,995,000	15,025,000	9,140,000	4,110,000	4,280,000	4,300,000	4,500,000	4,835,000	4,750,000	4,825,000	69,760,000
Utilities	WTP Exp (D&C)	New Infrastructure	Water	40,000,000							2,300,000			42,300,000
Utilities	WTP Storage Tanks Rehab	Maintenance	Water							500,000				500,000
Utilities	WTP - Central Weld Participation	Planning	Water				2,500,000		10,500,000					13,000,000
Utilities	Raw Water - Transmission Line	New Infrastructure	Water	25,000,000										25,000,000
Utilities	Raw Water - Flushing Line to Town Lake	Maintenance	Water							1,000,000				1,000,000

Utilities	Equip - Crew Vehicles (3/4 Ton Truck)	Equipment	Water		45,000		45,000		45,000			50,000		185,000
Utilities	Equip - Fork Lift (WTP)	Equipment	Water		45,000									45,000
Utilities	Water Dist - Water Meter Replacement	Equipment	Water	400,000	1,000,000	1,000,000								2,400,000
Utilities	Regional Water Partnership Study	Planning	Water	100,000										100,000
Utilities	Water Dist - Master Plan & Model (CIP & Dev Reimb)	Planning	Water	330,000										330,000
Utilities	Water Dist - Annual Waterline Replacement	Maintenance	Water	950,000	1,000,000	500,000	1,000,000	500,000	1,000,000	500,000	750,000	750,000	750,000	7,700,000
Utilities	Facility - C&D Water	New Infrastructure	Water					1,000,000						1,000,000
Utilities	Water Dist - Pump replacement - Lone Tree	Maintenance	Water	140,000										140,000
Utilities	SCADA DAF/Taw water - Lone Tree	Maintenance	Water	500,000										500,000
Utilities	DAF Skimmer replacements	Maintenance	Water	700,000										700,000
Utilities	Equip - Water Mini Vac Trailer - Valves	Equipment	Water						100,000					100,000
	Equip - Lone Tree Pump	Equipment	Water	140,000										140,000
Utilities	Equip - 1/2 C&D (Water) Crew Vehicles (250)	Equipment	Water	30,000	60,000	65,000	65,000	65,000	65,000	65,000	65,000	68,000	70,000	618,000
Utilities	Equip - 1/2 C&D (Water) Emergency Utility Van	Equipment	Water		50,626									50,626
Utilities	Equip - 1/2 - Tandum Dump Truck	Equipment	Water				130,226							130,226
Utilities	Equip - 1/2 C&D (Water) Backhoe	Equipment	Water							111,457				111,457
Utilities	Equip - 1/2 C&D (Water) Mini Ex	Equipment	Water			40,000								40,000
Utilities	WTP R&R	Maintenance	Water		1,481,600	1,641,100	1,817,900	2,013,700	4,198,384	2,622,719	2,800,000	1,500,000	1,650,000	19,725,403
Utilities	PRV Vault Stroh Farms	Enhancement	Water	400,000										400,000
Utilities	PRV Vault SH60/Colorado Blvd	Enhancement	Water	400,000										400,000
Utilities	Water Shares	New Infrastructure	Water	500,000		500,000		500,000		500,000		500,000		2,500,000
Water Totals:				69,590,000	3,682,226	3,746,100	5,558,126	4,078,700	15,908,384	5,299,176	5,915,000	2,868,000	2,470,000	119,115,712
Utilities	WWTP - Central Plant (D&C)	New Infrastructure	Sewer	3,500,000					7,110,503	14,860,951				25,471,454
Utilities	WWTP - Low Point Retrofit (D&C)	New Infrastructure	Sewer						7,110,503	14,860,951				21,971,454
Utilities	WWTP - Low Point Admin Retrofit	New Infrastructure	Sewer			228,233								228,233
Utilities	WWTP - Central Lagoon Decommission	New Infrastructure	Sewer	3,000,000	1,192,519									4,192,519
Utilities	Line - Encore to Low Point	New Infrastructure	Sewer	2,000,000										2,000,000
Utilities	Equip - Crew Vehicles (3/4 Ton Truck)	Equipment	Sewer			56,078		61,239		66,874		68,000		252,191
Utilities	Sewer Coll - Master Plan and Model	New Infrastructure	Sewer	456,466										456,466
Utilities	Sewer Coll - Sewer Inspection & Cleaning	Maintenance	Sewer	150,000	178,878	186,927	195,339	204,129	213,315	222,914	231,831	241,104	250,748	2,075,184
Utilities	Sewer Coll - Annual Sewer Rehab Project	Maintenance	Sewer	200,000	1,192,519	623,091	1,302,260	680,431	1,422,101	743,048	772,770	803,681	835,828	8,575,729
Utilities	Sewer Coll - Interceptor Oversizing	Maintenance	Sewer		119,252	124,618	130,226	136,086	142,210	148,610	154,554	160,737	167,166	1,283,459
Utilities	Facility - C&D Sewer	New Infrastructure	Sewer					1,360,862						1,360,862
Utilities	Equip - Crew Vehicles	Equipment	Sewer		35,776	37,385	39,068	40,826	42,663	44,583	44,583	46,000	48,000	378,884
Utilities	Equip - 1/2 C&D (Sewer) Emergency Utility Van	Equipment	Sewer		59,626									59,626
Utilities	Equip - 1/2 - Tandum Dump Truck	Equipment	Sewer				130,226							130,226
Utilities	Equip - 1/2 C&D (Sewer) Crew Vehicles (250)	Equipment	Sewer		60,000	65,000	65,000	65,000	65,000	65,000	65,000	68,000	70,000	588,000
Utilities	Equip - 1/2 C&D (Sewer) Crew Vehicles (250)	Equipment	Sewer	30,000										30,000
Utilities	Equip - 1/2 C&D (Sewer) Backhoe	Equipment	Sewer							111,457				111,457
	Equip - Forklift	Equipment	Sewer	40,000										40,000
Utilities	Equip - 1/2 C&D (Sewer) Mini Ex	Equipment	Sewer			49,847								49,847
Utilities	Equip - 1/2 Vac Truck (Water, Sewer, Storm)	Equipment	Sewer							600,000				600,000
Utilities	Equip - Sewer CCTV Inspection Vehicle	Equipment	Sewer		596,259									596,259
Sewer Totals:				9,376,466	3,434,829	1,371,179	1,862,119	2,548,573	16,106,295	31,724,388	1,268,738	1,387,521	1,371,742	70,451,850

PW	Storm Drainage Master Plan	Planning	Drainage			100,000				100,000			200,000	
PW	Capital stormwater projects	Maintenance	Drainage	100,000	1,750,000		1,250,000	1,250,000		1,250,000			5,600,000	
PW	Vactruck	Equipment	Drainage						600,000				600,000	
Drainage Totals:				100,000	1,750,000	100,000	1,250,000	0	1,250,000	600,000	1,350,000	0	0	6,400,000
Total Capital Improvement Costs:				134,949,166	52,498,088	17,379,513	15,469,591	19,035,736	40,085,365	44,698,685	72,126,864	11,640,212	11,378,620	419,261,840



Fiscal Year 2026 Proposed Budget

November 3, 2025





Budget Regulations and Guidelines

Town of Johnstown Home Rule Charter: Article 12, "Budget and Finance"

- 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 budget as approved by the Town Council shall be adopted and administered in accordance with the provisions of the Local Government Budget law of the State.

Colorado Revised Statutes: Title 29 Article 1 (C.R.S. 29-1), "Budget and Services"

- C.R.S. 29-1-103(2): "No budget adopted pursuant to this section shall provide for expenditures in excess of available revenues and beginning fund balance."
- The Town of Johnstown's 2026 Proposed Budget is compliant with this requirement for a balanced budget.





Budget Regulations and Guidelines (cont.)



Governmental Accounting Standards Board (GASB)



Government Finance Officers Association (GFOA)
guidelines:

Governmental Accounting, Auditing and Financial Reporting (GAAFR)





Budget Timing

- The Town's fiscal year corresponds with the calendar year
- The Town's budget is prepared on an annual basis
- Town of Johnstown Home Rule Charter: Article 12, "Budget and Finance"

The Town Council shall pass an ordinance or resolution within the last quarter of each fiscal year appropriating such sums of money as are necessary to cover the items in its budget and defray all necessary expenses and liabilities of the Town, specifying the objects and purposes for which such appropriations are made and the amount appropriated for each object or purpose.



Budget Process





TOWN FUNDS BY FUND TYPE





Town Funds by Fund Type

Governmental Funds

- General Fund
- Special Revenue Funds
 - Conservation Trust
 - Parks & Open Space
 - Street & Alley
 - Arts & Culture
 - Tax Allocation
 - Library
 - Recreation Center
- Capital Projects

Enterprise Funds

- Water Fund
- Sewer Fund
- Drainage Fund

Fiduciary Funds

- Cemetery Perpetual Fund



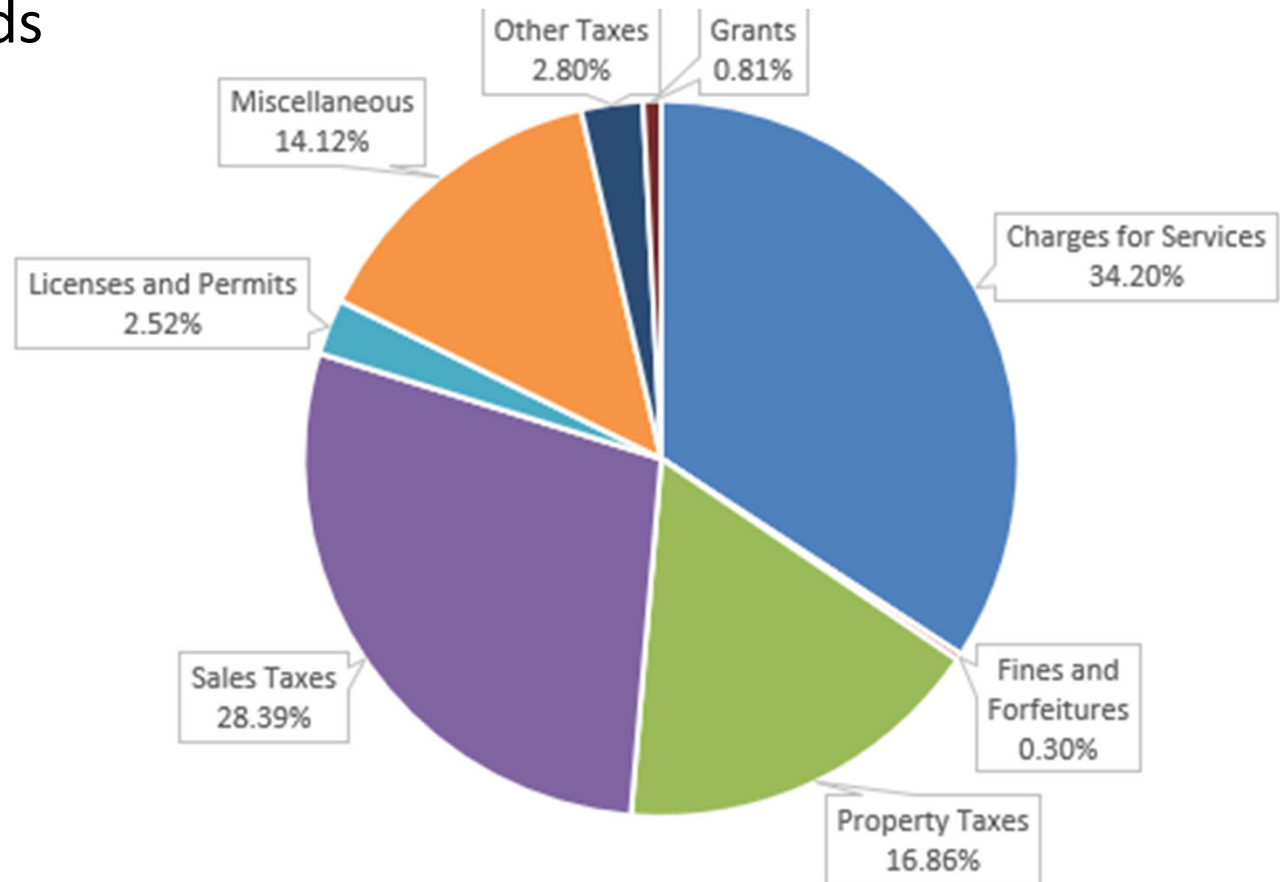


Total Combined Budget

2026 Budget - All Funds	General Fund	Special Revenue Funds	Capital Projects Fund	Enterprise Funds	Fiduciary Fund	Total All Funds
Beginning Balance:	\$ 89,374,450	\$ 50,574,904	\$ 13,136,992	\$ 151,952,562	\$ 207,772	\$ 305,246,680
Revenues:						
Charges for Services	142,500	2,262,200	-	27,170,600	13,000	29,588,300
Fines and Forfeitures	257,000	-	-	-	-	257,000
Property Taxes	14,590,481	-	-	-	-	14,590,481
Sales Taxes	18,700,000	5,866,667	-	-	-	24,566,667
Licenses and Permits	1,927,000	256,200	-	-	-	2,183,200
Miscellaneous	4,186,400	5,172,500	250,000	2,600,000	5,000	12,213,900
Other Taxes	947,000	722,570	750,000	-	-	2,419,570
Grants	40,000	498,000	-	165,000	-	703,000
Total Revenues	40,790,381	14,778,137	1,000,000	29,935,600	18,000	86,522,118
Other Sources/Uses:						
Transfers In	-	14,825,524	10,000,000	-	-	24,825,524
Transfers Out	(21,978,124)	(167,400)	(2,540,000)	(140,000)	-	(24,825,524)
Total Other Sources/Uses	(21,978,124)	14,658,124	7,460,000	(140,000)	-	-
Expenditures:						
Personnel Services	(13,912,250)	(1,905,150)	-	(4,006,140)	-	(19,823,540)
Contract Services	(3,560,230)	(5,424,030)	(12,000)	(4,230,650)	-	(13,226,910)
Commodities	(1,021,660)	(558,950)	-	(2,532,465)	-	(4,113,075)
Other Charges	(1,522,040)	(1,386,900)	-	(3,468,880)	-	(6,377,820)
Capital Outlay	(22,773,000)	(12,750,000)	(9,850,000)	(77,590,000)	-	(122,963,000)
Impact Outlay	-	(9,500,000)	-	-	-	(9,500,000)
Debt Service	-	-	-	(7,450,150)	-	(7,450,150)
Total Expenditures	(42,789,180)	(31,525,030)	(9,862,000)	(99,278,285)	-	(183,454,495)
Ending Balance:	\$ 65,397,527	\$ 48,486,135	\$ 11,734,992	\$ 82,469,877	\$ 225,772	\$ 208,314,303



Revenues – All Funds

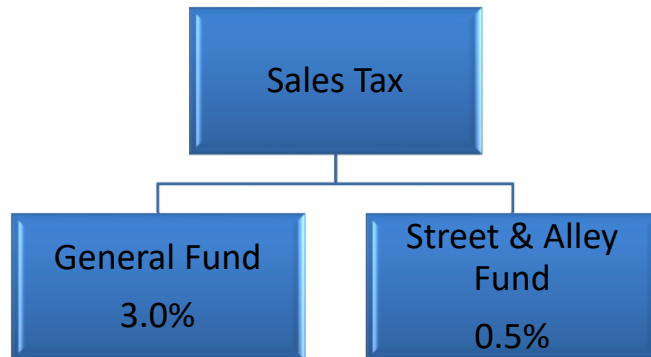




Sales & Use Taxes – 3.5%

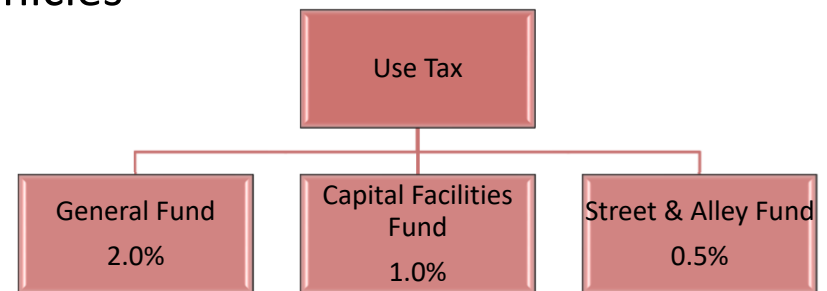
Sales Taxes

- Collected on sales of tangible personal property and specific services



Use Taxes

- Imposed on taxable purchased where a sales tax was not legally imposed
 - Building materials
 - Vehicles





Property Taxes

Residential property tax example:

Mill Levy

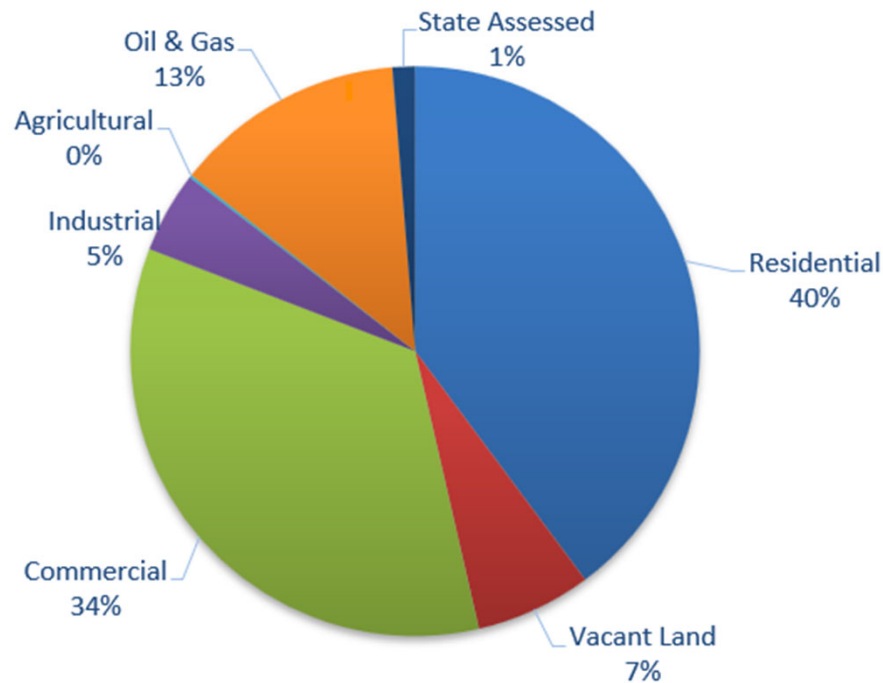
Town	22.147
Library	<u>1.80</u>
Total	23.947

Assessed Value of Home	\$545,000
Valuation Adjustment	<u>-55,000</u>
Adjusted Value	490,000
Assessment Rate (6.7%)	<u>.067</u>
Taxable Value of Home	\$ 32,830
Johnstown Mill Levy	<u>.023947</u>
Total Town Property Taxes	\$786.18

Town's portion is \$727.09
Library's portion is \$59.09



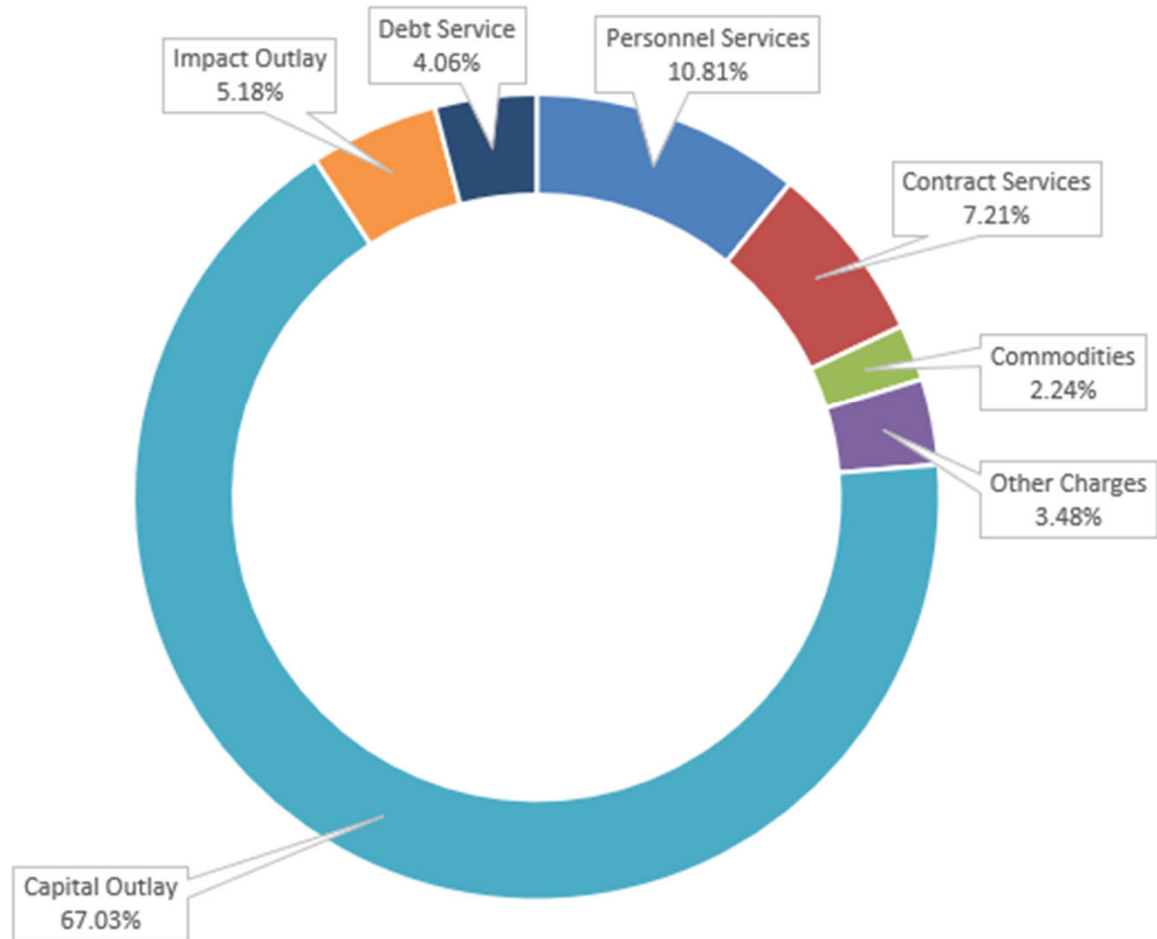
Property Taxes by Classification



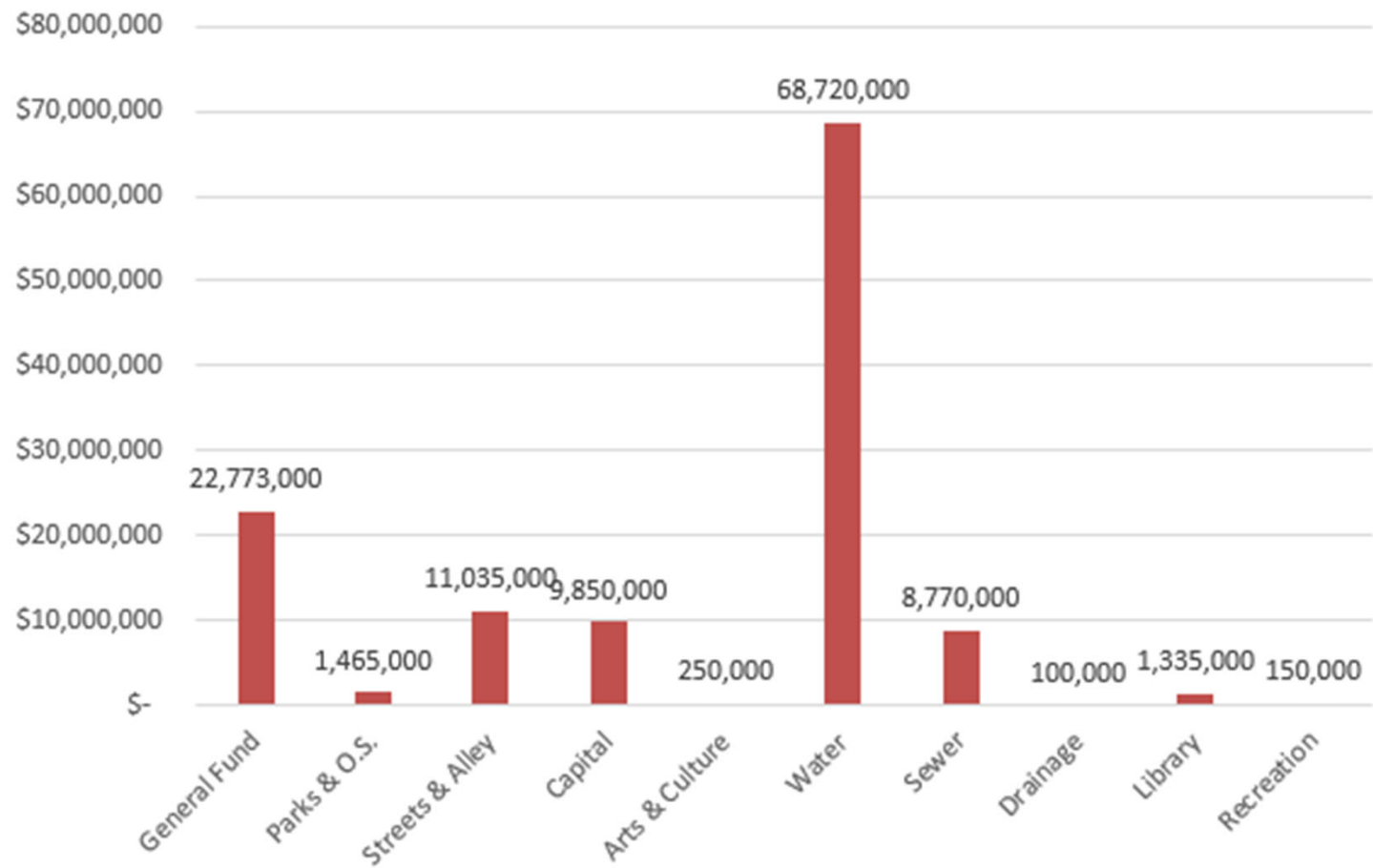
Category	Tax
Vacant Land	\$854,905
Residential	\$5,162,766
Commercial	\$4,466,340
Industrial	\$598,815
Agricultural	\$19,077
Oil & Gas	\$1,701,654
State Assessed	\$165,359



Expenses – All Funds



Capital Expenditures by Fund



Johnstown

COLORADO

Transfers

	Transfers In	From	Transfers Out	To
GENERAL FUND				
General Fund			\$ 2,023,124	Library Fund
General Fund			8,000,000	Parks & Open Space Fund
General Fund			655,000	Recreation Fund
General Fund			1,300,000	Tax Allocation Fund
General Fund			10,000,000	Capital Projects
SPECIAL REVENUE FUNDS				
Arts & Culture Fund	\$ 167,400	Library Fund		
Capital Projects Fund	10,000,000	General Fund		
Capital Projects Fund			2,500,000	Parks & Open Space Fund
Capital Projects Fund			40,000	Tax Allocation Fund
Library Fund	2,023,124	General Fund		
Library Fund			167,400	Arts & Culture Fund
Parks & Open Space Fund	8,000,000	General Fund		
Parks & Open Space Fund	70,000	Water Fund		
Parks & Open Space Fund	60,000	Sewer Fund		
Parks & Open Space Fund	10,000	Drainage Fund		
Parks & Open Space Fund	2,500,000	Capital Projects Fund		
Recreation Fund	655,000	General Fund		
Tax Allocation Fund	1,300,000	General Fund		
Tax Allocation Fund	40,000	Capital Projects Fund		
ENTERPRISE FUNDS				
Water Fund			70,000	Parks & Open Space Fund
Sewer Fund			60,000	Parks & Open Space Fund
Drainage Fund			10,000	Parks & Open Space Fund
TOTAL	\$ 24,825,524		\$ 24,825,524	





GENERAL FUND





General Fund - Functions

- Town Council
 - Set policy
 - Community outreach and engagement
 - Organizational success
- Town Manager
 - Daily operations
 - Legislative & policy implementation
 - Community outreach & communication
- Police Services
 - Public safety and education
 - Crime prevention
 - Traffic enforcement
- Town Clerk
 - Elections
 - Licensing
 - Municipal Court
- Planning Services
 - Development plan review & analysis
 - Land use and zoning code administration
 - Comprehensive planning
 - Building permit issuance & plan reviews
- Finance
 - Budget
 - Accounting and utility billing
 - Treasury management
- Engineering
 - Development Review
 - Construction Inspection
 - Project Management
- Public Works/Buildings
 - Facilities & infrastructure management
 - Fleet services
 - Building & grounds maintenance





General Fund – Budget Highlights

- Sandra Drive drainage
- Senior Center construction
- Completion of the Development Services Center
- Offsite improvements at Centennial Park
- Maintain general services
 - Public safety
 - Building inspections
 - Municipal Court
 - Senior Center
 - Planning services
 - Events
 - Engineering
 - Administrative





General Fund Summary Budget

GENERAL FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Impact Outlay	Debt Service	Total
Council	80,600	562,980	12,500	643,300	1,299,380	12,600,000	-	-	13,899,380
Events	140,650	13,200	2,100	138,000	293,950	-	-	-	293,950
Town Manager	2,377,650	409,150	236,550	171,425	3,194,775	13,000	-	-	3,207,775
Town Clerk	575,020	157,260	51,560	14,300	798,140	-	-	-	798,140
Finance	862,550	342,800	27,200	6,450	1,239,000	-	-	-	1,239,000
Planning	1,003,740	722,500	132,000	9,940	1,868,180	-	-	-	1,868,180
Engineering	1,192,510	74,590	46,900	44,425	1,358,425	-	-	-	1,358,425
Police	6,738,990	635,650	441,100	362,500	8,178,240	460,000	-	-	8,638,240
Public Works	940,540	44,100	63,750	35,500	1,083,890	-	-	-	1,083,890
Buildings	-	408,000	8,000	96,200	512,200	9,700,000	-	-	10,212,200
Reimbursements	-	190,000	-	-	190,000	-	-	-	190,000
Totals	\$13,912,250	\$3,560,230	\$1,021,660	\$1,522,040	\$20,016,180	\$22,773,000	\$0	\$0	\$42,789,180

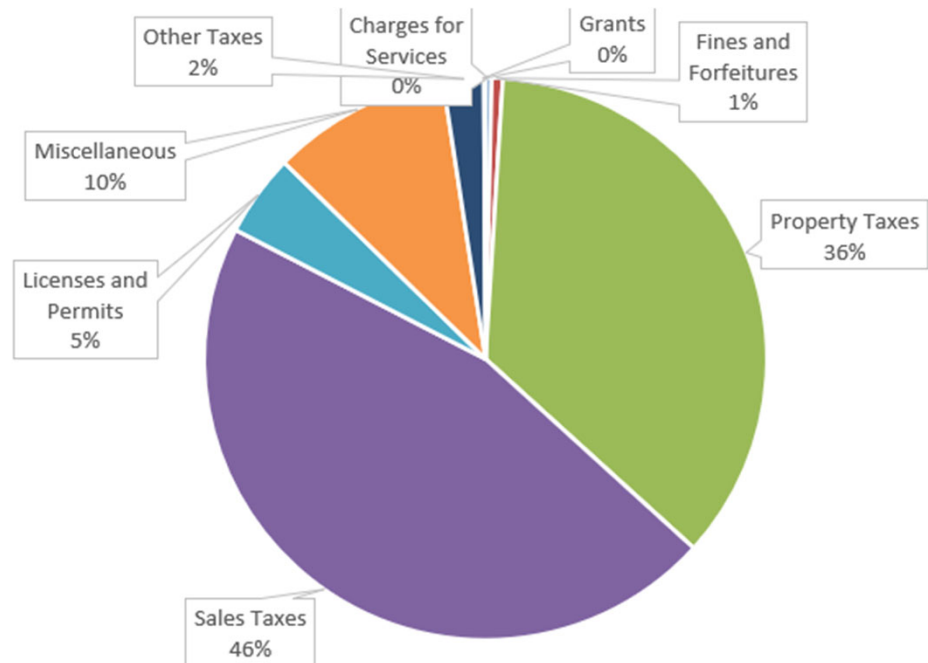
Total Cash Available \$ 70,890,992

Ending Fund Balance \$ 28,101,812



General Fund Revenues

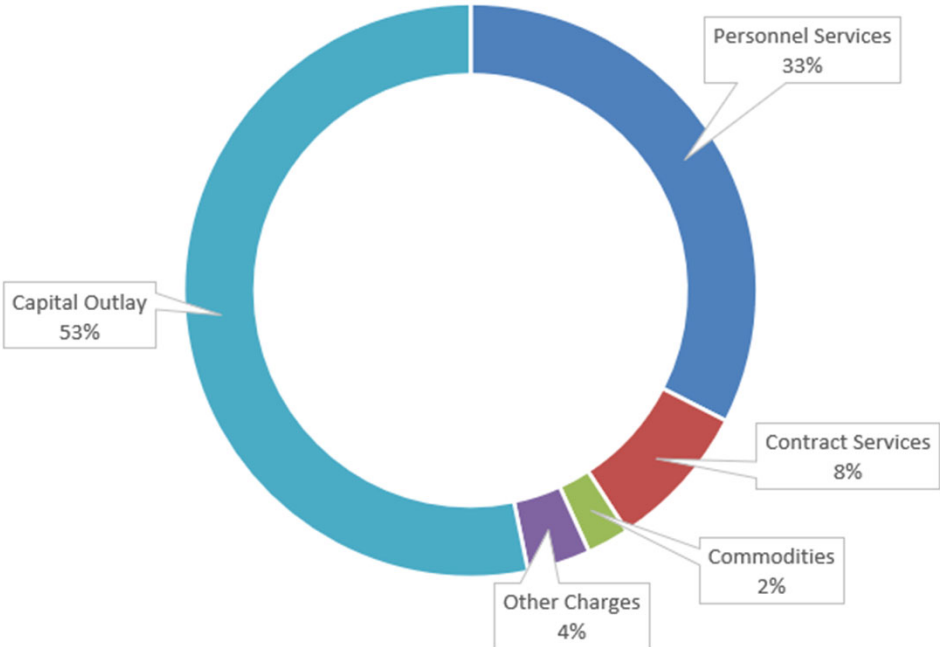
Source	Amount
Property Tax	\$14,590,481
Fines & Forfeitures	257,000
Excise Tax	227,000
Sales Tax	18,700,000
Franchise Tax	720,000
Grants	40,000
Licenses, Fees, Etc.	2,069,500
Intergovernmental	275,000
Other	947,000



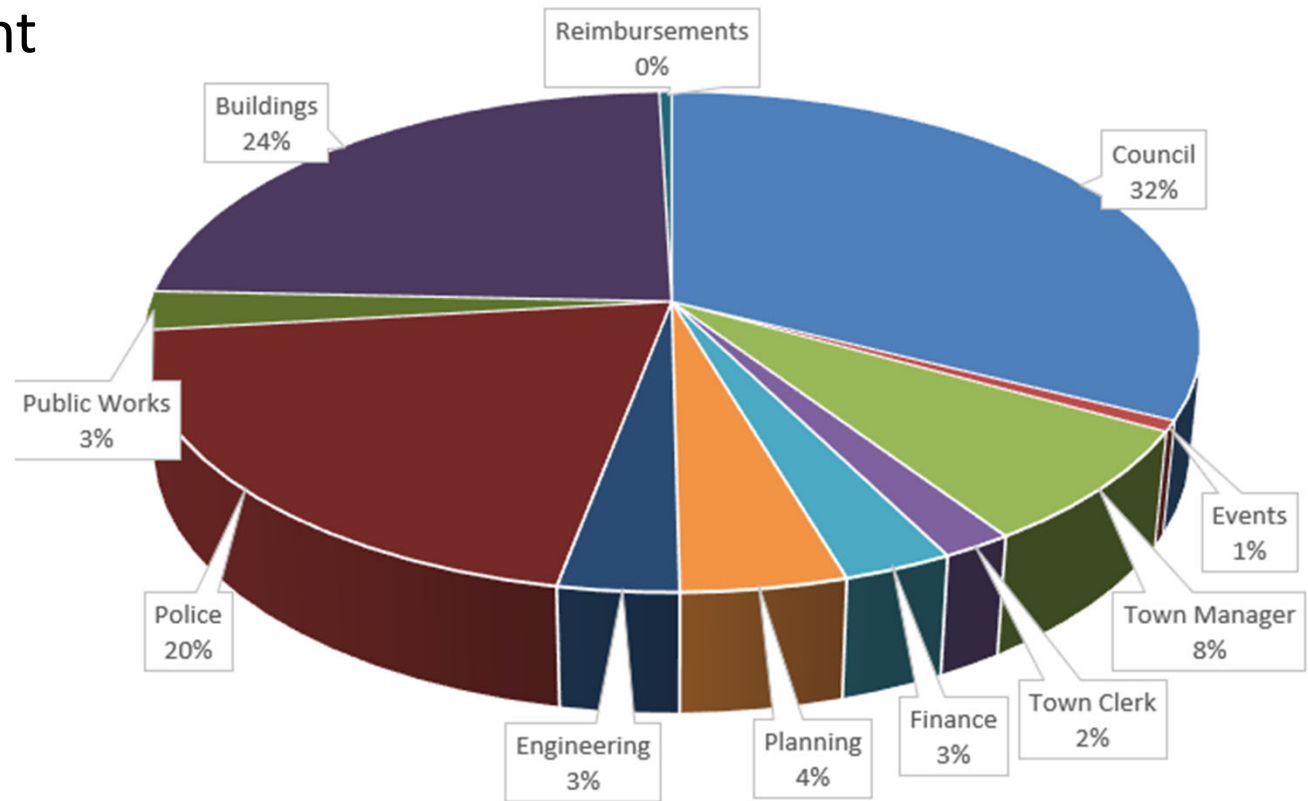


General Fund Expenditures – By Category

Category	Amount
Personnel Services	\$13,912,250
Contract Services	3,560,230
Commodities	1,021,660
Other Charges	1,522,040
Capital Outlay	22,773,000
Impact Outlay	0



General Fund Expenditures – by Department





SPECIAL REVENUE FUNDS





Street & Alley Fund – Budget Highlights

- Street Maintenance Program
- Alley Resurfacing Program
- Continuation of in-house patching program
- Colorado State Highway 60 and Weld County Road 13 intersection improvements
- Improvements to half mile section at Weld County Road 15 to Weld County Road 15.5
- Weld County Road 15 street reconstruction
- Safe Routes To School (anticipated revenue offset of \$368,000)
- Interstate 25 and Colorado State Highway 60 overpass landscape enhancements





Street & Alley – Budget Summary

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	1,177,000	5,067,890	430,950	24,200	6,700,040	11,035,000	-	-	17,735,040
Totals	\$ 1,177,000	\$ 5,067,890	\$ 430,950	\$ 24,200	\$ 6,700,040	\$ 11,035,000	\$ -	\$ -	\$ 17,735,040

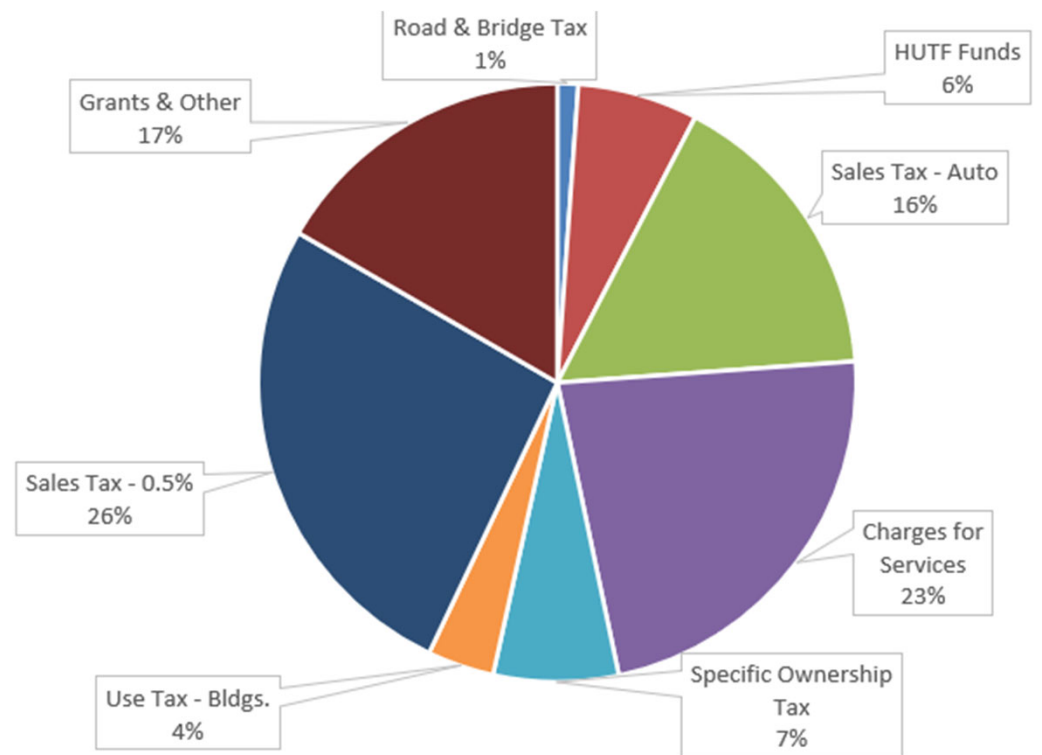
Total Cash Available \$ 39,089,732

Ending Fund Balance \$ 21,354,691



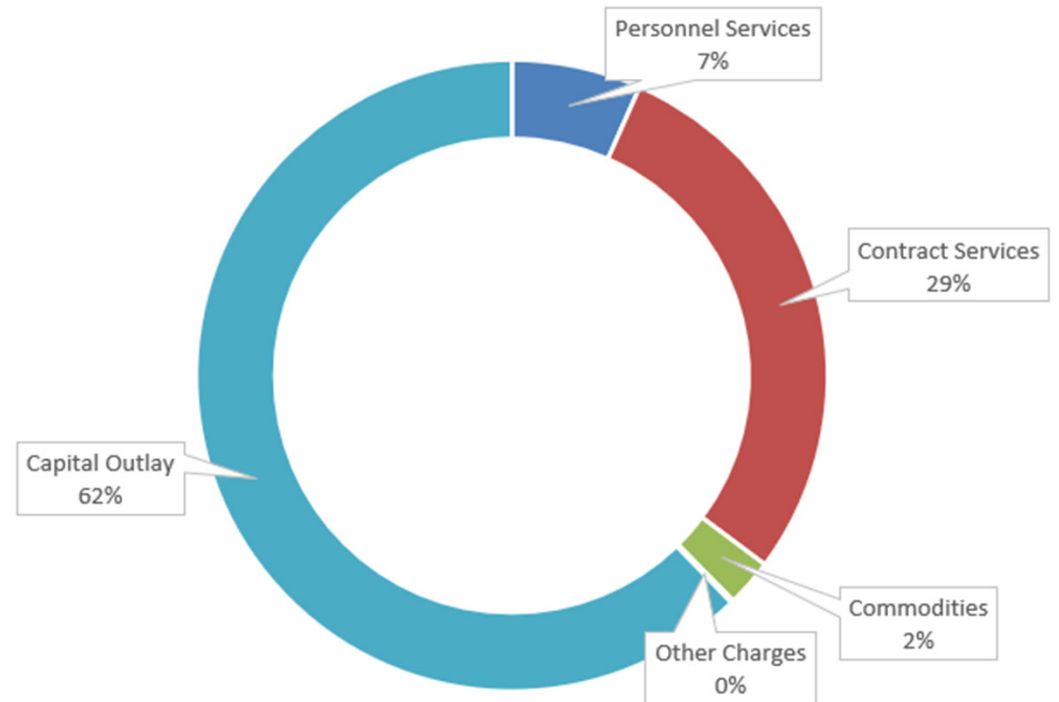
Street & Alley - Revenues

Source	Amount
Road & Bridge Tax	\$125,000
HUTF Funds	722,570
Sales Tax – Auto	1,800,000
Charges for Services	2,533,200
Specific Ownership Tax	750,000
Use Tax – Bldgs.	400,000
Sales Tax - .5%	2,916,667
Other	1,848,000



Street & Alley - Expenditures

Category	Amount
Personnel Services	\$1,177,000
Contract Services	5,067,890
Commodities	430,950
Other Charges	24,200
Capital Outlay	11,035,000
Impact Outlay	0





Parks & Open Space – Budget Highlights

- Development of Letford and Centennial parks
- Trail development
- Playground at Sunrise Park
- Replace the irrigation system at the cemetery
- Completion of the toe drain at Johnstown Reservoir
- Tree voucher program
- Tree replacement program





Parks & Open Space – Budget Summary

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	728,150	356,140	128,000	62,700	1,274,990	1,465,000	9,500,000	-	12,239,990
Totals	\$ 728,150	\$ 356,140	\$ 128,000	\$ 62,700	\$ 1,274,990	\$ 1,465,000	\$ 9,500,000	\$ -	\$ 12,239,990

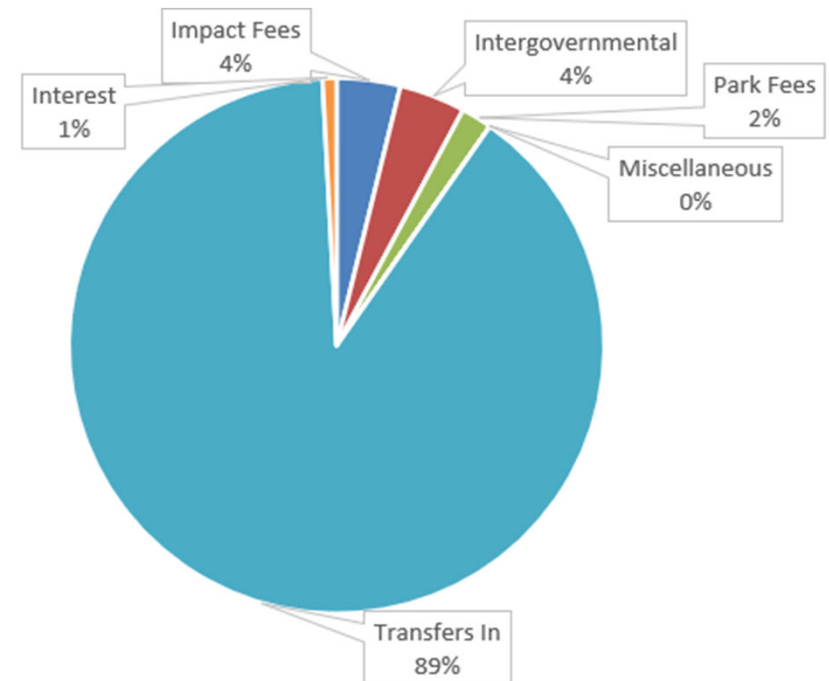
Total Cash Available \$ 18,740,074

Ending Fund Balance \$ 6,500,084



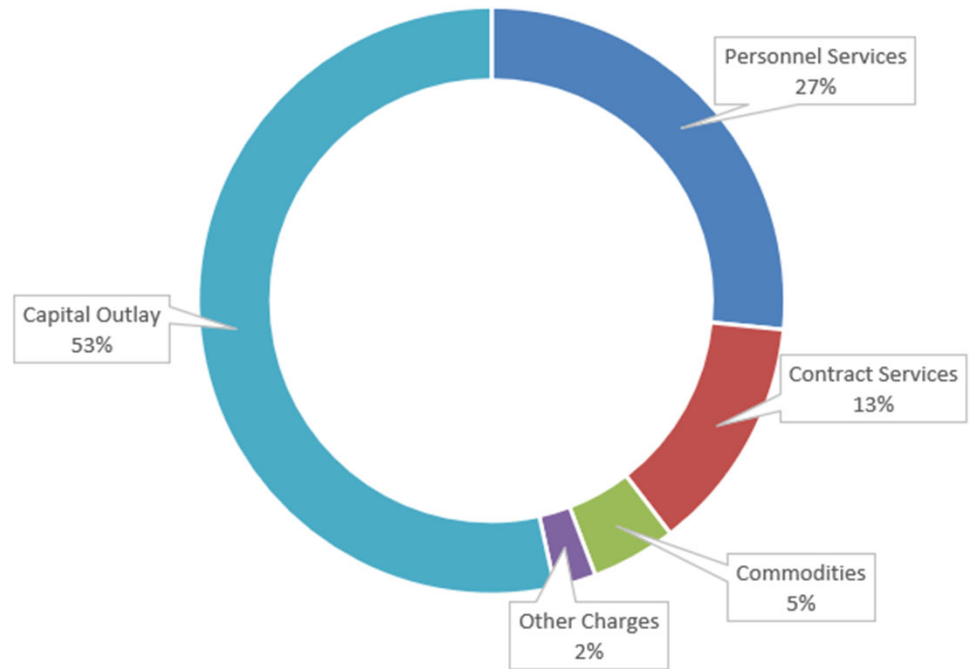
Parks & Open Space - Revenues

Source	Amount
Impact Fees	\$457,200
Intergovernmental	475,000
Park Fees	222,700
Miscellaneous	0
Transfers In	10,640,000
Interest	100,000



Parks & Open Space - Expenditures

Category	Amount
Personnel Services	\$728,150
Contract Services	356,140
Commodities	128,000
Other Charges	62,700
Capital Outlay	1,465,000
Impact Outlay	9,500,000





Capital Projects – Budget Highlights

- Design and begin construction of new Public Works Facility
- Land for new Public Works facility
- West Alley Project
- LED signage





Capital Projects – Budget Summary

CAPITAL PROJECTS FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Capital Projects	-	12,000	-	-	12,000	9,850,000	-	9,862,000
Totals	\$ -	\$ 12,000	\$ -	\$ -	\$ 12,000	\$ 9,850,000	\$ -	\$ 9,862,000

Total Cash Available

\$ 21,246,492

Ending Fund Balance

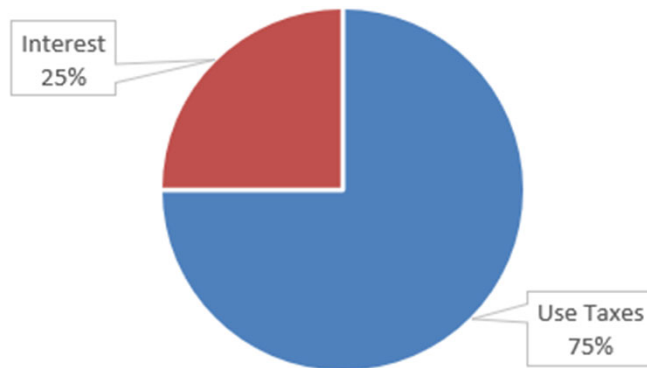
\$ 11,384,492



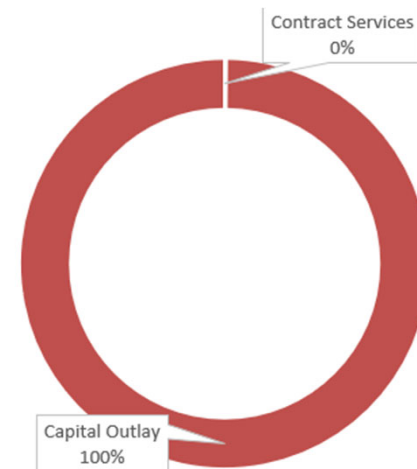


Capital Projects – Revenues & Expenditures

Revenues by Source



Expenditures by Category





Conservation Trust – Budget Summary

CONSERVATION TRUST FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Conservation Trust	0	0	0	0	0	---	---	0
Totals	\$0	\$0	\$0	\$0	0	\$0	\$0	\$0

Total Cash Available \$ 264,842

Ending Fund Balance \$ 264,842

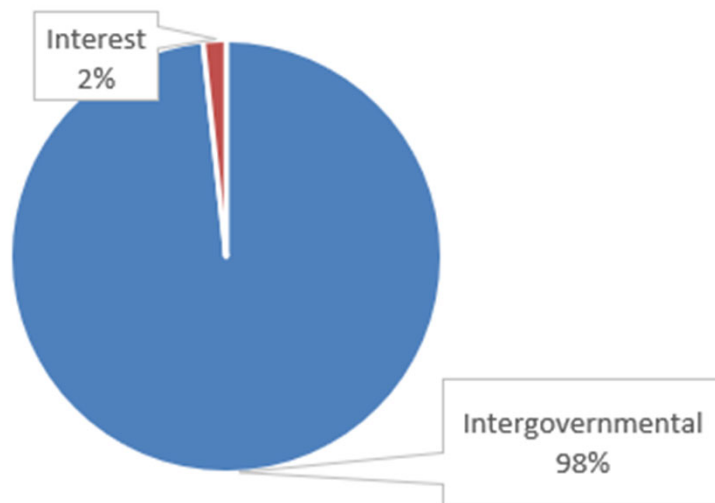
% of Total Budget 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%





Conservation Trust – Revenues & Expenditures

Revenues by Source



Expenditures by Category

No Expenditures
in 2026





Tax Allocation – Budget Summary

TAX ALLOCATION EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Tax Allocation	-	-	-	1,300,000	1,300,000	-	-	1,300,000
Totals	\$ -	\$ -	\$ -	\$ 1,300,000	\$ 1,300,000	\$ -	\$ -	\$ 1,300,000

Total Cash Available \$ 1,331,435

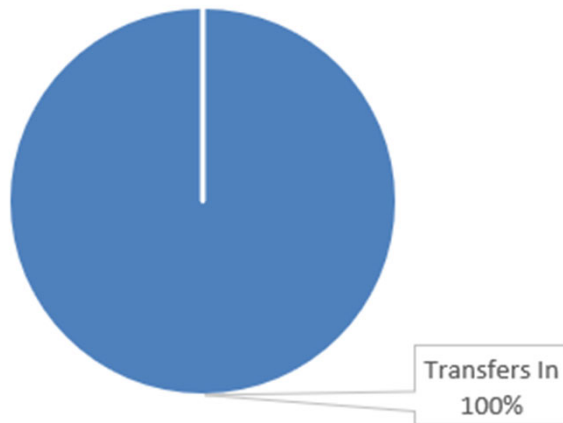
Ending Fund Balance \$ 31,435



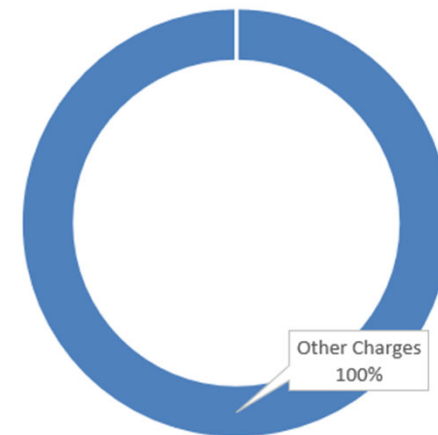


Tax Allocation – Revenues & Expenditures

Revenues by Source



Expenditures by Category





Recreation Center – Budget Summary

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	150,000	-	655,000
Totals	\$ -	\$ 505,000	\$ -	\$ -	\$ 505,000	\$ 150,000	\$ -	\$ 655,000

Total Cash Available \$ 818,945

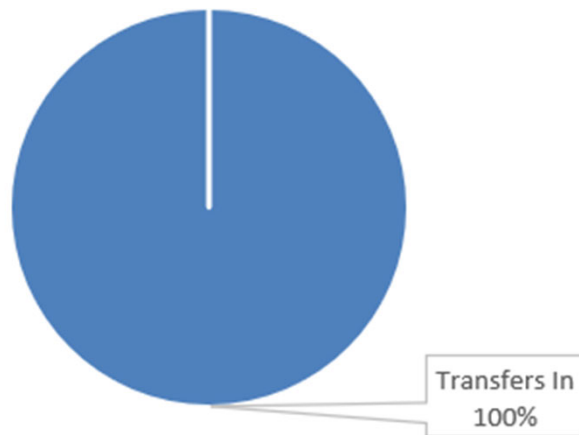
Ending Fund Balance \$ 163,945



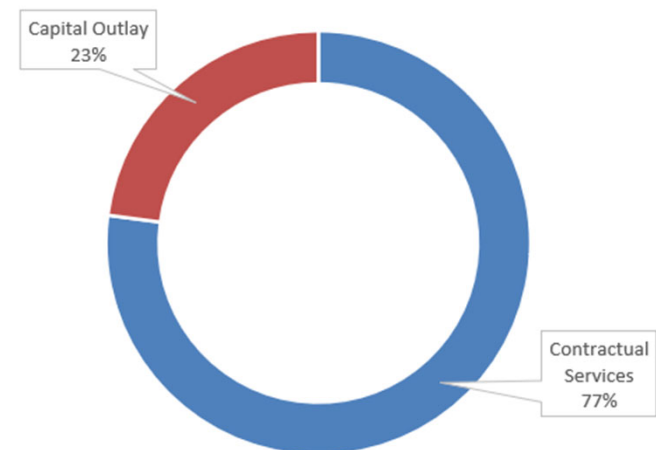


Recreation Center – Revenues & Expenditures

Revenues by Source



Expenditures by Category





Library – Budget Summary

LIBRARY FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Library Fund	1,440,000	385,000	318,500	453,424	2,596,924	1,335,000	-	3,931,924
Totals	\$ 1,440,000	\$ 385,000	\$ 318,500	\$ 453,424	\$ 2,596,924	\$ 1,335,000	\$ -	\$ 3,931,924

Total Cash Available

\$ 16,646,916

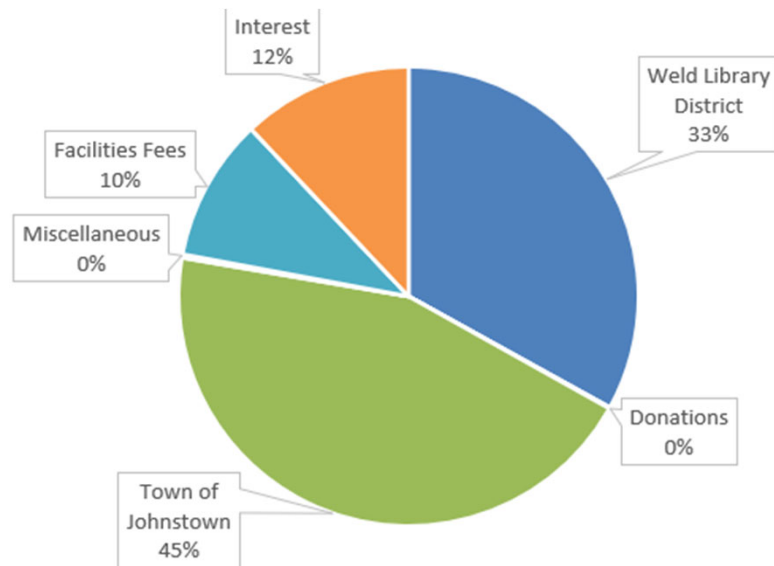
Ending Fund Balance

\$ 12,714,992

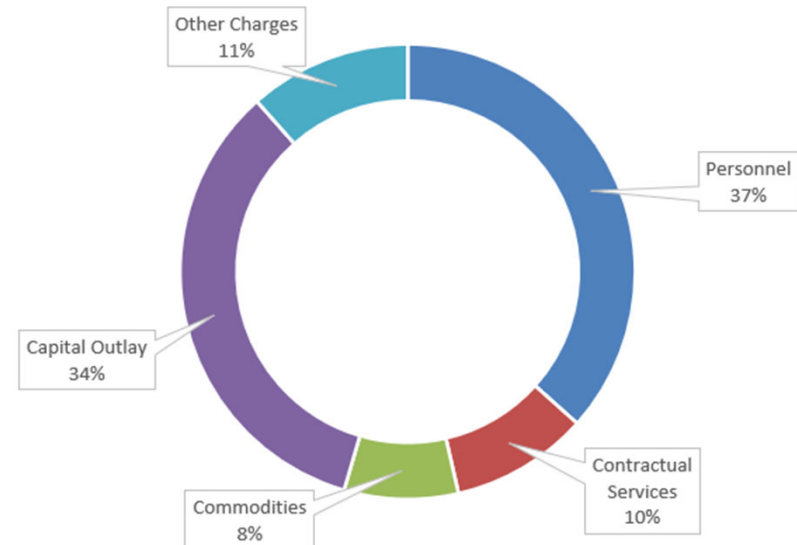


Library – Revenues & Expenditures

Revenues by Source



Expenditures by Category





Arts & Culture – Budget Summary

ARTS & CULTURE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Arts & Culture Fund	0	0	0	0	0	250,000	---	250,000
Totals	\$0	\$0	\$0	\$0	0	\$250,000	\$0	\$250,000

Total Cash Available \$ 875,069

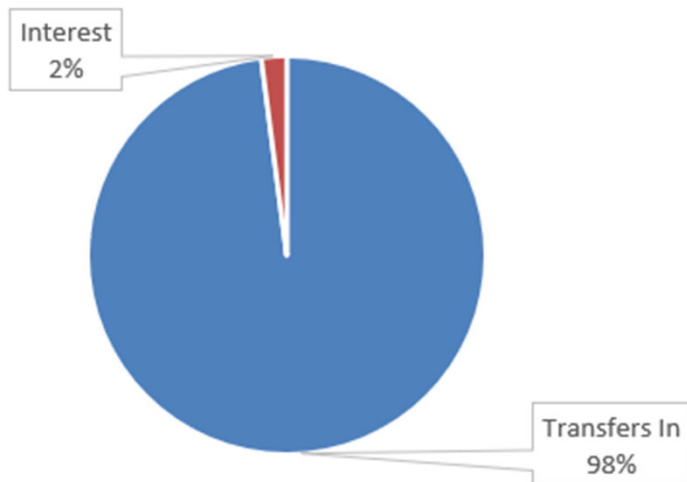
Ending Fund Balance \$ 625,069



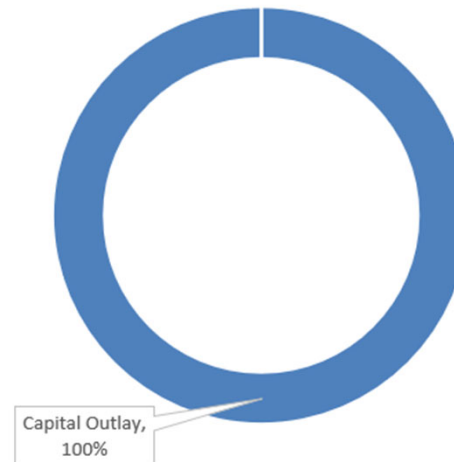


Arts & Culture – Revenues & Expenditures

Revenues by Source



Expenditures by Category





ENTERPRISE FUNDS





Water Fund – Budget Highlights

- Completion of the Water Treatment Plant
- Raw Water Transmission
- Debt service (principle and interest)
- 2 DAF Skimmer replacements
- SKM SCADA DAF/Raw Water/LoneTree Pump Station
- Additional water shares
- PRV Vault on Hwy 60
- Waterline at W. Colorado Blvd.
- Lone Tree pump repair/replacement
- Water conservation programming





Water Fund – Budget Summary

WATER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
WF Operations	1,637,190	1,872,010	1,563,675	1,690,980	6,763,855	66,940,000	4,685,250	78,389,105
WF C&D	641,450	233,450	555,240	12,100	1,442,240	1,780,000	-	3,222,240
Totals	\$ 2,278,640	\$ 2,105,460	\$ 2,118,915	\$ 1,703,080	\$ 8,206,095	\$ 68,720,000	\$ 4,685,250	\$ 81,611,345

Total Cash Available

\$ 139,952,914

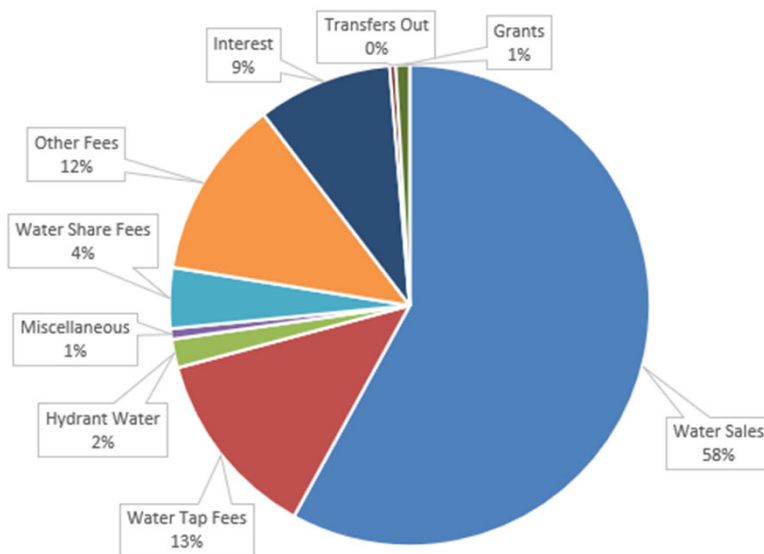
Ending Fund Balance

\$ 58,341,569

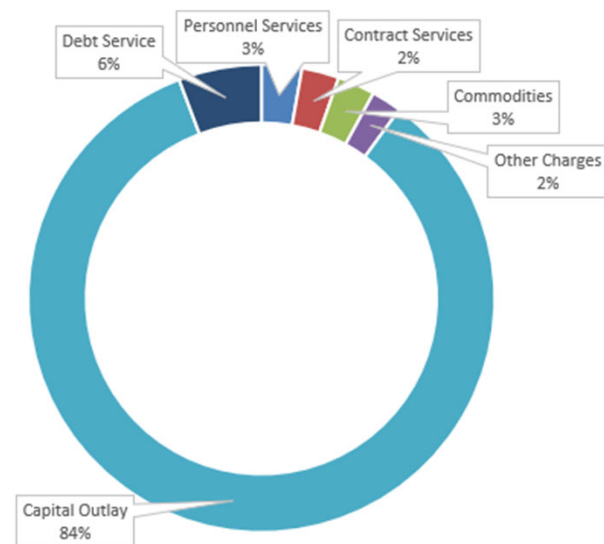


Water Fund – Revenues & Expenditures

Revenues by Source



Expenditures by Category





Sewer Fund – Budget Highlights

- Completion of the Central Wastewater Treatment Plant
- Lagoon decommissioning
- Debt service (principle and interest)
- Hwy 34 line to Low Point
- Manhole installation on Hwy 60





Sewer Fund – Budget Summary

SEWER FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
SF Operations	987,000	1,112,900	338,750	1,680,600	4,119,250	6,540,000	2,764,900	13,424,150
SF C&D	518,720	588,490	62,600	15,600	1,185,410	2,230,000	-	3,415,410
Totals	\$ 1,505,720	\$ 1,701,390	\$ 401,350	\$ 1,696,200	\$ 5,304,660	\$ 8,770,000	\$ 2,764,900	\$ 16,839,560

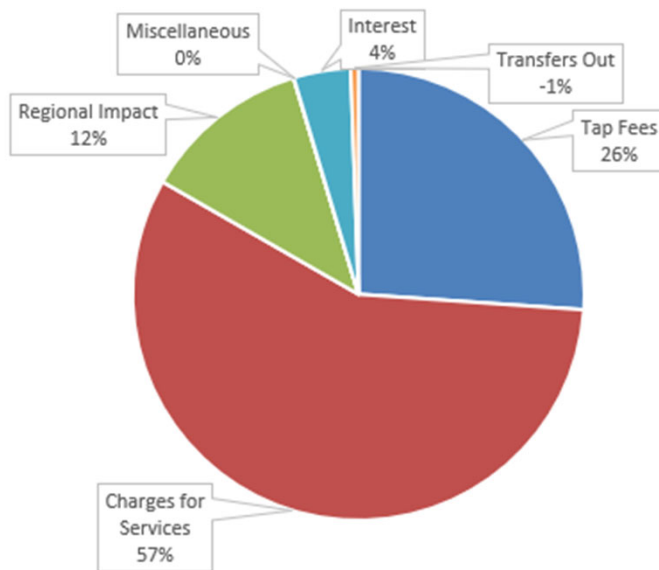
Total Cash Available \$ 44,145,408

Ending Fund Balance \$ 27,305,848

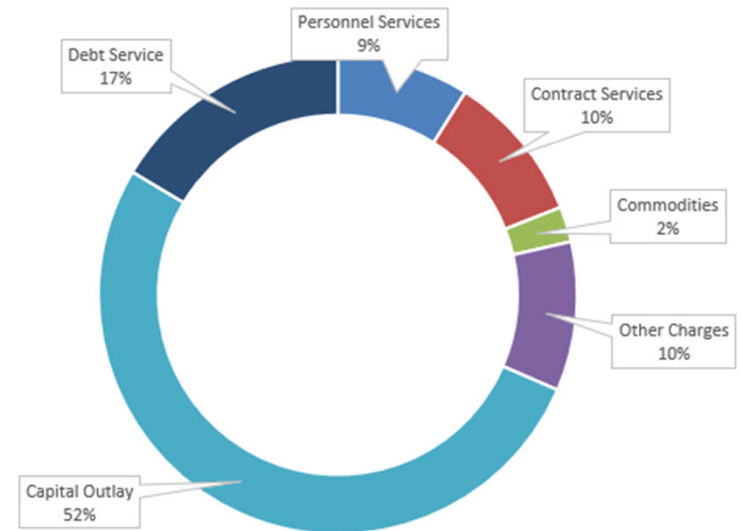


Sewer Fund – Revenues & Expenditures

Revenues by Source



Expenditures by Category





Drainage Fund – Budget Highlights

- Maestas Street drainage improvements
- MS4 permit plans and standards





Drainage Fund – Budget Summary

DRAINAGE FUND EXPENSE SUMMARY

	Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	Capital Outlay	Debt Service	Total
Drainage Fund	221,780	423,800	12,200	69,600	727,380	100,000	-	827,380
Totals	\$ 221,780	\$ 423,800	\$ 12,200	\$ 69,600	\$ 727,380	\$ 100,000	\$ -	\$ 827,380

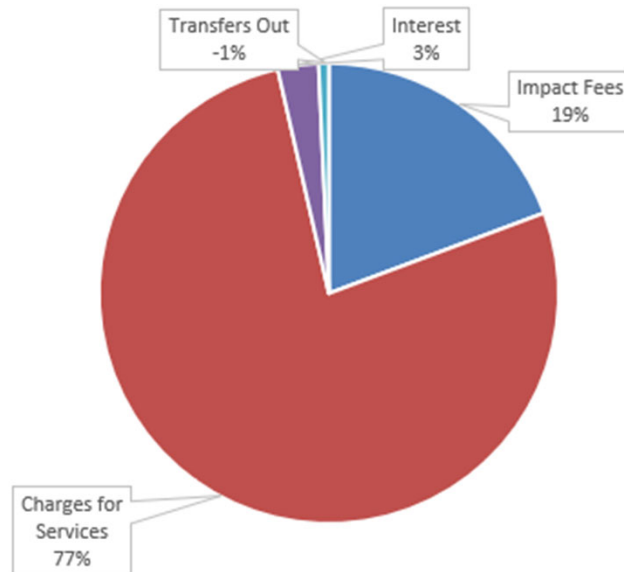
Total Cash Available \$ 5,955,279

Ending Fund Balance \$ 5,127,899

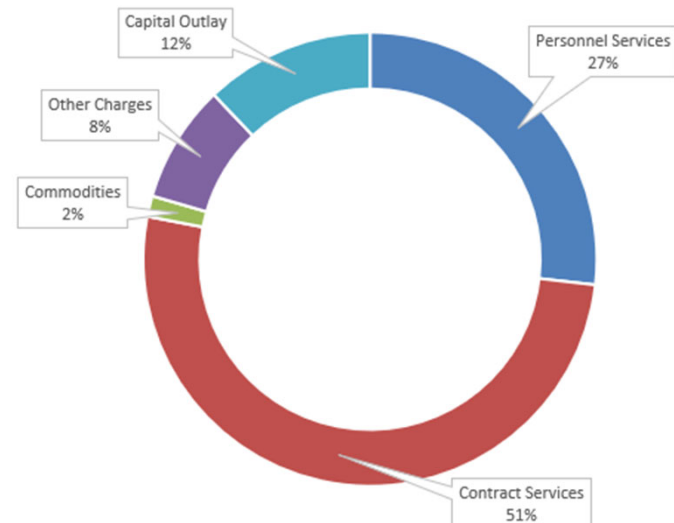


Drainage Fund – Revenues & Expenditures

Revenues by Source



Expenditures by Category





FIDUCIARY FUNDS





Cemetery Perpetual Fund – Budget Summary

CEMETERY PERPETUAL EXPENSE SUMMARY

	<table><tr><td>Personnel Services</td><td>Contract Services</td><td>Commodity</td><td>Other Charges</td></tr></table>				Personnel Services	Contract Services	Commodity	Other Charges	Total Operating Costs	<table><tr><td>Capital Outlay</td><td>Debt Service</td></tr></table>		Capital Outlay	Debt Service	Total
Personnel Services	Contract Services	Commodity	Other Charges											
Capital Outlay	Debt Service													
Cemetery Fund	-	-	-	-	-	-	-							
Totals	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							

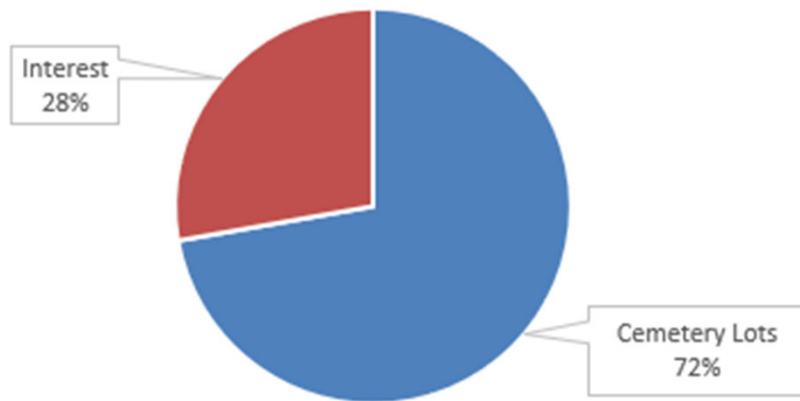
Total Cash Available \$ 244,132

Ending Fund Balance \$ 244,132



Cemetery Perpetual Fund – Revenues & Expenditures

Revenues by Source



Expenditures by Category

No Expenditures
in 2026



Johnstown

— — — C O L O R A D O



JONES MEMORIAL LIBRARY CASH FLOW REPORT - AUG2025			Y-T-D	2025 BUDGET		Notes
BEGINNING CHECKING BALANCE		\$ 715,751.88	\$ -	\$ 20,000.00	To Date	
INFLOWS	Donations/Grants	\$ -	\$ 1,775.00	\$ 3,500.00		
	Interest	\$ 701.14	\$ 340,367.82	\$ 500,000.00		
	Misc Income	\$ 48.99	\$ 1,478.61	\$ 10,000.00		
	Investments	\$ -	\$ -	\$ 227,076.00		
	Town of Johnstown	\$ 168,593.68	\$ 1,411,414.92	\$ 2,023,124.00		\$62,665.48 2024 tax dist.
	High Plains Library District	\$ 16,966.04	\$ 1,452,377.79	\$ 1,375,300.00		\$72,500 Wember reimb.
INFLOWS TOTAL		\$ 186,309.85	\$ 3,207,414.14	\$ -		(\$13,000 '24; \$59,500 '25)
TOTAL AVAILABLE FUNDS		\$ 902,061.73		\$ 4,159,000.00		
OUTFLOWS	Advertising/Website	\$ 3,685.20	\$ 19,879.30	\$ 50,000.00		
	Books -334	\$ 4,676.18	\$ 29,216.44	\$ 80,000.00	2021	
	DVD/Audio -16	\$ 422.56	\$ 1,213.68	\$ 20,000.00	50	
	Library of Things	\$ 197.08	\$ 1,798.09	\$ 15,000.00		
	Collection Fees/Bad Debts	\$ -	\$ -	\$ 2,000.00		
	Computer Expenses	\$ -	\$ 603.09	\$ 5,000.00		
	Equipment & Furniture	\$ -	\$ 13,702.35	\$ 60,000.00		MPL \$3,138.75
	MakerSpace	\$ -	\$ 932.20	\$ 10,000.00		
	Gifts Given	\$ 30.82	\$ 783.20	\$ 5,000.00		
	Investments	\$ -	\$ 1,250,000.00	\$ -		
	Legal Fees/Consulting Fees	\$ 108.00	\$ 5,813.70	\$ 10,000.00		
	Maintenance/Building Exp.	\$ 12,305.12	\$ 56,670.74	\$ 200,000.00		
	Memberships/Licenses	\$ -	\$ 229.00	\$ 2,500.00		
	Milliken Location	\$ 640.39	\$ 4,002.85	\$ 20,000.00		
	Outreach	\$ 23.98	\$ 2,360.81	\$ 10,000.00		
	Professional/Enrichment	\$ 44.03	\$ 504.43	\$ 5,000.00		
	Programming	\$ 681.94	\$ 23,310.33	\$ 200,000.00		
	MakerSpace	\$ 542.28	\$ 3,289.24	\$ 15,000.00		
	Salaries/Benefits/Perks	\$ 251.85	\$ 343,475.57	\$ 1,000,000.00		
	Health Ins./Retirement	\$ -	\$ 70,531.97	\$ 150,000.00		
	Subscriptions, Periodicals	\$ 1,161.16	\$ 2,706.41	\$ 7,500.00		
	Supplies, Janitorial	\$ 77.27	\$ 631.57	\$ 5,000.00		
	Supplies/Expenses, Library	\$ 300.74	\$ 5,356.87	\$ 15,000.00		
	Telephone	\$ 631.14	\$ 4,765.00	\$ 12,000.00		
	Utilities	\$ 4,093.58	\$ 31,611.13	\$ 60,000.00		MPL \$3941.55
	Capital Improvements-MPL	\$ 67,827.74	\$ 235,578.45	\$ 2,000,000.00		
	Capital Improvements-JT	\$ -	\$ -	\$ 200,000.00		
	Transfer to petty cash	\$ -	\$ -	\$ -		
OUTFLOWS TOTAL		\$ 97,701.06	\$ 2,108,966.42	\$ 4,159,000.00		
ENDING CHECKING BALANCE		\$ 804,360.67				
						Notes Page 299

BEGINNING PETTY CASH BALANCE		\$ 1,961.37				
		\$ -				
ENDING PETTY CASH BALANCE		\$ 1,961.37				
	<i>COLORADO TRUST INVESTMENT</i>		Y-T-D			
BEGINNING BALANCE		\$ 12,317,997.58				
	Dividend - 4.3688%	\$ 45,783.71	\$ 336,508.02			
	<i>Contribution</i>	\$ -				
	<i>Withdrawal</i>	\$ -				
ENDING BALANCE		\$ 12,363,781.29		FUNDS IN RESERVE	\$	1,218,500.00

August 19, 2025

The regular meeting of the Glenn A. Jones, M.D. Memorial Library Board was called to order at 6:35 pm. Chad Young, Debi Sauer, Jenna Hall, Heather Farquhar, Sheryl Ballard and Director Kristi Plumb were in attendance.

The July minutes were approved. The July financial report was reviewed, and approved as follows:

July beginning balance	\$ 696,853.73	Petty Cash beginning balance	\$ 1,961.37
Inflow	297,493.23		-0-
Outflow	278,595.08		-0-
Ending balance	\$ 715,751.88		\$ 1,961.37

CO Trust: \$ 12,317,997.58

Treasurer's Report: First look at proposed 2026 budget-will review in September.

Director's Report: Artist-in-Residence: Claire Ortiz displays her photographs as "The Lord's Photographer".

Collections: 228.5 pounds to Milliken Food Pantry. 35 pair of eyeglasses to Lion's Club. 18 flags for VFW.

SRP Re-Cap: 2083 registered. 1947 prizes awarded. During June and July, 103 patron programs were offered and many were sponsored by our generous community! Kristi's goal is to get ALL programs sponsored for 2026 SRP.

JTown Building: HPLD will be installing security cameras soon as part of an upgraded IT package. HPLD will also begin training staff on how to use PITS (Patron Incident Tracking System).

Outreach: Free Flu Shot Clinic will be held Friday, September 12th, 10 am-noon. Walgreens Pharmacist Kristie White will be hosting for the third year in a row.

Business: Town of Johnstown Memorandum of Understanding was reviewed. Kristi will pass to Stacey for corrections and final draft will be presented in September meeting. Strategic Plan Response- compiled by Dylann, Kristi and Heather-was reviewed and approved.

Dee Property (22745 CR 17): Chad has been in contact with Kendra, sister of Connie Dee (owner) and expressed interest in moving forward to purchase the property. Motion to proceed with the purchase of Dee Property was made by Jenna and seconded by Heather. Motion passed. Next step is to make an offer.

Milliken Public Library: Monica shared building plans and 'vision' at Milliken Intermediate School Open House on July 29th. Page flip meeting with Wember on August 13th. Town of Milliken Work Session is scheduled for August 27th to discuss partnership details. Fransen Pittman pricing meeting scheduled for September 3rd.

Staff: Savannah Row and Diana Averill submitted intent to claim reimbursement paperwork for their college credits. Library will be closed September 19th for a Staff Day.

Meeting was adjourned at 8:45 pm. Next meeting will be September 16, 2025 at 6:30 pm.

July statistics: Johnstown: door count—9119	circulation—11,432
Milliken: door count—663	circulation—534

Respectfully submitted, Sheryl Ballard - Secretary

EXHIBIT A
Land Use Development Code Amendments

Section 1. Section 17-1-5.C. Section 17-1-5.C. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

17-1-5 Administration

...

C. **Board of Adjustment.** The Board of Adjustment is created under the authority of § 31-23-307, C.R.S. The Planning and Zoning Commission shall act as the Board of Adjustment. The Board of Adjustment is empowered to hear and decide the following appeals as specified in Article 2:

1. Grant variances to the strict application of the standards in this code; and
2. Hear and decide appeals when an error is alleged in any order or determination made by the Director in the interpretation or enforcement of this code.

Section 2. Table 2-1. Table 2-1 of the Land Use Development Code is hereby amended to add the that Final Plats may be considered as a consent item by the Town Council and to add a procedure for “Minor Amendments” and “Temporary Use Permits,” as shown below, with the remainder of Table 2-1 unchanged:

Table 2-1: Procedures Summary												
	Eligible Applicants			Pre-App	Neighbor Meeting	Notice			Review Body			
	Owner	PC	TC			Post	Publish	Mail	Staff	PC	TC	BOA
Final Plat	■					☐	☐	☐	R		D/C	
Minor Amendments	■								D			A
Temporary Use Permit	■								D			A

...

C = Consent Item

Section 3. Section 17-2-13. Section 17-2-13 is hereby added to the Land Use Development Code and shall read as follows:

Section 17-2-13. Minor Amendments to Approved Projects

A. Purpose

To allow for minor adjustments to previously approved development applications or permits without requiring full re-review, provided the changes do not significantly alter the project's character, impacts, or compliance with applicable standards.

B. Applicability

1. Minor amendments may be requested for:
 - a. Approved Site Plans;
 - b. Use by Special Review permits;
 - c. Final Development Plans;
 - d. Design or Architectural approvals, including civil construction drawings; and
 - e. Other discretionary/ministerial land use approvals as deemed appropriate by the Director.
2. Minor amendments may not be requested for:
 - a. Amendments to previously executed agreements;
 - b. Amendments to conditions of approval, if any, unless the same is merely to provide clarity or is administrative in nature;
 - c. Major amendments that do not meet the applicability criteria set forth in Section C.

C. Minor Amendment Criteria

An amendment may be considered minor and approved administratively if it meets all of the following eligibility requirements:

1. *No increase in intensity/density.* There is no increase in intensity/density of the previously approved residential dwelling units.
2. *No reduction in required setbacks, open space, or buffers.* There shall be no reduction in required setbacks, open space, or buffers unless the change is clearly de minimis and maintains compliance with all applicable codes.
3. *No increase in building height.* There shall be no increase in building height beyond that permitted in the underlying zone or by prior Town approval.
4. *No new significant environmental or infrastructure impacts.* There shall be no new significant environmental or infrastructure impacts, including to drainage, traffic, parking, noise, or lighting.
5. *No adverse off-site impacts or public safety concerns.* There shall be no adverse off-site impacts or safety concerns.

D. Approval Process

1. *Application.* The applicant shall submit a minor amendment application including a description of proposed changes, updated plans (if applicable), and a justification for the amendment.
2. *Administrative Review.* Upon receipt of a completed application, the following may occur:
 - a. The Director or designee may approve the application, approve the application with conditions, or deny the application;
 - b. The application may be referred to other internal/external review agencies, pursuant to the nature of the request; and/or
 - c. The application may be referred to the Planning and Zoning Commission, consistent with public hearing policies.

3. *Appeals.* Subsequent to a final decision, the decision may be appealed as provided in Table 2-1 and Section 17-2-9.

Section 4. Section 17-2-14. Section 17-2-14 is hereby added to the Land Use Development Code and shall read as follows:

Section 17-2-14. Fast Track Permitting for Affordable Housing Projects

- A. *Purpose and Intent.* The purpose of this section is to create an expedited permitting process for qualifying affordable housing developments.
- B. *Definitions.* The following definitions apply to this section:
 1. *Affordable Housing Unit* means:
 - a. A rental unit affordable to households earning at or below sixty percent (60%) of Area Median Income (“AMI”); or
 - b. An ownership unit affordable to households earning at or below one hundred percent (100%) of AMI.
 2. *Qualifying Affordable Housing Development* means a development in which at least fifty percent (50%) of all dwelling units meet the definition of Affordable Housing Units.
 3. *Development-Ready Site* means a lot, parcel, or property where all necessary utilities (including water, sewer, electric, and gas where applicable) and required public infrastructure (including streets, sidewalks, and drainage improvements) are available at the property boundary and ready for connection at the time of application.
- C. *Eligibility.* Any Qualifying Affordable Housing Development is entitled to expedited permitting under this section, provided that:
 - a. At least fifty percent (50%) of the total dwelling units qualify as Affordable Housing Units;
 - b. The development is proposed on a Development-Ready Site; and
 - c. Prior to issuance of any building permits, the applicant dedicates raw water to the Town in a sufficient amount, as provided in the Johnstown Municipal Code, to satisfy the demands of the project.
- D. *Review Timeline.* The Planning and Development Department shall review, process, and issue all necessary land use and building permits for Qualifying Affordable Housing Developments within ninety (90) days of receipt of a complete application.
- E. *Administrative Approval.* When the foregoing standards are met, review and approval shall be conducted administratively without requiring public hearings, provided the project complies with adopted zoning, development standards, and applicable development agreements.

Section 5. Table 3-8. Table 3-8 of the Land Use Development Code is hereby amended to omit the reference to “Applicable Fire District: Loveland Fire and Rescue Authority Fee and Front Range Fire Rescue Fire Protection District” impact fees.

Section 6. Section 17-3-5.C.4. Section 17-3-5.C.4. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

2. *Fire and Emergency Services Providers.* The applicant shall confer with the appropriate fire and emergency service provider to determine whether an impact fee is owed and the amount of the impact fee. The Town may withhold the issuance of Certificates of Occupancy (CO) until a receipt has been provided to the Town indicating that such impact fees have been paid.

Section 7. Section 17-3-5.D.4.d. Section 17-3-5.C.4. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

- d. *Fire and Emergency Service Providers.* Any requests for refunds of the fire and emergency service provider impact fee shall be made to the service provider, who shall be solely responsible for deciding and providing refunds.

Section 8. Section 17-3-5.G. Section 17-3-5.G. is hereby added to the Land Use Development Code and shall read as follows:

- G. **School District Site Dedication of Cash-In-Lieu Payments.** Pursuant to intergovernmental agreements that may be executed between the Town and a school district, applicants shall be required to dedicate land for school district purposes or pay cash-in-lieu of the land dedication.

Section 9. Section 17-3-6. Section 17-3-6 is hereby added to the Land Use Development Code and shall read as follows:

Section 17-3-6. Outdoor Lighting and Dark Sky Protection

A. Purpose and Intent

To protect the rural and suburban character of the community by minimizing light pollution, preserving views of the night sky, reducing glare and unnecessary light trespass, and promoting energy-efficient lighting practices, while ensuring adequate lighting for safety and functionality.

B. Applicability

These standards apply to all new outdoor lighting installations and significant upgrades to existing lighting for residential, agricultural, commercial, and institutional properties in all zoning districts.

C. General Requirements

1. Fixture Orientation

- a. All lighting fixtures must be installed in a downward-facing (horizontal) orientation to direct light toward the ground and prevent light trespass and skyglow.

2. Shielding

- a. Fixtures must be fully shielded so that no light is emitted above the horizontal plane of the light source.
- b. Cutoff fixtures or hoods are required for wall-mounted and pole-mounted lighting.

3. Lumens Limits

- a. Residential properties: Fixtures shall not exceed 1,500 lumens per fixture.
- b. Non-residential properties (e.g., farms, small businesses, community facilities): Fixtures shall not exceed 3,000 lumens per fixture, unless a higher output is demonstrated to be necessary for safety or operational needs.

4. Color Temperature

- a. All outdoor lighting must have a correlated color temperature (CCT) of 3,000K or less to reduce blue-light emissions and protect nocturnal wildlife.

5. Operational Controls – Parking Lot Lighting

- a. Parking lot lights, including poles lights and building mounted lights, shall be:
 - i. Equipped with auto dimmers that reduce the normal operating lumen output by half between the hours of 11:00 p.m. to sunrise; and/or
 - ii. Equipped with motion sensors or timers to reduce continuous nighttime illumination.

6. Lighting Placement and Height

- a. Pole-mounted fixtures shall not exceed:
 - i. 14 feet in height on residential properties; and
 - ii. 20 feet in height on non-residential or public-use properties.
- b. Exceptions:
 - i. Street lights in the public right-of-way.

7. Light Trespass

- a. Definition: The projection of artificial light from one property onto another, or onto a public right-of-way, in excess of permitted levels. For the purposes of this Section 17-3-6, light trespass shall be defined as any illumination measured at the property line that exceeds 0.2 footcandles as measured with a calibrated light meter on the receiving property line.
- b. Lighting shall not trespass property lines. Footcandles shall measure zero (0) at property lines.
- c. Exceptions:
 - i. Lighting in commercial, industrial, or mixed-use centers that have shared parking lots and multiple lots; and

- ii. Lighting installed in public rights-of-way.

8. Prohibited Lighting

- a. Uplighting (except for low-output, fully shielded landscape lighting under 300 lumens).
- b. Searchlights, laser lights, or aerial beacons.
- c. Unshielded floodlights or barn lights that emit light in all directions.

D. Exemptions

The following lighting types are exempt but must still minimize glare and light trespass to the greatest extent feasible:

- 1. Emergency lighting used by law enforcement, fire, or rescue.
- 2. Temporary lighting for special events, agriculture, or construction (limited to 14 consecutive days).
- 3. Low-lumen (less than 500 lumens) decorative lighting (e.g., string lights, holiday lights) used seasonally or intermittently.
- 4. Flagpole lighting, provided it uses a narrow beam fully directed at the flag and does not exceed 1,300 lumens.

E. Compliance and Review

- 1. All new developments or site plan approvals must include a photometric Lighting Plan showing:
 - a. Fixture types and specifications, including lumen output;
 - b. Location and height of all exterior light fixtures;
 - c. Shielding or cutoff details;
 - d. Operational control details (where applicable); and
 - e. Footcandle readings across the entire site.
- 2. Planning staff may approve alternatives that demonstrate equal or better compliance with the purpose of this section.

Section 10. Section 17-4-3.F. Section 17-4-3.F. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

Section 17-4-3 Specific Use Standards

...

F. Marijuana Facilities

- 1. *Definitions.* The following definitions apply to this Section:

- a. “Marijuana” means all parts of the plant of the genus cannabis, whether growing or not, the seeds thereof, the resin extracted from any part of the plant and every compound, manufacture, salt, derivative, mixture or preparation of the plant, its seeds or its resin, including marijuana concentrate. Marijuana includes marijuana products as defined herein. Marijuana does not include industrial hemp, nor does it include fiber produced from the stalks, oil or cake made from the seeds of the plant, sterilized seed of the plant which is incapable of germination or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other product.
 - b. “Colorado Marijuana Code” means Article 10 of Title 44, C.R.S., as amended.
2. *Prohibited uses.* The following marijuana facilities are prohibited:
- a. Retail Marijuana. Retail marijuana stores, retail marijuana cultivation facilities, retail marijuana product manufacturing facilities and retail marijuana testing facilities are prohibited in the Town. For purposes of this subsection, the terms used herein shall have the meanings set forth in Section 16 of Article XVIII of the Colorado Constitution and the Colorado Marijuana Code.
 - b. Medical Marijuana. Medical marijuana stores, medical marijuana cultivation facilities and medical marijuana products manufacturing facilities are prohibited in the Town. For purposes of this subsection, the terms used herein shall have the meanings set forth in the Colorado Marijuana Code.
 - c. Marijuana Clubs. Marijuana clubs are prohibited in the Town. For purposes of this subsection, “marijuana club” means a place not used for residential purposes wherein persons assemble to consume marijuana, regardless of whether such place is referred to as a private or public club or charges an admission or membership fee and regardless of whether the consumption of marijuana is the primary or incidental reason for the assembly.
3. *Patients and Primary Caregivers.* Nothing in this section shall be construed to prohibit, regulate or otherwise impair the use of medical marijuana by patients or the provision of medical marijuana by primary caregivers to patients as provided in Section 14 of Article XVIII of the Colorado Constitution, state statutes and rules and regulations promulgated thereunder.

Section 11. Section 17-4-3.L.2. Section 17-4-3.L.2. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

Section 17-4-3 Specific Use Standards

...

L. Storage

...

2. Uses shall be separated from any other indoor or outdoor storage area in the growth management area by at least 3 miles. Industrial supply storage yards, where storage is ancillary to, or supportive of, principal uses that are not storage (i.e. manufacturing, wholesale/distribution, etc.) shall not be subject to this restriction. See Section 17-4-4.E. concerning accessory outdoor storage.

Section 12. Section 17-4-3.M. Section 17-4-3.M. is hereby added to the Land Use Development Code and shall read as follows:

Section 17-4-3 Specific Use Standards

...

M. Vape and Paraphernalia Stores

1. *Purpose.* The purpose of this Section is to protect the public health, safety, and welfare by restricting certain commercial land uses that are inconsistent with the character, values, and long-term planning goals of the Town.
2. *Definitions.* The following definitions apply to this Section:
 - a. “Primary land use” means the main or predominant use of a building, structure, or lot, as determined by gross floor area, sales volume, marketing, or inventory proportion.
 - b. “Paraphernalia” means any equipment, product, or material of any kind that is primarily intended or designed for use in ingesting, inhaling, or otherwise introducing marijuana, tobacco or similar substances into the human body.
3. *Prohibited Uses.* The following uses are prohibited as primary land uses in all zoning districts, including PUD zoned districts, except for I-1 (Industrial Light) and I-2 (Industrial Heavy) districts:
 - a. Vape or electronic cigarette stores, which include any retail business where the primary merchandise consists of vape devices, e-liquids, nicotine delivery products, or related components; and
 - b. Head shops or paraphernalia stores, which include businesses primarily engaged in the sale of drug-related paraphernalia, including but not limited to pipes, bongs, rolling papers, grinders, and similar items intended for use with marijuana or controlled substances.
4. *Exceptions.* The following are not prohibited under this Section, provided the delineated products sold at such stores are incidental to a broader, legally permitted business:
 - a. General retail stores (e.g., convenience stores, pharmacies) that sell tobacco, vape, or related products as ancillary or secondary merchandise; and
 - b. Specialty cigar retail stores primarily engaged in the sale of premium cigars and related tobacco products that maintain a curated inventory of hand-rolled or artisan cigars, provide a dedicated humidor or climate-controlled storage area, and may offer on-site consumption within a designated lounge area. Such establishments may require memberships and may

restrict entry to patrons under a certain age. A use by special review (USR) shall be required for establishments that propose on-site consumption in designated lounge areas,

5. *Interpretation.* The Director shall determine whether a use is primary or incidental to a business operation, based, among any other factors deemed relevant to the Director, the use of floor area, inventory, signage and marketing.

Section 13. Section 17-4-3.N. Section 17-4-3.N. is hereby added to the Land Use Development Code and shall read as follows:

Section 17-4-3 Specific Use Standards

...

N. Electric Vehicle Charging Projects

1. *Purpose and Intent.* The purpose of this section is to implement state requirements for Electric Vehicle Charging Projects (“EVCP”) review and permitting.
2. *Definitions.* For purposes of this section, the following definitions shall apply:
 - a. Electric Motor Vehicle Charging System (EVCS) or Electric Vehicle (“EV”) Charger: The equipment, conductors, and associated infrastructure used to provide electric energy to recharge electric motor vehicles.
 - b. EV Charger Permit: The final administrative approval authorizing installation of an EVCS, including required electrical permits from the State Electrical Board, issued based solely on objective standards.
 - c. Objective Standards: Uniform, measurable criteria that can be verified without subjective judgment and are known to applicants prior to submittal.
 - d. Accessory Use EV Charging Project: Installation of EVCS as an accessory use serving an existing or approved principal use on the same lot (e.g., workplace, multifamily, retail, fleet, or public accessory charging).
 - e. Primary Use EV Charging Project: A facility where the principal land use of the site is the provision of public EV charging services (e.g., a charging plaza or forecourt) and not accessory to another principal use.
 - f. Administrative Review: Staff-level approval, conditional approval, or denial based solely on objective standards, without public hearing, as required by state law.
3. *Applicability.*
 - a. Accessory Use EV Charging Projects are reviewed administratively through the EV Charger Permit process set forth in subsections 4-6 below.
 - b. Primary Use EV Charging Projects require land-use approval by use by special review (“USR”) pursuant to subsection 7 below before issuance of an EV Charger Permit. While the land use review addresses use, location, and site impacts, the EV Charger Permit for the physical equipment remains administrative per state law once land-use approval is granted.
4. *Submittal Checklist (EV Charger Permit – Accessory Projects).* The Planning and Development Department shall publish and maintain a submittal checklist for EV Charger Permit applications that include, at minimum: site plan, equipment cut sheets, one-line electrical diagram, load

calculations, mounting and protection details, ADA accessibility plan, lighting plan, striping/queuing plan (if applicable), and utility service verification. The checklist must be publicly available.

5. *Completeness & Processing (EV Charger Permit – Accessory Projects).*

- a. Completeness Review & Notice. Upon receipt, the Planning and Development Department shall review against the checklist and issue a written notice if the application incomplete. The incompleteness notice shall identify the specific deficiencies and the additional information required.
- b. Administrative Decision. Complete applications shall be approved, conditionally approved, or denied solely based on the objective standards set forth in subsection 6. No public hearing is required.
- c. Written Determination. The Planning and Development Department shall transmit a written determination to the applicant within three (3) business days after making the decision, stating approval, conditional approvals, or denial based on specific delineated reasons.
- d. Appeals. An applicant may appeal a denial pursuant to Section 17-2-9.

6. *Objective Standards (EV Charger Permit – Accessory Projects).* Approvals, conditional approvals, or denials shall be based only on the following criteria:

- a. Compliance with Codes. Compliance with the Town-adopted Electrical Code, Building Code, Fire Code, and state electrical permitting requirements.
- b. Siting & Setbacks. Equipment located outside required sight triangles and in compliance with front/side/rear setbacks for equipment in the zone district.
- c. Vehicle Circulation & Queuing. Demonstrated safe ingress/egress; no blockage of fire lanes, ADA routes, or drive aisles; provision of a striped charging space for each dispenser.
- d. Accessibility. Provision of the minimum number of accessible EV charging spaces and access aisles per applicable accessibility standards.
- e. Equipment Protection. Bollards or curbing protecting cabinets and dispensers from vehicle impact.
- f. Lighting & Glare. Lighting that meets the required illumination limits with no light trespass over lot lines pursuant to adopted standards.
- g. Noise. Equipment (e.g., cabinets, switchgear, cooling) meets the objective decibel limits of the adopted noise regulations at the property line.
- h. Screening. Ground equipment screened to the minimum height specified for mechanicals in the zone district (e.g., solid fence, wall, or landscaping).
- i. Signage. Regulatory and wayfinding signs limited to standard sizes and locations per Article 9 of this code; no additional advertising on dispensers beyond brand/logos permitted by code.
- j. Utilities. Written confirmation from the serving utility that adequate service capacity is available or will be made available prior to meter set; trenching and restoration details provided.
- k. Public Health & Safety. Any conditional approval or denial must be necessary to protect public health or safety and tied to a specific, objective standard above.

7. *Primary Use EV Charging Projects – USR Required.*

- a. USR Trigger. Establishment of a Primary Use EV Charging Project is permitted only upon approval of a USR pursuant to Section 17-2-7 of this Code.
- b. USR Review Scope. In addition to the requirements contained in Section 17-2-7, the USR shall evaluate site location and compatibility, traffic generation and access management, shared-use circulation with adjacent properties, 24-hour operations and on-site staffing/security, restrooms/amenities, stormwater and utility extensions, and any conditional design measures to mitigate external impacts.
- c. State-Required Administrative Permit. After USR approval, the EV Charger Permit for the physical EVCS equipment remains an administrative decision pursuant to subsections 4–6 above. The USR may not substitute for or impede the state-required administrative EV Charger Permit process.

Section 14. Section 17-4-4.B. Section 17-4-4.B. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

B. Accessory Dwelling Units. The Town shall permit a maximum of one accessory dwelling unit on each residential lot with an existing or permitted single-family detached dwelling unit. Accessory dwelling units shall be allowed in planned unit developments (PUDs) where single family detached dwellings are permitted and shall follow the requirements of this Section.

1. *Definition.* For purposes of this Section, an *Accessory Dwelling Unit* (“ADU”) means a permanent detached, attached or internal residential unit providing independent living, sleeping, cooking, sanitation, and eating facilities on the same lot as a primary detached single-family dwelling unit.
2. *Administrative process and permitting.*
 - a. The applicant for a building permit for an ADU shall participate in the Town’s ADU administrative application process prior to submission of a building permit application. The application may be referred to appropriate referral agencies for review and comment.
 - b. The applicant shall provide proof of owner-residency when the application is filed.
 - c. If the application meets the requirements of this Section, the applicant may apply for and, upon payment of the requisite fees, obtain a building permit for an ADU. If the application does not meet the requirements of this Section, Town staff shall provide a written notice denying the application along with the reason for the denial.
3. *Dimensional and design standards.*
 - a. ADUs must be permanent, habitable structures. Temporary structures, such as mobile homes, recreational vehicles or travel-trailers, shall not be used or permitted as an ADU.
 - b. The ADU shall be no less than 500 square feet. If the residential lot upon which the ADU will be constructed is less than or equal to 1.5 acres, the ADU shall be no greater than 750 square feet. If the residential lot upon which the ADU will be constructed is larger than 1.5 acres, the ADU shall be no greater than 1,000 square feet. Notwithstanding the

foregoing, in no case shall the ADU exceed the square footage of the primary dwelling unit.

- c. An ADU is accessory to or an extension of the primary dwelling unit, whether the ADU is attached or detached. An ADU shall not be counted as a separate primary dwelling unit for density calculations.
 - d. An ADU shall comply with the setback and maximum building coverage requirements for residential dwelling units in the applicable zoning district.
 - e. The maximum height of an attached or detached ADU shall comply with the requirements in the applicable zoning district.
 - f. If there is no existing off-street parking and on-street parking is prohibited, one new parking space shall be required for the ADU.
 - g. Unless otherwise agreed by Town staff for good cause, an ADU shall be designed in a manner that is consistent with the primary dwelling unit in at least three of the following elements:
 - (i) Roof pitch and form;
 - (ii) Soffit and fascia style;
 - (iii) Exterior wall cladding color, style or material;
 - (iv) Window style, trim, and orientation;
 - (v) Exterior door style;
 - (vi) Architectural features such as but not exclusive of, building recessions or projections, dormers, balconies, porches, columns, and prominent entry features; or
 - (vii) Color palette.
 - h. ADUs shall have a separate entrance, which may be accessed at a separate external location or from inside the entrance to the primary dwelling unit (e.g., through a shared foyer or mud room).
4. *Regulations.*
- a. ADUs are subject to applicable provisions of the Johnstown Municipal Code, including, but not limited to, building codes and utility requirements.
 - b. Prior to issuance of a building permit for an ADU, an applicant shall pay applicable Town fees. In addition to other Town fees, the applicant shall pay the required impact fees. For purposes of calculation of impact fees, unless the Town's impact fee ordinance is hereinafter amended, the ADU shall be considered "attached housing."
 - c. ADUs shall be served by facilities for potable water supply, sewage disposal, solid waste disposal, electrical supply and fire protection meeting the requirements of applicable building codes and the standards of the utility service provider.
 - d. Unless otherwise required by Town staff for good cause, separate water and sewer taps shall not be required to serve the ADU and the Town will not install a separate water meter to serve the ADU.
 - e. The Town may, at its discretion, upon a determination that raw water previously dedicated for the primary dwelling unit is not sufficient to satisfy the water requirements associated with the ADU, require the dedication of raw water, or payment of cash-in-lieu of such dedication, to serve the ADU.

- f. Lots containing both a primary dwelling unit and an ADU may not be subdivided so that the ADU occupies a different platted lot than the primary dwelling unit.
- g. An ADU may not be sold independently of the primary dwelling unit on the lot.
- h. Unless otherwise agreed by Town staff for good cause, the ADU shall share trash and recycling service with the primary dwelling unit.
- i. An ADU may only be rented, if at all, to tenants for rental terms of thirty (30) days or longer. An ADU may not be used as a short-term rental for rental terms of less than thirty (30) days.
- j. If the ADU is in a homeowner association or metropolitan district with recorded covenants, conditions and restrictions (CC&Rs), the property owner shall ensure compliance with the CC&Rs. The Town shall not verify or be responsible for such compliance.

Section 15. Section 17-4-4.E. Section 17-4-4.E. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

17-4-4.E. Outdoor Storage, Nonresidential

E. Outdoor Storage, Non-residential. Accessory outdoor storage may be permitted in the non-residential districts subject to the following standards:

1. In the MU-NC, MU-DT, and MU-RC districts, any storage area shall be located behind the front building line of the principal building.
2. Storage areas shall be fully screened from adjacent properties and public spaces according to the standards and design requirement of Section 17-8-3 and Section 17-8-5, and no materials, products, or equipment shall be stacked or stored higher than the screening in the MU-NC, MU-DT, and MU-RC districts.
 - a. Storage areas in the I-1 district shall be fully screened to a height of six (6) feet. Materials, products, or equipment may be stacked or stored higher than the six (6) foot screen wall, to a maximum height of 20 feet.
 - b. Storage that exceeds six (6) feet in height shall be subject to the setbacks listed in Table 6-1.
 - c. Where I-1 zoning districts abut residential districts (R-E, R-1, R-2, R-3, and MU), outdoor storage shall be screened pursuant to the design requirements of Section 17-8-3 and Section 17-8-5.
3. The storage area shall be located in the most remote section of the site or building possible, but no closer than 20 feet to any street or right-of-way in all cases.
4. Storage areas shall be limited to:
 - a. No more than 200 square feet in the MU-NC district.
 - b. No more than 500 square feet in the MU-DT districts.
 - c. No more than 25% of the building footprint in the MU-RC district.
 - d. Maximum lot coverage in the I-1 district.
5. The storage area shall be paved per the requirements for parking lots, except a stabilized dust-free and all-weather surface may be used in the I-1 district.

6. Any outdoor storage use that is determined to be the principal use, shall only be considered through a Use by Special Review process subject to Section 17-2-7, or where outdoor storage is permitted as a principal use.

Section 16. Section 17-4-7. Section 17-4-7. is hereby added to the Land Use Development Code and shall read as follows:

17-4-7 TEMPORARY USES

- A. **Purpose.** The purpose of this Section is to authorize the establishment of certain temporary uses and structures. This Section is intended to ensure that such uses or structures do not negatively impact adjacent land, are discontinued upon the expiration of a set period of time, and do not involve the construction or alteration of any permanent building or structure.

- B. **Applicability.**

1. *Activities that require a temporary use permit.* The following temporary uses shall require a temporary use permit:
 - a. Temporary events;
 - b. Temporary seasonal and holiday booths, stands, trailers and tents;
 - c. Real estate sales office and model homes; and
 - d. Other temporary uses described in subsection D.4 of this section.
2. *Exempt activities.* The following events or activities are exempt from the requirements of this Section, but remain subject to this code and to the Johnstown Municipal Code:
 - a. Temporary events or activities occurring within, or upon the grounds of, a private residence or upon the common areas of a multifamily residential development and
 - b. Temporary uses and structures needed as the result of a natural disaster or other health and safety emergencies during the period of the emergency.

- C. **General standards applicable all temporary uses.**

1. *Traffic.* The use shall be served by streets or drives with improvements adequate to accommodate the anticipated type and quantity of traffic that such temporary use will or could reasonably generate in addition to existing traffic.
2. *Parking.* The use shall provide adequate public parking, either on-site or at alternate locations, adequate to accommodate the anticipated vehicular traffic reasonably expected to be generated by such temporary use in addition to existing traffic.
3. *Signs.* Any signs permitted under the permit shall comply with Article 9 of this code.
4. *On-site lighting.* All on-site lighting shall conform to the outdoor lighting provisions set forth in Section 17-4-5(A), Table 4-5, and shall be removed when the permit expires, unless authorized by other provisions of this code.
5. *Waste material.* The temporary use permittee is responsible for storage and removal of all waste material on the site. All waste storage areas shall be screened from view from adjacent rights-of-way and residential areas, and the site shall be maintained in a clean and safe manner.

6. *Noise.* All temporary uses shall comply with noise standards set forth in Section 17-4-5(A), Table 4-5, unless exempted by other provisions of this code.
7. *Hours of operation.* The Director may restrict the hours of operation to mitigate impacts of the use on surrounding properties and uses.

D. Specific temporary use standards.

1. *Temporary events.*

- a. *Referral authorized.* The Director may refer a completed temporary use application for a temporary event permit to other appropriate Town departments or agencies for approval, as needed.
- b. *Grounds for denial of permit.* The Director may deny a temporary use application for a temporary event permit upon the Director's written determination that one or more of the following exists:
 - (1) The application contains intentionally false or materially misleading information;
 - (2) The proposed event creates an unreasonable risk of:
 - a) Damage to public or private property beyond normal wear and tear;
 - b) Injury to persons;
 - c) Public or private disturbances or nuisances;
 - d) Unsafe impediments or distractions to, or congestion of, vehicular or pedestrian travel;
 - e) Additional police, fire, waste removal, maintenance, or other public services demands; or
 - f) Other adverse effects upon the public health, safety or welfare.
 - (3) The proposed event is of a nature, size, or duration that the particular location requested cannot reasonably accommodate the use; or
 - (4) The time and location requested for the proposed event has already been permitted or reserved for other activities.
- c. *Term of permit.* An event authorized under this Section shall be limited to a maximum duration of fourteen (14) days), which may, at the Director's discretion, be nonconsecutive.

2. *Temporary seasonal and holiday sales.*

- a. *Locations permitted.* Seasonal and holiday sales activities may be permitted in all nonresidential zoning districts, but shall not be permitted in residential zones.
- b. *Term of permit.* The term of the temporary use permit shall not exceed sixty (60) days, which may, at the Director's discretion, be nonconsecutive, unless restricted by another provision of this Code.
- c. *Standards.* Permitted sales activities may occur within required zoning district setbacks provided the following conditions are satisfied:
 - (1) No activity or display shall encroach more than fifty percent (50%) into a required setback;
 - (2) No activity or display shall be located within twenty-five (25) feet of an abutting residential lot or use;

- (3) No activity, display or related equipment shall be located within a required intersection or driveway sight triangle; and
 - (4) No activity shall be within a required landscape buffer, nor occupy more than ten percent (10%) of required off-street parking area.
3. *Real estate sales office and model homes.*
 - a. *Locations permitted.* Temporary real estate sales offices, which may include model homes, may be permitted in all zoning districts when incidental to a new residential development.
 - b. *Term of permit.* The temporary use permit shall automatically expire thirty (30) days after completion of construction of the last housing unit in the subject development or one year after issuance, whichever occurs first. Permits may be renewed in one year increments upon written request and a finding by the Director that the use is in compliance with the original permit.
 - c. *Commencement of use.* A real estate sales office or model home shall not be moved onto or erected on the development site until a notice of construction acceptance for the subject development has been granted, unless the subdivision development and improvement agreement stipulates another date.
 - d. *Activities allowed.*
 - (1) Temporary real estate sales offices and model homes shall be used only as temporary field offices for new home sales or leasing and for storage of incidental supplies and shall not be used as any type of dwelling.
 - (2) Use of the temporary real estate sales office or model home for sales of residential sites or projects located off-site is prohibited.
 - (3) A model home shall not be open for public viewing or business before 8:00 a.m. or later than 8:00 p.m.
 - e. *Building setbacks.* All temporary real estate sales offices and model homes shall comply with the building setbacks in the zoning district in which the building is located.
 - f. *Off-street parking.* An accessible paved parking area for visitors shall be provided if the Director determines on-street parking is not sufficient.
 - g. *Restroom facilities.* Americans with Disabilities Act (ADA) compliant restroom facilities shall be provided for all temporary real estate sales offices and model homes.
 - h. *Completion of use.* Upon expiration of the permit, all temporary real estate sales offices shall be removed, all model homes shall be closed for viewing and the site of the temporary office use shall be returned to its original condition, except that the model home may be sold to a residential end-user.
4. *Other temporary uses.* Subject to this Section and the temporary use procedures and criteria set forth in Section 15.02.080.C, the Director may approve other temporary uses and activities if it is determined that such uses do not adversely impact surrounding properties.

Section 17. Table 6-1. Table 6-1 of the Land Use Development Code is hereby amended and shall read as follows:

Table 6-1: Non-residential Lot & Building Standards							
Zoning District	Minimum Lot Standards		Minimum Setbacks [5]				Building Height (max)
	Area	Lot Coverage	Front [1]	Interior Side [2]	Corner Side	Rear [3]	
MU-NC	2K - 40K sf	80%	10'-25'	5'	20'	10'	40' / 3 stories
MU-DT	2K - 30K sf	100%	0'-10'	5'	10' [4]	10'	40' / 3 stories
MU-RC	2.5K sf	20%	25'	5'	10' [4]	10'	60' / 5 stories
I-1 & I-2	10K sf min.	40% 85%	25'	10'	25'	10'	40' / 3 stories

Section 18. Section 17-7-3.A. Section 17-7-3.A. of the Land Use Development Code is hereby repealed and reenacted to read as follows:

- A. **Vehicle Parking Rates.** Except as otherwise provided in this section, Table 7-3: Required Parking provides minimum parking requirements and general categories apply to all similar uses not specifically listed.

Section 19. Section 17-7-3.H. Section 17-7-3.H. is hereby added to the Land Use Development Code and shall read as follows:

- H. **Guest Parking Rates.** Table 7-9: Guest Parking Rates provides the minimum parking requirements for guest parking.

Section 20. Table 7-9. Table 7-9 is hereby added to the Land Use Development Code and shall read as follows:

Table 7-9: Guest Parking Rates

Single-family Detached	0.15 spaces per dwelling unit*
Attached and Multi-family	0.25 spaces per dwelling unit*

*Any combination of on- and off-street parking will count toward this requirement

Section 21. Section 17-8-2.E. and Section 17-8-2.F. Section 17-8-2.E. of the Land Use Development Code is hereby renumbered to be Section 17-8-2.F. and, in its place, a new Section 17-8-2.E. is hereby added to the Land Use Development Code and shall read as follows:

17-8-2 Planting Requirements

...

E. **Nonfunctional Turf, Nonfunctional Artificial Turf and Invasive Plant, Tree, Shrub and Grass Species.** Nonfunctional turf, nonfunctional artificial turf and invasive plant, tree, shrub and grass species are prohibited as provided herein.

1. *Definitions.* For purposes of this section, nonfunctional turf, nonfunctional artificial turf, multifamily residential housing premises property, new development project and redevelopment project shall have the meanings set forth in § 37-99-102, C.R.S., as may be amended from time to time.
2. *Prohibition.* Commencing on and after January 1, 2026, no person shall install, plant or place as part of a new development project or redevelopment project:
 - a. Nonfunctional turf within:
 - (1) Streetscapes, public rights-of-way, medians and parking lot islands;
 - (2) Transportation corridors;
 - (3) Commercial, institutional and industrial property;
 - (4) Homeowner association and/or common interest community property;
 - (5) Multifamily residential housing premises property with more than twelve (12) dwelling units; and
 - (6) Narrow side yards (less than 8 feet wide).
 - b. Nonfunctional artificial turf in all applications, including residential, commercial, and common areas, except for designated sports fields or athletic facilities where its use serves a functional recreational purpose and is approved by the Town.
 - c. Invasive species of plants, trees, shrubs or grasses in all applications as designated by:
 - (1) State law;
 - (2) The Colorado Department of Agriculture Noxious Weed List; or
 - (3) The Town pursuant to an adopted prohibited plant list.
3. *Multifamily residential housing premises property prohibition.* Commencing on and after January 1, 2028, the prohibition set forth in section 2.a. above shall apply to applicable properties that include multifamily residential housing premises property.

Section 22. Section 17-11-1.D.6. Section 17-11-1.D.6 of the Land Use Development Code is hereby amended to omit the definition of “Marijuana Uses” and to renumber the subsequent paragraphs accordingly.

Section 23. Section 17-11-2. Section 17-11-2. of the Land Use Development Code is hereby amended to omit the definition of “Marijuana or Recreational Marijuana.”



TO: Johnstown Town Council

FROM: Johnstown Historical Society

RE: Funds for 2026 – America 250 – Colorado 150 Commemoration

\$2700

"A Tribute to Johnstown"

Fifty years ago, the Johnstown Centennial-Bicentennial Committee produced a local book - "A Tribute to Johnstown" that was compiled and written by Rebecca S. Healy. This book represents the most complete historical record of Johnstown up to the 200/100 centennials in 1976. The JHS is in the process of updating portions of this book with new information and history covering the past 50 years. We will reproduce it as a "50th anniversary edition" for the 250/150 centennials next year. The JHS requests assistance with our publishing costs through marketing and promotional materials for this project.

\$3500

Digitization of the Breeze

This is an ongoing project, completing it will require additional funding, but it's an important effort to preserve our town's history for future generations.

\$1000

BBQ Day

Float, information at the park

\$1100

Library

Educational and informational presentations during the year of Johnstown, state and national.

\$1700

Meteorite Hwy Sign

Historical Sign/marker on Colorado Blvd next to the Meteorite monument

Total for these items \$10,000, JHS was given \$5000 in 2025 towards the 250/150 year. These funds have not been spent.

Total requested for the 250/150 for 2026 is \$5000.